



Variance Board Agenda

Wednesday, January 7, 2026

5:30 PM

City Council Chambers

In accordance with [Minnesota Statutes §13D.02](#) and City policy, Council and Commission members may attend meetings remotely up to three times per calendar year.

(Times listed are approximate – please note that items may be earlier or later than listed on the agenda)

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Review of Minutes**
 - a. Review December 3, 2025 Minutes
5. **Public Hearing**
 - a. Request to allow a proposed second story home addition within the required minimum setback from the ordinary high water level at 513 Heinel Drive (PF25-019)
 - b. Extension of Validation Timeline for the Variances Approved in Planning File 24-008
6. **Adjourn**


REQUEST FOR BOARD ACTION

Date: **1/7/2026**
Item No.: **4.a.**

Department Approval

Agenda Section
Review of Minutes

Item Description: Review December 3, 2025 Minutes

1
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Application Information

n/a

Background

n/a

Staff Recommendation

n/a

Requested Planning Commission Action

Review the December 3, 2025 minutes and make a motion to approve subject to requested corrections.

Alternative Actions

n/a

Prepared by:

Attachments: 1. December 3, 2025 VB Minutes



**Variance Board Regular Meeting
City Council Chambers, 2660 Civic Center Drive
Draft Minutes – Wednesday, December 3, 2025 – 5:30 p.m.**

- 1 **1. Call to Order**
2 Chair Aspnes called to order the regular meeting of the Variance Board at approximately
3 5:30 p.m. and reviewed the role and purpose of the Variance Board.
4
- 5 **2. Roll Call & Introductions**
6 At the request of Chair Aspnes, City Planner Thomas Paschke called the Roll.
7
8 **Members Present:** Chair Aspnes, Vice Chair Barstad, and Member Campbell Jensen
9
10 **Members Absent:** None
11
12 **Staff Present:** City Planner Thomas Paschke, Community Development Director
13 Janice Gundlach, and Senior Planner Bryan Lloyd
14
- 15 **3. Approval of Agenda**
16
17 **MOTION**
18 **Member Campbell Jensen moved, seconded by Member Barstad to approve the**
19 **agenda as presented.**
20
21 **Ayes: 3**
22 **Nays: 0**
23 **Motion carried.**
24
- 25 **4. Review of Minutes: June 4, 2025**
26 **MOTION**
27 **Member Barstad moved, seconded by Member Campbell Jensen to approve the**
28 **June 4, 2025, meeting minutes.**
29
30 **Ayes: 3**
31 **Nays: 0**
32 **Motion carried.**
33
- 34 **5. Public Hearing**
35 Chair Aspnes reviewed the protocol for Public Hearings and public comment and opened
36 the Public Hearing at approximately 5:36 p.m.
37
- 38 **a. PLANNING FILE 25-019**
39 **Consider a Request to Allow a Proposed Second Story Home Addition within the**
40 **Required Minimum Setback from the Ordinary High Water Level at 513 Heinel**
41 **Drive.**

42 Senior Planner Lloyd reviewed the variance request for this property, as detailed in
43 the staff report dated December 3, 2025.

44
45 Mr. Lloyd explained that the variance is needed because the structure is closer to the
46 ordinary high water level than the zoning code allows. He noted that the application
47 will be reviewed in January, so the Board needs to open the public hearing, keep it
48 open until then, and make a motion to table until January 7, 2026.

49
50 **MOTION**

51 **Member Barstad moved, seconded by Member Campbell Jensen, to table until**
52 **January 7, 2026, to allow time for additional information to be presented and**
53 **reviewed.**

54
55 **Ayes: 3**

56 **Nays: 0**

57 **Motion carried.**

58

59 **b. PLANNING FILE 25-016**

60 **Consider a Request by Hempel Real Estate to Allow a Proposed Building to**
61 **Occupy Less of the Required Street Frontage Required by Section 1006.04.E.3**
62 **(Frontage Requirement) of the City Code at 2700 Snelling Avenue.**

63 Mr. Paschke announced that the applicant requested that the item be pulled from the
64 agenda due to major modifications to the proposal. The applicant's client is
65 considering significant changes, which may render the variance unnecessary.

