

PROCEEDINGS OF THE ST. CLOUD ZONING BOARD OF APPEALS

A meeting of the St. Cloud Zoning Board of Appeals was held on Tuesday, June 16, 2015, at 7 p.m. in the City Hall Council Chambers.

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

APPROVAL OF MINUTES FROM THE MAY 19, 2015 ZONING BOARD OF APPEALS MEETING

ACTION TAKEN: Bright/Zenzen/Approved (5-0)

VAR-2015-06 / PAUL & JULIE DIETHELM / 1034 RIVERSIDE DR SE

ACTION TAKEN: Bright/Newman/Approved (5-0)

Broxmeyer explained a request for approval of a variance from Article 8, Section 8.4, which regulates the interior side yard setback in relation to building height. The applicants are proposing to remove an existing single story attached garage and screened-in porch on the rear of their home and build a two story addition. The Land Development Code requires structures greater than 17' in height to provide one additional foot of setback for every two feet in height above 17'. The two story addition is proposed to be 21'8" in height which would require the addition to be setback a minimum of 7'4" from the northern property line. The applicants are requesting a 2'4" variance to the side yard setback requirement to allow the proposed addition to be built in-line with the existing home.

In reviewing the request, staff noted an additional variance required. The maximum lot coverage in an R1 District is 35% of the total lot area. The existing home, proposed addition and detached garage have a sum total of 35.1% lot coverage, requiring a 7 sq. ft. variance to the maximum lot coverage to build the addition as proposed.

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

Paul Diethelm, 1034 Riverside Dr SE - He is the applicant. The request is being made to accommodate an expansion of living space on the subject property. The footprint of the house will not change, but the addition will be higher than the existing structure.

Gary Webber, 1102 Riverside Dr SE - He is the neighboring property owner to the south and spoke in favor of the request. The proposed request will be a positive addition to the neighborhood. He and his wife, Patricia, also submitted a letter of support to the Board.

Jon Lee, 1028 Riverside Dr SE - He is the neighboring property owner to the north and shares the property boundary with the proposed addition. He spoke in favor of the request. The proposed request will be a positive addition to the neighborhood. Since the project leaves the same footprint, it makes sense to put the addition in this location.

Dave Deland, 1106 Riverside Dr SE - He spoke in favor of the request. It is important to encourage families to remain in core neighborhoods. The proposed request will be a positive addition to the neighborhood.

There being no one else wishing to speak, the public hearing was closed. Bright made a motion to approve the requested variances subject to staff recommendations. The motion was seconded by Newman and carried unanimously.

REVIEW OF ATTENDANCE RECORD

ACTION TAKEN: None

Hultgren noted that Kulane's appointment was not renewed in May, leaving two open seats on the Board. He encouraged any and all interested parties to apply through the Mayor's Office.

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:13 p.m.