

**EXTRACT OF MINUTES OF MEETING OF THE  
VARIANCE BOARD OF THE CITY OF ROSEVILLE**

Pursuant to due call and notice thereof, a regular meeting of the Variance Board of the City of Roseville, County of Ramsey, Minnesota, was held on the 7th day of July 2021, at 5:30 p.m.

The following Members were present: Pribyl, Kruzel and Schaffhausen; and none were absent.

Variance Board Member Kruzel introduced the following resolution and moved its adoption:

**VARIANCE BOARD RESOLUTION NO. 157**

**A RESOLUTION APPROVING A VARIANCE TO ROSEVILLE CITY CODE §1004.08.B,  
RESIDENTIAL SETBACKS, AT 2407 IRENE STREET (PF21-008)**

WHEREAS, the subject property is assigned Ramsey County Property Identification Number 12-29-23-24-0065, and is legally described as:

Lot 17, Block 7, Western Hills, Ramsey County, Minnesota

WHEREAS, City Code §1004.08.B (Residential Setbacks) requires principal structures to be set back a minimum of 30 feet from rear property lines; and

WHEREAS, Joshua Carlson, owner of the property at 2407 Irene Street, requested a variance to §1004.08.B to allow a proposed home addition, which would encroach as much as 10 feet into the required rear yard setback; and

WHEREAS, City Code §1009.04 (Variances) establishes the purpose of a variance is "to permit adjustment to the zoning regulations where there are practical difficulties applying to a parcel of land or building that prevent the property from being used to the extent intended by the zoning;" and

WHEREAS, the Variance Board has made the following findings:

- a. The combination of the unfavorable setbacks caused by the seemingly arbitrary orientation of the lot toward the east and the adjacency of the side yard on the neighboring lot represents a practical difficulty, which the variance process is intended to relieve.
- b. The proposal is generally consistent with the Comprehensive Plan because it represents a standard amenity on a residential property and embodies the sort of continued investment promoted by the Comprehensive Plan's goals and policies for residential neighborhoods.
- c. The proposal is consistent with the intent of the zoning ordinances because the addition would not intrude on the privacy of the neighboring property's rear yard.
- d. The proposal makes reasonable use of the subject property because such an addition would likely not need any variances if the property were oriented in a more conventional manner.

- e. The unfavorable orientation of the property is unique circumstance that was not created by the landowner.
- f. The proposed addition on the rear of a home will be largely invisible to the broader community so the variance, if approved, would not negatively alter the character of the surrounding neighborhood.

NOW THEREFORE BE IT RESOLVED, by the Roseville Variance Board, to approve the requested variance to §1004.08.B of the City Code, based on the proposed plans for the garage, the testimony offered at the public hearing, and the above findings.

The motion for the adoption of the foregoing resolution was duly seconded by Variance Board Member Schaffhausen and upon vote being taken thereon, the following voted in favor: Kruzel, Schaffhausen and Pribyl;  
and none voted against;

WHEREUPON said resolution was declared duly passed and adopted.

*Variance Board Resolution No. 157- 2407 Irene Street (PF21-008)*

STATE OF MINNESOTA    )  
  ) ss  
COUNTY OF RAMSEY    )

I, the undersigned, being the duly qualified City Manager of the City of Roseville, County of Ramsey, State of Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a regular meeting of said Roseville Variance Board held on the 7th day of July 2021.

WITNESS MY HAND officially as such Manager this 7th day of July 2021.

  
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Patrick Trudgeon, City Manager

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