

PROCEEDINGS OF THE ST. CLOUD ZONING BOARD OF APPEALS

A meeting of the St. Cloud Zoning Board of Appeals was held on Tuesday, January 20, 2015, at 7 p.m. in the City Hall Council Chambers.

ROLL CALL: Members present were Barkalow, Bright, Hultgren, Newman, Radin and Zenzen. Staff present were Dave Broxmeyer and Ashley Skaggs.

APPROVAL OF MINUTES FROM THE DECEMBER 16, 2014 ZONING BOARD OF APPEALS MEETING
ACTION TAKEN: Bright/Zenzen/Approved (6-0)

VAR-2015-01 / TYLER & CRYSTAL KELLER / 2322 7TH ST N
ACTION TAKEN: Hultgren/Newman/Tabled (6-0)

Broxmeyer explained a request to approve a variance from Article 8, Section 8.3 which regulates rear yard setbacks for a single family home and Section 8.2 which regulates the street side yard setback for an attached garage. The applicants are requesting to build a 24'x24' attached garage to the east side of an existing single family home on a triangle shaped lot. When an accessory structure, like a garage, is attached to a principal structure, the principal building setbacks are applied. Single family homes in an R2 District are required to provide a minimum rear yard setback of 35' or 20% of the lot depth, whichever is less. The applicants' property has a lot depth of 91', establishing a minimum rear yard setback of 18'. The applicants are proposing to locate the attached garage 6' from the rear property line, requiring a 12' rear yard setback variance.

The Land Development Code also requires garages that access a side street be setback a minimum of 20' from the property line. The front of the applicants' proposed garage would be 3' from the northern property line along 7th St N, requiring a 17' variance. Staff is recommending approval of the rear yard setback and denial of the garage street side yard setback.

Barkalow asked why the garage street side yard setback was not recommended for approval. Broxmeyer stated that if a vehicle were parked in the driveway, it would encroach into the right-of-way. Hultgren suggested leaving the garage in its proposed location and adding an entrance and curb cut from 6th St N. Broxmeyer noted the possibility. A variance would still be required for the rear yard setback, but the garage street side yard setback concern would be eliminated.

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

Al Keller, 2521 19th St N - He is the father of the applicant, Tyler. The garage was placed in the proposed location because of basement windows located to the south. The house is for sale because of theft issues in the neighborhood, but the problem may be alleviated with the garage.

Barkalow asked about shifting the garage to the south of the windows or entering from the south. Keller stated that he would have to look more closely at locating the garage to the south of the windows, and entering from the south would eliminate green space but is a possibility.

Bright and Hultgren expressed concern for the hand-drawn plans. Keller stated that the applicant did not want to bear the cost of an architectural drawing without knowing whether the request would be approved. He asked that the request be tabled in order to discuss the proposed changes with the applicants.

Hultgren made a motion table the request for one month. The motion was seconded by Newman and carried unanimously (6-0).

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:19 p.m.