66

67 Chair Aspnes inquired if the public would be notified if a new variance request was
68 made.

69

70 Mr. Paschke confirmed they would be notified.

71

72 A resident at Applewood Point Senior Housing, spoke to the Board about the
73 proposed use and design and whether this proposal would affect the environmental
74 benefits of the community around the pond that Applewood Point Senior Housing
75 overlooks. He asked whether the developer would ensure the project design would
76 not encroach on the pond's use.

77

78 **c. PLANNING FILE 25-018**

79 **Consider a Request by Scott Beitz of Roseville Automotive to Allow a Proposed**
80 **Addition to Encroach into the Minimum Required Side Yard Setback at 2150**
81 **Hamline Avenue.**

82 City Planner Thomas Paschke reviewed the variance request for this property, as
83 detailed in the staff report dated December 3, 2025.

84

85 Mr. Paschke presented the request by Mr. Scott Beitz to allow a proposed addition to
86 encroach into the minimum required side yard setback at 2150 Hamline Avenue. The
87 addition would include two new stalls and provide more storage and better access for
88 the business, encroaching approximately 2.5 feet into the south side yard setback. The

89 variance is recommended given the site's unique circumstances and the need to
90 support a thriving business.

91
92 Member Barstad inquired about the risks of proximity to the property line.

93
94 Mr. Paschke discussed the distance separation from the adjacent property line and the
95 main purpose of required setbacks being for addressing site drainage. He further
96 indicated site drainage for the proposal could be resolved in a number of ways.

97
98 Chair Aspnes voiced concerns regarding doubling the size of the building on the
99 small lot size, parking issues, and closeness to residential properties.

100
101 Mr. Scott Beitz, the applicant, addressed the Board to explain the need for more
102 parking bays to improve efficiency. He mentioned efforts to resolve drainage issues
103 by working with Xcel Energy and the neighboring property owner on a legal parking
104 easement.

105
106 Mr. Troy Miller, owner of Troy's Corner, supported the variance, stressing the
107 significance of providing reliable transportation options for the community.

108
109 Ms. Karen Olson, a resident and customer of Roseville Auto Repair, supported the
110 variance but expressed concerns about possible effects on property values.

111
112 Mr. Perry Nolan, owner of Roseville Auto Repair, addressed the Board about his
113 business needs and shared his expectations regarding what Mr. Beitz can do to help
114 keep his business operating.

115
116 Chair Aspnes closed the public hearing at 6:10 p.m.

117
118 Member Barstad inquired about precedents for similar variances.

119
120 Mr. Paschke confirmed that such variances have been granted in the past.

121
122 **MOTION**

123 **Member Campbell Jensen moved, seconded by Member Barstad, to recommend**
124 **approval of a 2.5-foot side yard setback when 20 feet is normally required for a**
125 **proposed 52-foot by 30-foot vehicle service addition to the existing building,**
126 **based on the submitted plans and the comments and findings of the report.**

127
128 **Ayes: 2**

129 **Nays: 1 (Aspnes)**

130 **Motion carried.**

131
132 **6. Adjourn**

133
134 **MOTION**

135 **Member Campbell Jensen, seconded by Member Barstad, to adjourn the**
136 **meeting at 6:13 p.m.**
137
138 **Ayes: 3**
139 **Nays: 0**
140 **Motion carried.**


REQUEST FOR BOARD ACTION

Date: **1/7/2026**
Item No.: **5.a.**

Department Approval

Janice Gundlach

Agenda Section

Public Hearing

Item Description: Request to allow a proposed second story home addition within the required minimum setback from the ordinary high water level at 513 Heinel Drive (PF25-019)

