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**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 2nd day of February 2022, at 5:30 p.m.

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

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

VARIANCE BOARD RESOLUTION NO. 160

A RESOLUTION APPROVING A VARIANCE TO ROSEVILLE CITY CODE §1004.08.B, RESIDENTIAL SETBACKS, AT 2674 VICTORIA STREET (PF21-018)

WHEREAS, the subject property is assigned Ramsey County Property Identification Number 02-29-23-34-0006, and is legally described as:

Except the East Four Hundred Thirty-Two (E 432) feet, the North Seventy-Five (N 75) feet of the South Four Hundred Ten (S 410) feet of the part of Government Lot 4 in Section Two (2), Township Twenty-Nine (29), Range Twenty-Three (23), lying East of the center line of Victoria Street, Ramsey County, Minnesota

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

WHEREAS, Andrew Parker, owners of the property at 2674 Victoria Street, requested a variance to §1004.08.B to allow a proposed garage and room addition which would encroach as much as 4 feet into the required side 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 challenge caused by the narrow width of the lot and the unaligned property boundaries with respect to the street and the house, when coupled with the difficulty of building a suitable detached garage in the rear yard, represents a practical difficulty which the variance process is intended to relieve.
- b. The proposal is generally consistent with the Comprehensive Plan because it because it represents a standard amenity on a residential property and embodies the sort of continued investment and life-cycle housing promoted by the Comprehensive Plan's goals and policies for residential neighborhoods.
- c. The proposal is in harmony with the intent of the zoning ordinances because although the rear-most corners of the proposed garage and laundry room would project substantially into

the side yard setback, the arbitrary angle of the side property line with respect to the home minimizes the building mass that would stand within the required setback area.

- d. The proposal makes reasonable use of the subject property because the garage addition would create a modest two-stall garage and mud room/laundry room, and the sun room addition in the back provides reasonable use of main floor square footage due to wheelchair needs of the occupants without further deviation from zoning standards.
- e. The unaligned buildings and lot boundary, and the sloping rear yard are unique circumstances that were not created by the landowner.
- f. Although the proposal would create a significant encroachment into the required side yard the proposed addition is clearly residential in nature and the variance, if approved, would not negatively alter the character of the surrounding residential 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 home addition, 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 Kruzel and upon vote being taken thereon, the following voted in favor: Members Schaffhausen, Kruzel and Pribyl; and none voted against;

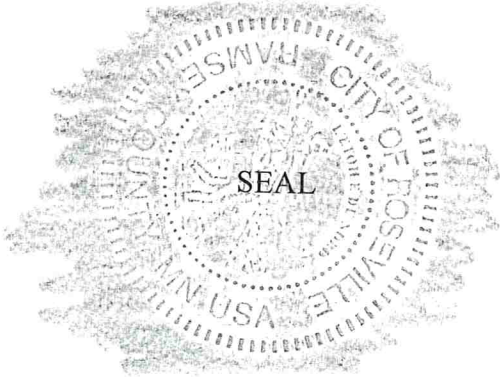
WHEREUPON said resolution was declared duly passed and adopted.

Variance Board Resolution No. 160 – 2674 Victoria Street (PF21-018)

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 2nd day of February 2022.

WITNESS MY HAND officially as such Manager this 2nd day of February 2022.





Patrick Trudgeon, City Manager