

Zoning Board of Appeals

Thursday, September 24, 2020

6:00 p.m.

St. Cloud City Hall Council Chambers

Due to the global COVID-19 pandemic, this meeting of the Zoning Board of Appeals was held in a hybrid format to allow the public to testify in person. Public hearing notices were published and mailed prior to the meeting and written public comment was accepted until 3:00 p.m. on September 15, 2020. Due to a lack of quorum, the meeting was postponed until September 24, 2020. All written public comments submitted were provided to the Zoning Board of Appeals members prior to the start of the meeting.

ROLL CALL

Members Present: Dick Andzenge, Susanne Barkalow, John Mathews and Emil Radaich

Members Absent: Allen Bright and Ryan Schleicher

Staff Present: Dave Broxmeyer, Matt Glaesman and Ashley Skaggs

JULY 21, 2020 MINUTES

ACTION TAKEN: Andzenge/Mathews/Approved (4-0)

VAR2020-09 / SCOTT REESE / 1724 11TH AVE SE

ACTION TAKEN: Mathews/Radaich/Denied (1-3, Barkalow, Mathews and Radaich opposed)

Broxmeyer explained a request for a variance from Article 15, Section 15.5, which regulates the setbacks for a detached accessory structure located in the front, interior side, or street side yard. The applicant is proposing to construct a new 16' x 22' detached garage approximately 13' from the front property line. The applicant's single-stall garage does not meet the minimum requirements for off-street parking, and the construction of a second garage space would bring the property into conformity with the code. There is a significant slope on the north side of the property that would require a large volume of fill and a retaining wall system if the garage were to be built according to the required setbacks. Staff recommends approval of the request.

Board members discussed whether there was a way to accomplish the construction within the parameters of the Land Development Code. Barkalow opened the public hearing and invited testimony. The following persons testified:

Scott & Lynna Reese, 1724 11th Ave SE – The issue is the slope of the land. He considered having the garage adjacent to the existing garage, but it would be quite difficult to do. They also considered placing the garage at a 45-degree angle from the house. The land slopes rapidly from the side of the current garage. There is also a large oak tree next to the garage that they would like to save.

Mathews asked if the garage could be rotated in the proposed location so that a smaller extent of the garage would require a variance. S. Reese stated it is possible, although he was unsure to what degree the garage could be angled.

Radaich stated he empathizes with the situation and asked if anything would fit the setbacks if the tree were removed. S. Reese stated the bigger issue is the slope of the property.

Mathews asked about siding for the garage as the house has a brick façade. L. Reese stated there is some cream-colored siding on a portion of the house that will be matched.

Larry Grover, 1723 12th Ave SE – He lives in the property behind the applicant's. He has no objection to the request.

Mathews made a motion to approve the request subject to staff recommendations. The motion was seconded by Radaich. Mathews stated the proposal seems reasonable; however, he was unsure if not having the second stall garage is a practical difficulty. Radaich noted that while the slope of the property is obviously an issue, he is concerned that the variance will be detrimental to the character of the neighborhood.

Barkalow noted two letters received from neighbors in opposition to the request. While she understands the request, the property was recently purchased, and the owners knew the limitations of the property. Andzenge stated he understands the need for the request. It may be true that the homeowner knew the limitations of the property, but the request is not unreasonable. There being no further discussion, Barkalow called for a vote, and the motion failed (1-3, Barkalow, Mathews and Radaich against).

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:04 p.m.