1
2 **Application Information**

3 Applicant: Strole & Company

4 Property Owner: Benjamin Seim

5 Location: 513 Heinel Drive

6 Application Submission: November 7, 2025

7 City Action Deadline: January 6, 2026; Extended by staff to March 7, 2026

8 Zoning: Low Density Residential (LDR)

9

10 **Background**

11 According to Ramsey County property data the existing house was built in 1946, apparently with a
12 setback of about 18 feet from the lakeshore, on what was about a 1.7 acre parcel. Then, in 1972, the
13 Village of Roseville approved the Vi's Lakeshore plat which created the lots on which this and the three
14 immediately surrounding homes currently stand, as well as the sewer easement which crosses the
15 subject property immediately in front of the existing house, leaving the house essentially pinning the
16 house between Lake Owasso and the sewer easement. The City Council approved a "shoreland permit"
17 in 1991 to allow a portion of what was then called the deck or patio (which was actually the roof of the
18 home's walkout level) to be enclosed as an extension of the home's walk-in level. Today, the applicant
19 proposes to build a second story on top of the existing single story house. As described in the written
20 narrative included with this RVBA as Attachment 3, a portion of the second story addition would be
21 within the required setback from the ordinary high water level (OHWL) but, as shown in the included
22 survey, the proposed addition would not expand the footprint of the existing house.

23

24 Variance Analysis

- 25
- 26 • §1004.09(c)(2) limits impervious coverage to 25% of a residential parcel in the Shoreland
27 Overlay District. The primary purpose of this provision is to minimize the impacts of storm water
28 runoff on designated lakes.
 - 29 • §1012.03(f)(5) requires a minimum 50-foot ordinary high water level (OHWL) setback for
30 structures on parcels abutting a General Development lake like Lake Owasso. This regulation
31 has the dual purpose of contributing to the protection of the lake and its shoreline by preserving
32 space for vegetation to stabilize soils and facilitate absorption of storm water, as well as ensuring
33 some uniformity in the location of homes on the lake.

34 The existing home on the subject property was built prior to Roseville's adoption of a zoning code in
35 1959, and it appears that the shared driveway serving all four homes in the Vi's Lakeshore plat would
36 have been in place prior to June 1, 1975, when the zoning code seems to have first included provisions
37 for lot size, shoreline setbacks, or impervious coverage for parcels abutting the city's lakes. Therefore,

38 the existing impervious surfaces covering 37.4% of the subject property as well as the 18-foot setback of
39 the existing home from the OHWL would both be legally nonconforming site conditions. The proposed
40 second story addition would not further increase the nonconforming impervious coverage on the
41 property nor would it decrease the nonconforming OHWL setback, but the requested variance is
42 necessary because the proposed vertical expansion of the home would increase the size of the building
43 within the minimum OHWL setback.

44
45 Roseville's Shoreland Overlay District mandates a certain amount of shoreline restoration as a standard
46 condition of a variance approval that "...allow[s] a structure to be located within the ordinary high water
47 level setback or that allow[s] more impervious surface coverage than the standard..." As noted above,
48 the proposed second story addition would not increase the amount of impervious coverage on the
49 property. And although the proposal would certainly increase the mass of the building within the
50 OHWL setback, Planning Division staff believes the phrasing of this provision about when shoreline
51 restoration is required refers to situations where a home is being newly built in or expanded into the
52 OHWL setback area where no such building is already located. Based on this understanding of the
53 provision requiring shoreline restoration as a condition of a variance approval, staff believes the
54 provision does not strictly apply to the present proposal. Although the proposed addition might not
55 trigger the requirement to restore a portion of the shoreline, the applicant has identified a way to
56 design the roof of the proposed addition so that it will collect rain water and direct it away from the
57 lake, into a rain garden. Roseville's Environmental Manager has reviewed the proposal and found that
58 such mitigation could effectively reduce the impervious surface area on the property to the equivalent
59 of about 30% coverage.

