

Zoning Board of Appeals
Tuesday, June 5, 2018
7:00 p.m.
St. Cloud City Hall Council Chambers

ROLL CALL

Members Present: Susanne Barkalow, Drew Hultgren and Emil Radaich
Members Absent: Dick Andzenge and John Mathews
Staff Present: Dave Broxmeyer and Ashley Skaggs

APRIL 17, 2018 ZONING BOARD OF APPEALS MEETING MINUTES

ACTION TAKEN: Tabled

VAR2018-03 / RICHARD & JUDITH KOMATZ / 903 12TH AVE SE

ACTION TAKEN: Porch Setback Variance: Barkalow/Radaich/Denied (0-3)
Garage Setback Variance: Radaich/Barkalow/Approved (3-0)
Lot Coverage Variance: Barkalow/Radaich/Approved (3-0)

Broxmeyer explained a request for three variances. The first request is a variance from Article 8, Section 8.3, which establishes the street side yard setback. The applicants are proposing to construct a 7' x 9' porch addition to the north side of their home three feet from the property line, which would require a 7' variance from the street side yard setback requirement. The second and third requests are variances from Article 15, Section 15.5, which establishes the interior side yard setback and maximum size for detached accessory structures. The applicants are proposing to construct an 18' x 22' addition to the east side of the existing detached garage. The garage addition is proposed to be built in-line with the south wall of the existing garage, which would require a 2.5' variance from the interior side yard setback requirement. The addition to the garage would result in the detached accessory structure being larger than the footprint of the house, requiring a 45-sq. ft. variance to the maximum size of a detached accessory structure. Staff recommended denial of the variances.

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

Richard Komatz, 903 12th Ave SE – Due to some electrical concerns, the garage addition will be reduced to 18' x 21', which would reduce the maximum detached accessory structure size variance by 18 sq. ft.

Judith Komatz, 903 12th Ave SE – The porch addition could be moved to the east side of the house, but that door is not utilized as it opens directly into the dining room. It is possible to construct the addition to the west side of the house, but will require much more work.

Barkalow asked about the purpose of the porch addition. J. Komatz stated that the porch addition would provide an area to store shoes and coats when entering the house rather than tracking through the house.

R. Komatz asked about setbacks for the porch addition if positioned on the west side of the house. Broxmeyer stated that the addition would need to be set back at least 10' from the house.

Pat Morin, 917 13th Ave SE – She is not concerned about the garage addition, but does have concerns about the porch addition on the north side of the house. The house is located on a corner and a north side addition could affect the line of sight for cars. It would be better to move the porch addition to the west side of the house.

Barkalow asked about the siding on the house. J. Komatz stated the siding was replaced sometime in the last four years.

There being no one else wishing to speak, the public hearing was closed. Barkalow made a motion to approve the 7' x 9' porch addition as proposed. The motion was seconded by Radaich. Barkalow expressed concern for vehicle safety. Hultgren agreed and stated he will not support the motion. Hultgren called for a vote and the motion failed unanimously.

Radaich made a motion to approve the 2.5' side yard setback variance to the garage addition. The motion was seconded by Barkalow. Radaich noted that the existing garage was built when the setback requirement was 2.5', and a hardship was created when the requirements were changed. Barkalow stated that there are other houses along the alley with similar setbacks, and she will support the motion. Hultgren agreed. Hultgren called for a vote and the motion carried unanimously.

Barkalow made a motion to approve a variance allowing the detached accessory structure to be up to 30 sq. ft. larger than the principal structure on the lot. The motion was seconded by Radaich. Board members discussed the calculations and agreed that allowing 30 sq. ft. over the size of the principal structure was acceptable. Hultgren called for a vote and the motion carried unanimously.

OTHER BUSINESS

ACTION TAKEN: Election of Vice-Chair

Hultgren made a motion to elect Barkalow as Vice-Chair. The motion was seconded by Radaich and carried unanimously.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:46 p.m.