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

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Pursuant to due call and notice thereof, a regular meeting of the Variance Board of the City of Roseville, County of Ramsey, Minnesota was duly held on the 1st day May, 2024 at 5:30 p.m.

The following members were present: Chair Schaffhausen, Vice Chair Bjorum and Member Aspens and none were absent.

Member Bjorum introduced the following resolution and moved its adoption:

VARIANCE BOARD RESOLUTION No. 167

**RESOLUTION APPROVING VARIANCES TO DIMENSIONAL STANDARDS AND
DESIGN STANDARDS PERTAINING TO A GARAGE ADDITION
AT 1949 SIMPSON STREET (PF24-008)**

WHEREAS, the subject property is in the Low-Density Residential (LDR) District, is assigned Ramsey County Property Identification Number 15-29-23-23-0061, and is legally described as Lot 4, Block 2, Kay-Reen Homesites, Ramsey County, Minnesota;

WHEREAS, City Code §1004.06.A (Residential Design Standards) prohibits the overhead doors of attached garages from standing more than 5 feet in front of the dwelling; and

WHEREAS, City Code §1004.09.B (LDR Dimensional Standards) establishes a minimum front yard setback of 30 feet; and

WHEREAS, Lalith Samarakoon, owner of the property at 1949 Simpson Street, has requested variances to said provisions to allow a 10-foot addition to the front of the existing attached garage; and

WHEREAS, the proposed 10-foot garage addition would place the overhead door about 6 feet further in front of the dwelling than the maximum distance allowed and would encroach about 1.5 feet into the minimum front 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 living area built into the space above the garage has lowered the ceiling of the existing garage to such an extent that it no longer functions as a two-car garage, and the fact this

situation can only be rectified by extending the garage toward the front property line represents a practical difficulty which the variance process is intended to relieve

- b. The proposed garage addition 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. Although it is the garage door, and not the dwelling area of the home, that is approaching the front property line, the proposed forward expansion is in harmony with the purposes and intent of the zoning ordinance to make fuller use of the front side of the property.
- d. In Roseville, a "reasonable" garage has come to mean one that can accommodate two vehicles because a two-car garage has long been found to be adequate for most households. Therefore, the proposed garage expansion would essentially recreate a two-car garage and thereby put the property to use in a reasonable manner.
- e. The incursion of the upstairs living space into the existing garage is a unique circumstance which was not created by the landowner.
- f. Despite the fact it would allow the forward extension of the garage more than what is normally permitted, the proposed addition is not particularly large and is clearly residential in nature. Therefore, 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 1.5-foot variance to the minimum front yard setback and 6-foot variance to the maximum distance a garage door may stand in front of the home at 1949 Simpson Street, based on the content the public record, public input, and Variance Board deliberation

The motion for the adoption of the foregoing resolution was duly seconded by member Aspnes and upon a vote being taken thereon, the following voted in favor thereof: Schaffhausen, Bjorum and Aspenes; and none voted against the same.

WHEREUPON, said resolution was declared duly passed and adopted.