60
61 The shoreland overlay district also includes the requirement that the Minnesota DNR be notified and
62 allowed to comment on variance applications. Accordingly, Planning Division staff notified the DNR's
63 Area Hydrologist responsible for lakes in Roseville, and their recommendation was as follows: "For
64 this case, a proposed vertical expansion of a nonconforming structure, I think the most applicable
65 condition of approval would address the issue of the visibility of the structure from the lake, by
66 requiring the planting of native trees, shrubs, and grasses to reduce the visibility of a heightened
67 nonconforming structure and maintain a natural shoreline." While waist-high native shrubs and
68 grasses would not effectively obscure the proposed second story addition, Planning Division staff
69 agrees that mature, native trees would be appropriate to screen the additional upper-level building
70 mass that would be facilitated by the approval of the requested variance. Given the locations of
71 existing, mature native trees on either side of the existing home and the very limited space between
72 the home and the shoreline, staff doesn't believe there is adequate room to plant one or more trees
73 that could grow large enough to restore a natural appearance of the lot as viewed from the lake.

74 75 Review of Variance Approval Requirements

76 Section 1009.04.C (Variances) of the City Code explains the purpose of a variance is "to permit
77 adjustment to the zoning regulations where there are practical difficulties applying to a parcel of land or
78 building that prevent the property from being used to the extent intended by the zoning." Given the
79 existing conditions on the subject property, there is no location for a reasonable home addition that
80 would conform to all applicable setback requirements, remain out of the sewer easement, and not
81 increase the impervious coverage on the property. The Planning Division finds that this collection of
82 spatial constraints on the property represents a practical difficulty that the variance process is intended
83 to relieve.

84
85 Section 1009.04.C of the City Code also establishes a mandate that the Variance Board make five
86 specific affirmative findings, as stated below, about a variance request as a prerequisite for approving
87 the variance. Planning Division staff have reviewed the application and offer the following draft findings.

- 88 1. *The proposal is consistent with the Comprehensive Plan.* Planning Division staff finds that the
89 proposed addition is generally consistent with the Comprehensive Plan because it represents a
90 standard improvement on a residential property and embodies the sort of continued investment
91 promoted by the Comprehensive Plan's goals and policies for residential neighborhoods.

- 92 2. *The proposal is in harmony with the purposes and intent of the zoning ordinance.* Although the
93 proposed home addition would be largely within the required OHWL setback, Planning Division
94 staff finds the proposal does not further compromise the sensitive natural resources of the lake
95 water and its shoreline.
- 96 3. *The proposal puts the subject property to use in a reasonable manner.* Planning Division staff
97 finds the proposed second story addition to be the most sensible way to add livable area to the
98 home within the allowed structure height limit and would thereby put the property to use in a
99 reasonable manner.
- 100 4. *There are unique circumstances to the property which were not created by the landowner.*
101 Planning Division staff finds the dramatically nonconforming OHWL setback and the lack of
102 usable lot area between the OHWL setback and the sewer easement on the property to be
103 unique circumstances that were not created by the landowner.
- 104 5. *The variance, if granted, will not alter the essential character of the locality.* Although the
105 proposed second story addition would substantially increase the height of the principal structure
106 as viewed from the lake, the resulting size would not be atypical of homes around Roseville's
107 lakes and Planning Division staff finds that the variance, if approved, would not negatively alter
108 the character of the surrounding residential neighborhood.

109

110 Public Comment

111 At the time this RVBA was prepared, Planning Division staff have not received any comments or
112 questions about the proposed second story addition.

113

114 **Staff Recommendation**

115 Adopt a resolution approving the requested variance to the minimum OHWL setback at 513 Heinel
116 Drive, based on the content of this RVBA, public input, and Variance Board deliberation, with the
117 condition that the applicant shall:

- 118 a. Capture a 0.55" or 1.1" rainfall volume from the rooftop;
119 b. Work with Roseville staff to assess whether the existing rain garden can accommodate the
120 above additional stormwater volume, and implement improvements as necessary; and
121 c. Record an Operations and Maintenance agreement to ensure staff can inspect the site and
122 make sure the rain garden is functioning over the long term.

123

124

125 **Requested Planning Commission Action**

126 Adopt a resolution approving the requested variance to the minimum OHWL setback at 513 Heinel
127 Drive, based on the content of this RVBA, public input, and Variance Board deliberation, with the
128 condition that the applicant shall:

- 129 a. Capture a 0.55" or 1.1" rainfall volume from the rooftop;
130 b. Work with Roseville staff to assess whether the existing rain garden can accommodate the
131 above additional stormwater volume, and implement improvements as necessary; and
132 c. Record an Operations and Maintenance agreement to ensure staff can inspect the site and
133 make sure the rain garden is functioning over the long term.

