



**Variance Board Regular Meeting
City Council Chambers, 2660 Civic Center Drive
Draft Minutes – Wednesday, August 5, 2020 – 5:30 p.m.**

1. Call to Order

Chair Sparby 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 Sparby, City Planner Thomas Paschke called the Roll.

Members Present: Chair Peter Sparby; Vice Chair Michelle Pribyl; and Member Michelle Kruzel.

Members Absent: None

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

3. Approval of Agenda

MOTION

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

Ayes: 3

Nays: 0

Motion carried.

4. Review of Minutes: June 3, 2020

MOTION

Chair Sparby indicated on Items 3 and 4 there is listed 4 ayes and because the board consists of 3 members it should be revised to reflect that. He noted the alternate member was present due to a recusal on one of the items, but all items only had 3 members voting.

Member Pribyl moved, seconded by Member Kruzel to approve the June 3, 2020 meeting minutes.

Ayes: 3

Nays: 0

Motion carried.

5. Public Hearing

Chair Sparby reviewed protocol for Public Hearings and public comment and opened the Public Hearing at approximately 5:37 p.m.

a. PLANNING FILE 20-017

Request by Studio Kay Design, LLC for a Variance to City Code §1004.08 (Residential Setbacks) to allow a home addition that would encroach into the required reverse-corner side yard setback at 1972 Prior Avenue North.

Senior Planner Lloyd reviewed the variance request for this property, as detailed in the staff report dated August 5, 2020. He noted staff has not received any comments or concerns from residents in the area.

Member Pribyl indicated on the elevations submitted it looks like there is a basement level under the first floor and wondered if it would be a full basement as well as the first-floor addition.

Mr. Lloyd indicated he was not seeing any information on that.

Ms. Amanda Kay, Studio Kay Designs, indicated there is a lower level plan for this as well.

Member Pribyl noted there is a large maple tree in the area, and she assumed that would be coming down without a requirement for a replacement.

Mr. Lloyd indicated that is correct. Roseville does have a tree replacement ordinance that takes effect in certain situations but none of those situations are triggered on this plan. He thought if some trees are removed as a function of this addition, there would not be a requirement by the City to replace the tree.

Chair Sparby asked for information on what trees will be taken down along Ryan Avenue.

Mr. Lloyd indicated staff has not received any plans or details on that yet, the only thing received was the site plan. He assumed the trees along Ryan would be outside of the proposed expansion, but the trees could be removed or preserved without the city regulating it.

Ms. Kay explained this project is a new addition for the homeowners to expand some much-needed space and she just noticed the house is quite a bit back from the Ryan Avenue line than most of the other houses on the block. By adding this addition, this home will be more in line with the other homes except for the house directly next to this house. She felt the addition will improve the curbside appearance of the block and would fit in well in the neighborhood.

Member Pribyl asked if there have been conversations with the immediate neighbors about any comments or concerns about the design or support.

Mr. Eric Schwartz, homeowner, indicated he has talked to the neighbors and have not had any complaints and have been ok with the addition as far as he knew.

Chair Sparby invited the public to speak with no one coming forward, Chair Sparby closed the public hearing at 5:50 p.m.

Member Pribyl indicated that looking at the proposed plan it seems like a really sensitive nice addition to the home and good addition to the neighborhood. She did not see a reason not to support the variance.

Member Kruzel indicated she would support this as well.

Chair Sparby agreed with the other members of the Variance Board and thought this seemed like a good addition that is going to fit in well with the character of the neighborhood. He thought staff summarized this very well in the report provided.

MOTION

Member Pribyl moved, seconded by Member Kruzel, adoption of Variance Board Resolution No. 149 (Attachment D), entitled “A Resolution Approving a Variance To Roseville City Code §1004.08.B, Residential Setbacks, at 1972 Prior Avenue (PF20-017).”

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

6. Adjourn

MOTION

Member Kruzel, seconded by Member Pribyl, to adjourn the meeting at 5:54 p.m.

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