



**Variance Board Regular Meeting  
City Council Chambers, 2660 Civic Center Drive  
Minutes – Wednesday, July 7, 2021 – 5:30 p.m.**

**1. Call to Order**

Chair Pribyl called to order the regular meeting of the Variance Board meeting at approximately 5:30 p.m. and reviewed the role and purpose of the Variance Board.

**2. Roll Call & Introductions**

At the request of Chair Pribyl, City Planner Thomas Paschke called the Roll.

**Members Present:** Chair Michelle Pribyl; Vice Chair Michelle Kruzel; and Member Karen Schaffhausen.

**Members Absent:** None

**Staff Present:** City Planner Thomas Paschke, Senior Planner Bryan Lloyd, Community Development Director Janice Gundlach, and Community Development Department Assistant Staci Johnson

**3. Approval of Agenda**

**MOTION**

**Member Schaffhausen moved, seconded by Member Kruzel to approve the agenda as presented.**

**Ayes: 3**

**Nays: 0**

**Motion carried.**

**4. Review of Minutes: June 2, 2021**

**MOTION**

**Member Kruzel moved, seconded by Member Schaffhausen to approve the June 2, 2021 meeting minutes.**

**Ayes: 3**

**Nays: 0**

**Motion carried.**

**5. Public Hearing**

Chair Pribyl reviewed protocol for Public Hearings and public comment and opened the Public Hearing at approximately 5:35 p.m.

**a. PLANNING FILE 21-008**

**Request by Joshua Carlson for a variance to City Code §1004.08 to allow a proposed home addition to encroach into the required rear yard setback at 2407 Irene Street.**

Senior Planner Lloyd reviewed the variance request for this property, as detailed in the staff report dated July 7, 2021.

Member Schaffhausen asked if this would be setting a precedent and how would this cascade to other potential developments.

Mr. Lloyd indicated variances are not prone to setting a precedent that the City would not want to have going forward. Because the nature of the variance findings and the criteria are really individual and in this specific case that the Board might find the proposal not only does meet with unusual circumstances on the property which justifies approval and find that the property can be used in a reasonable way. There may be other, similar properties for which similar approvals would be a right move.

Member Kruzel indicated she drove by and thought this really enhances their needs and does not really affect anyone else.

Chair Pribyl indicated in the packet it mentioned that the placement of the home and addition on the lot in the drawing were approximated and was not off of a survey. She referenced the language in the variance approval and wondered, if this proceeds, does it allow for the addition to project ten feet into the required setback so that would not allow it to be closer than twenty feet to the property line. She did not know if there is a requirement for the applicant to confirm where that property line is before construction based on that or what the implications of that are.

Mr. Lloyd explained there are a couple of things to consider. His understanding from previous conversations with the homeowner is that the owner does know where the property boundary is and even though the site plan materials provided do talk about an approximate property line location that may be a function of the fact that it was not a survey that was provided and was a site plan. In either case, the construction company or homeowner will need to be able to show where that property boundary is so City Inspectors can verify as they are in the field that the proposal is meeting the approved setback.

Mr. Joshua Carlson, 2407 Irene Street, addressed the Board. He noted he believed there is a surveyor stake on the property, particularly on the back of the property which is what he is using as his basis of where the addition setback would be.

Chair Pribyl asked if anyone from the public wanted to address the Board. No one came forward.

Chair Pribyl closed the public hearing at 5:45 p.m.

**MOTION**

**Member Kruzal moved, seconded by Member Schaffhausen, adoption of Variance Board Resolution No. 157 (Attachment D), entitled “A Resolution Approving a Variance to Roseville City Code §1004.08.B, Residential Setbacks, at 2407 Irene Street (PF21-008).”**

**Ayes: 3  
Nays: 0  
Motion carried.**

**6. Adjourn**

**MOTION  
Chair Pribyl adjourned the meeting at 5:47 p.m.**

**Ayes: 3  
Nays: 0  
Motion carried.**