134

135

136 **Alternative Actions**

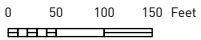
- 137 A. **Pass a motion to table the item for future action.** An action to table consideration of the
138 variance request must be based on the need for additional information or further analysis to

Attachment 1: Planning File 25-019



Data Sources
 * Ramsey County GIS Base Map [11/4/2025]
 For further information regarding the contents of this map contact:
 City of Roseville, Community Development Department,
 2660 Civic Center Drive, Roseville MN

Disclaimer
 This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found please contact 651-792-7085. The preceding disclaimer is provided pursuant to Minnesota Statutes §466.03, Subd. 21 (2000), and the user of this map acknowledges that the City shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access or use of data provided.



Attachment 2: Planning File 25-019



APPENDIX

Project Description:

The property owner wishes to construct a second-story addition above the existing single-story residence located at 513 Heinel Drive, in the city of Roseville, by the shore of Lake Owasso. The intent of the addition is to improve the home layout by providing additional bedrooms and restrooms within the existing building footprint, without expanding the structure closer to the adjacent water body. The project will maintain the current foundation and exterior walls, which are non-compliant with the current ordinance, as they are located closer to the Ordinary High Water Level (OHWL) than the minimum setback required by the zoning ordinance, per Section 1017.16.

Variance request:

The existing residence was constructed prior to the adoption of current shoreline setback standards and is therefore legally nonconforming with respect to the required OHWL setback. The proposed addition would increase the building height within the existing footprint but would not increase the degree of nonconformity in terms of setback.

The second level addition will meet the remaining zoning ordinances for the Low Density Residential District, where is located, and in particular it will not exceed maximum building height of 30 feet, as required per Table 1004-3 and Section 1017.16.

A variance is requested to allow the vertical expansion of the existing non-conforming structure.

Practical Difficulties:

Strict compliance with the required OHWL setback presents practical difficulties due to the following conditions:

- Existing Conditions: The residence was originally sited before current setback regulations were enacted, resulting in a legally nonconforming location relative to the water body. Relocating or reconstructing the home to comply with current setbacks is impractical due to the site's limited lot depth and established infrastructure.
- Reasonable Use: The property can be reasonably used as a single-family residence; however, the lack of adequate interior space restricts the ability to accommodate a growing household without a vertical addition.
- Topographic and Lot Constraints: The proximity of the existing structure to the shoreline, combined with the constrained lot area, precludes expansion in any direction other than upward. Refer to attached property survey.

Conclusion:

The requested variance represents a reasonable accommodation that allows continued residential use of the property consistent with its historic development, while avoiding new disturbance to the shoreline or adjacent properties. The proposal meets the criteria for granting a variance based on practical difficulties, preserves the spirit and intent of the zoning ordinance, and does not adversely affect the public interest or the natural environment.

Granting the variance will permit a reasonable improvement to the property while maintaining compliance with the intent of the zoning code to protect shoreline areas.

