

PROCEEDINGS OF THE ST. CLOUD ZONING BOARD OF APPEALS

A meeting of the St. Cloud Zoning Board of Appeals was held on May 15, 2012, at 7:00 p.m. in the City Hall Council Chambers. Members present were Barkalow, Bright, Fandel, Larson, Newman and Zenzen. Ugochukwu was absent.

**Approval of Minutes:** Barkalow moved to approve the minutes of April 17, 2012. The motion was seconded by Bright and carried unanimously.

**Variance Request/Paul and Julie Hendrickson:** Chairperson Fandel announced the request from Paul and Julie Hendrickson for a variance from Article 8: Residential Districts, Section 8.4, B. 2., which requires a 20' street side yard setback when a garage fronts onto a side street. The applicants are proposing to remove the existing garage that is abutting the northern property line along 12th Street SE and build a new garage 15' from the property line, which requires a 5' variance to the setback requirement. The proposed garage would match the 15' setback of the north wall of the existing home. (Location: 1200 Kilian Boulevard) (VAR-2012-03). Dave Broxmeyer, Senior Planner, displayed a recently completed survey of the property indicating the location of the existing house and garage. The detached garage fronting on 12<sup>th</sup> St. SE is approximately 1' from the northern property line. Applicants are requesting to remove the existing garage and build a new 24' wide x 35' deep garage with a 15' setback from the property line along 12<sup>th</sup> St. SE. That would be in line with the setback of the existing home. The LDC requires garages to be set back a minimum of 20' from a side street property line when garage doors access that direction. Broxmeyer stated that staff is recommending approval of the request. Chairperson Fandel opened the public hearing and invited testimony. The following persons testified:

Paul Hendrickson 1200 Kilian Blvd.	They are requesting the variance to make improvements on the property. Visibility will be greatly improved coming out of the alley by removing the existing garage which was built right on the property line.
Susanne Barkalow Board member	She noted that the proposed garage size is larger than what is typical for that neighborhood and asked the reason for the larger garage.
Paul Hendrickson	There are some garages in that neighborhood on the 13 <sup>th</sup> St. side that are larger. He and his wife would like the larger garage to allow some storage space.
Julie Hendrickson	They prefer to park in the garage rather than on the street. They would meet the setback requirements off the alley and on the side of the property.
Susanne Barkalow	She asked applicants if they are currently living on the property.
Paul Hendrickson	They are hoping to apply for permits in the next few weeks. Once renovation projects are done, they will move in.
Susanne Barkalow	Her concern was that a 15' setback would only allow very small cars to park in the driveway without overhanging into City right-of-way.
Paul Hendrickson	The advantage on this property is that there are no sidewalks on this side of the street.
Evan Larson Board member	He asked if a sidewalk were installed on this side of the street how far it would be off the curb line.
Dave Broxmeyer	He believes the City policy is to place the sidewalk approximately 1' off the property line.
Chairperson Fandel	He asked if there is a sidewalk on the opposite side of the street.
Paul Hendrickson	He responded that there is sidewalk on the other side of Kilian Blvd., but there is no sidewalk on either side of 12 <sup>th</sup> St.

There being no one else wishing to speak, the public hearing was closed. Zenzen asked staff the width of the 12<sup>th</sup> Street SE right-of-way. Broxmeyer said he believes the right-of-way is 66' wide with the street portion being 36' wide. Barkalow moved to approve the variance request subject to the following conditions: 1) Upon completion of the detached garage project, the applicant must sign and return the Statement of Completion to the St. Cloud Planning and Zoning Department; and, 2) The site plan approved by the Zoning Board of Appeals shall be the only site plan approved for this property. Bright seconded the motion, and it carried by a vote of 5-1 (Barkalow opposed).

**Adjournment:** There being no further business, Barkalow moved to adjourn the meeting.

The meeting was adjourned at 7:11 p.m.

---

Chuks Ugochukwu, Secretary