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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 4th day of October 2023, at 5:30 p.m.

The following Members were present: Schaffhausen, Bjorum and Aspnes; and none were absent.

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

VARIANCE BOARD RESOLUTION NO. 162

**A RESOLUTION APPROVING A VARIANCE TO ROSEVILLE CITY CODE §1004.09.C.2,
IMPERVIOUS COVERAGE, AT 1195 COUNTY ROAD B2 (PF23-009)**

WHEREAS, the subject property is assigned Ramsey County Property Identification Number 10-29-23-14-0071, and is legally described as Lot 11, Block 6, Porte Park, Ramsey County, Minnesota;

WHEREAS, City Code §1004.09.C.2 (Residential Setbacks) limits impervious coverage to 25% of the area of residential parcels within the Shoreland Management Overlay District; and

WHEREAS, Laura Blasena, owners of the property at 1195 County Road B2, requested a variance to §1004.09.C.2 to allow a proposed 192 square-foot driveway expansion that would increase impervious coverage from 29% to 31%; 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 proposal is generally consistent with the Comprehensive Plan because it represents a standard amenity on a residential property and enhances safety on public roadways.
- b. Despite being in conflict with the zoning code's purpose of minimizing impervious coverage in close proximity to the lakes within Roseville, the proposal is in harmony with the intent of the zoning ordinances because adding the turn-around area in that location would eliminate an existing nonconforming condition.
- c. The proposal makes reasonable use of the subject property, especially if the additional storm water generated by the expansion of impervious surface area is mitigated on site, because the driveway addition would increase the safety of people in vehicles leaving the property as well as those using the abutting public street.
- d. The existing excess impervious coverage in a location where a driveway would be required to include additional area for turning around within the property is a unique circumstance that was not created by the landowner.
- e. The proposed driveway addition is clearly residential in nature, and the variance, if approved, would not negatively alter the character of the surrounding residential neighborhood.

- f. The conflicting purposes of the zoning code, that a homeowner in this location pave a place for vehicles to turn around within the property and that impervious surfaces cover less than 25% of the parcel area, represent a practical difficulty which the variance process is intended to relieve.

NOW THEREFORE BE IT RESOLVED, by the Roseville Variance Board, to approve the requested variance to §1009.02.C of the City Code, based on the proposed plans for the driveway expansion, 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 Aspnes and upon vote being taken thereon, the following voted in favor: Members Schaffhausen, Bjorum and Aspnes; and none voted against;

WHEREUPON said resolution was declared duly passed and adopted.

Variance Board Resolution No. 162 – 1195 County Road B2 (PF23-009)

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 4th day of October 2023.

WITNESS MY HAND officially as such Manager this 4th day of October 2023.




Patrick Trudgeon, City Manager