END OF APPENDIX



EXISTING CONDITIONS - WEST VIEW



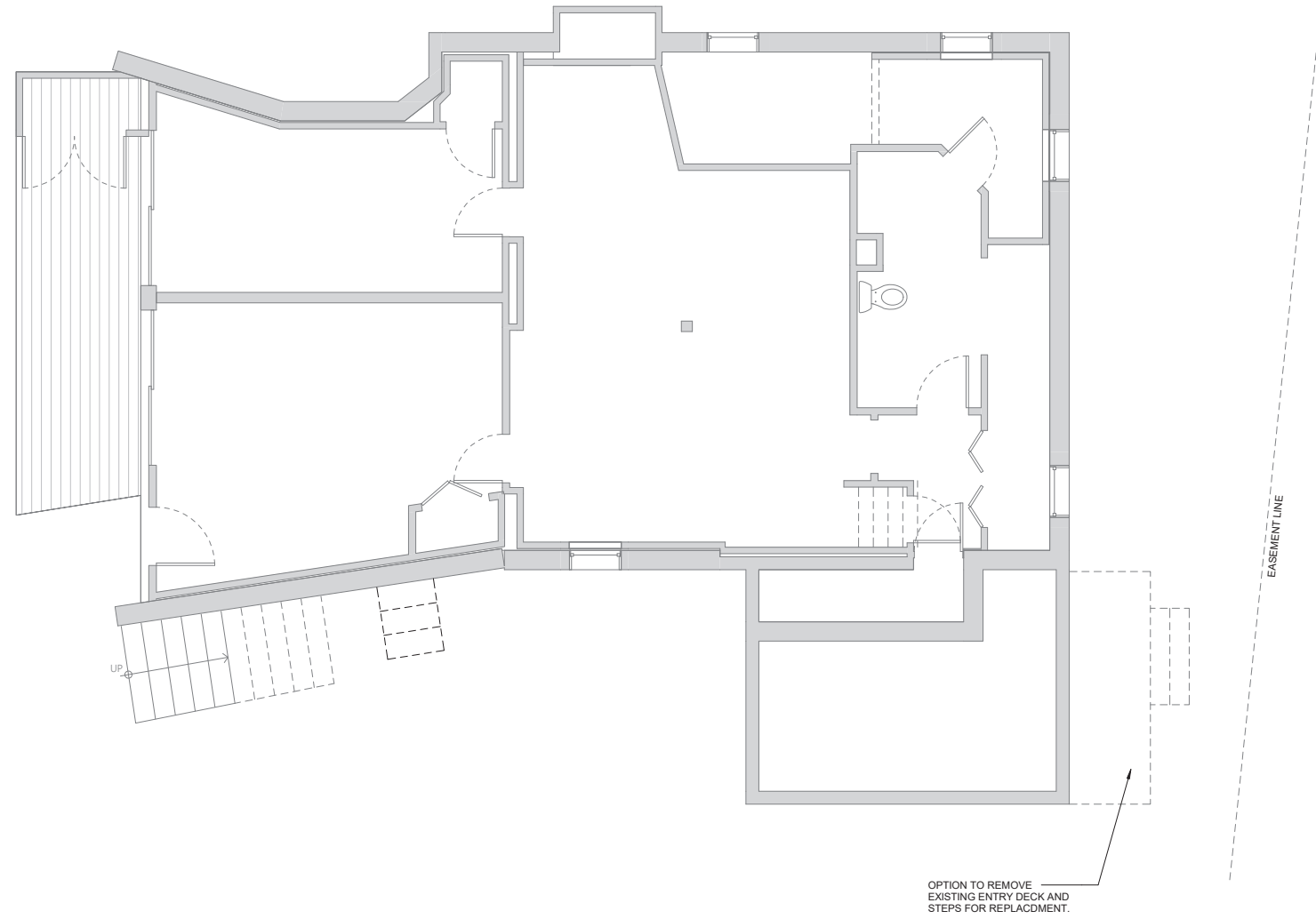
EXISTING CONDITIONS - SOUTH WEST VIEW



EXISTING CONDITIONS - SOUTH VIEW




EXISTING CONDITIONS - SOUTHEAST VIEW



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1 BSMT. LEVEL - DEMOLITION PLAN
1/4" = 1'-0"

 General Contractor: STROLE & COMPANY LLC LIC# BC637442 TEL: 612.636.7056 O.F.S.P.# 1	
Project Title: SEIM RESIDENCE HOME REMODELING 513 Hennel Drive, Roseville, MN 55113	
Rev. Description: A. 30% SCHEMATIC DESIGN B. DESIGN DEVELOPMENT	Date: NOV. 16, 2025 DEC. 22, 2025
PRELIMINARY	
DEMOLITION PLANS	
Project number: 251210-100 Issue Date: DEC 22, 2025 Drawn by: CP Checked by: OS	
Ad-100 Scale: 1/4" = 1'-0"	



