

CITY OF ST. CLOUD ZONING BOARD OF APPEALS

Tuesday, October 17, 2017
7:00 pm
City Hall Council Chambers

ROLL CALL:

MEMBERS PRESENT: Abdi Daisane, Drew Hultgren, Linda Radin and Ron Zenzen

MEMBERS ABSENT: John Mathews

STAFF PRESENT: Dave Broxmeyer and Ashley Skaggs

SEPTEMBER 19, 2017 ZONING BOARD OF APPEALS MEETING MINUTES

ACTION TAKEN: Zenzen/Daisane/Approved (4-0)

VAR-2017-07 / JEANNE TWOHY SOPCINSKI & JAMES TWOHY / 722 RIVERSIDE DR NE

ACTION TAKEN: Zenzen/Daisane/Denied (0-4)

Broxmeyer explained a request for a variance from Article 8, Section 8.4, which regulates the street side yard setback for an attached garage. The applicants are requesting to remove their existing 22' 4" x 15' attached garage and replace it with a 22' 4" x 29' 8" attached garage with the same street side yard setback. The existing garage is set back 9' 6" from the street side property line. Because the garage is proposed to access the side street, a 20' setback is required. The applicants submitted a similar request in 2015 which was denied. In the meantime, the property was surveyed and an error was found regarding the location of the presumed property line. The applicants asked that a 2015 petition in support of the project be submitted into the record. Staff is recommending denial based on personal preference.

Hultgren asked if staff had any recommendations for revising the proposal. Broxmeyer stated that the 20' setback is due to the garage doors accessing the side street, the intention of which is to allow parking in front of the garage without encroaching into the public right-of-way. The doors of the proposed garage could be moved to the east side, which would reduce the setback requirement to 15'. The garage would still need a variance, but staff would be more supportive of this option. The garage could also be shifted to the south so that it is flush with the northern plane of the house.

Hultgren opened the public hearing and invited testimony. The following persons testified:

Jeanne Twohy Sopcinski, 722 Riverside Dr NE - She read a brief statement regarding core neighborhoods and their importance. She provided two letters from neighbors in support of the request and asking the garage not be located to access the alley. If the garage is moved to the south, it will block windows and doors to the house. Accessing the alley will cause problems with snow removal and will result in a significant loss of green space. A curved driveway accessing Searle St would also create problems for snow removal. The garage design will be aesthetically pleasing and will add value to the property and neighborhood. She is willing to reduce the variance request by 3' if necessary.

There being no one else wishing to speak, the public hearing was closed. Zenzen made a motion to approve the request subject to staff recommendations. The motion was seconded by Daisane. Hultgren stated that although he is sympathetic to the applicants and the proposal will be an enhancement to the property and neighborhood, there is not a unique circumstance related to the

property that would justify granting a variance. Hultgren called for a vote and the motion failed unanimously.

CUP-2017-12 / SAFA CHILD CARE, INC. / 1725 ST. GERMAIN ST W

ACTION TAKEN: Radin/Daisane/Tabled (4-0)

Broxmeyer stated the applicant has requested the item be tabled until the November 21 meeting. Radin made a motion to table the request. The motion was seconded by Daisane and carried unanimously.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:32 p.m.