EXISTING CONDITIONS - SOUTHEAST VIEW



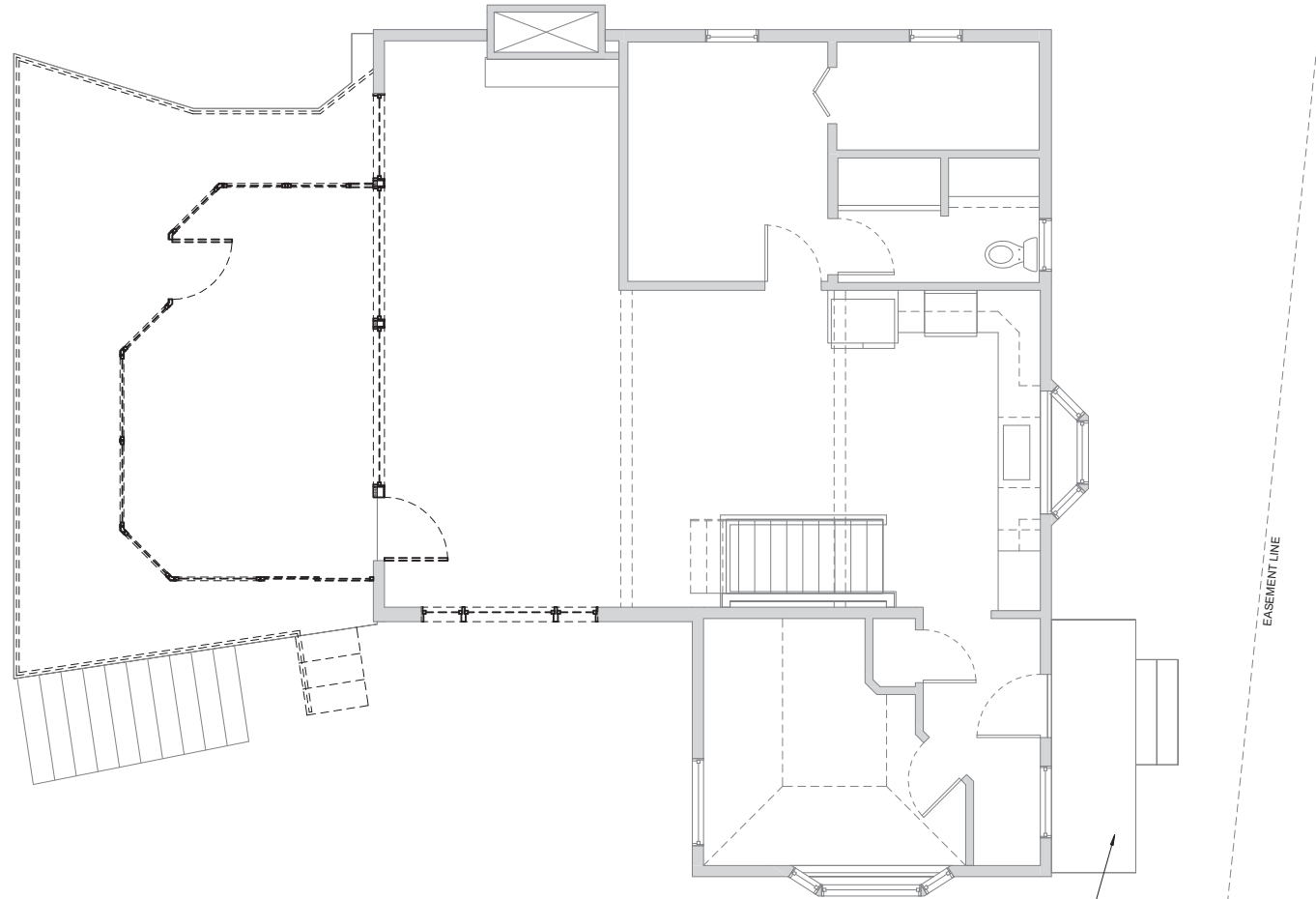
EXISTING CONDITIONS - EAST VIEW



EXISTING CONDITIONS - NORTHEAST VIEW



EXISTING CONDITIONS - NORTH VIEW




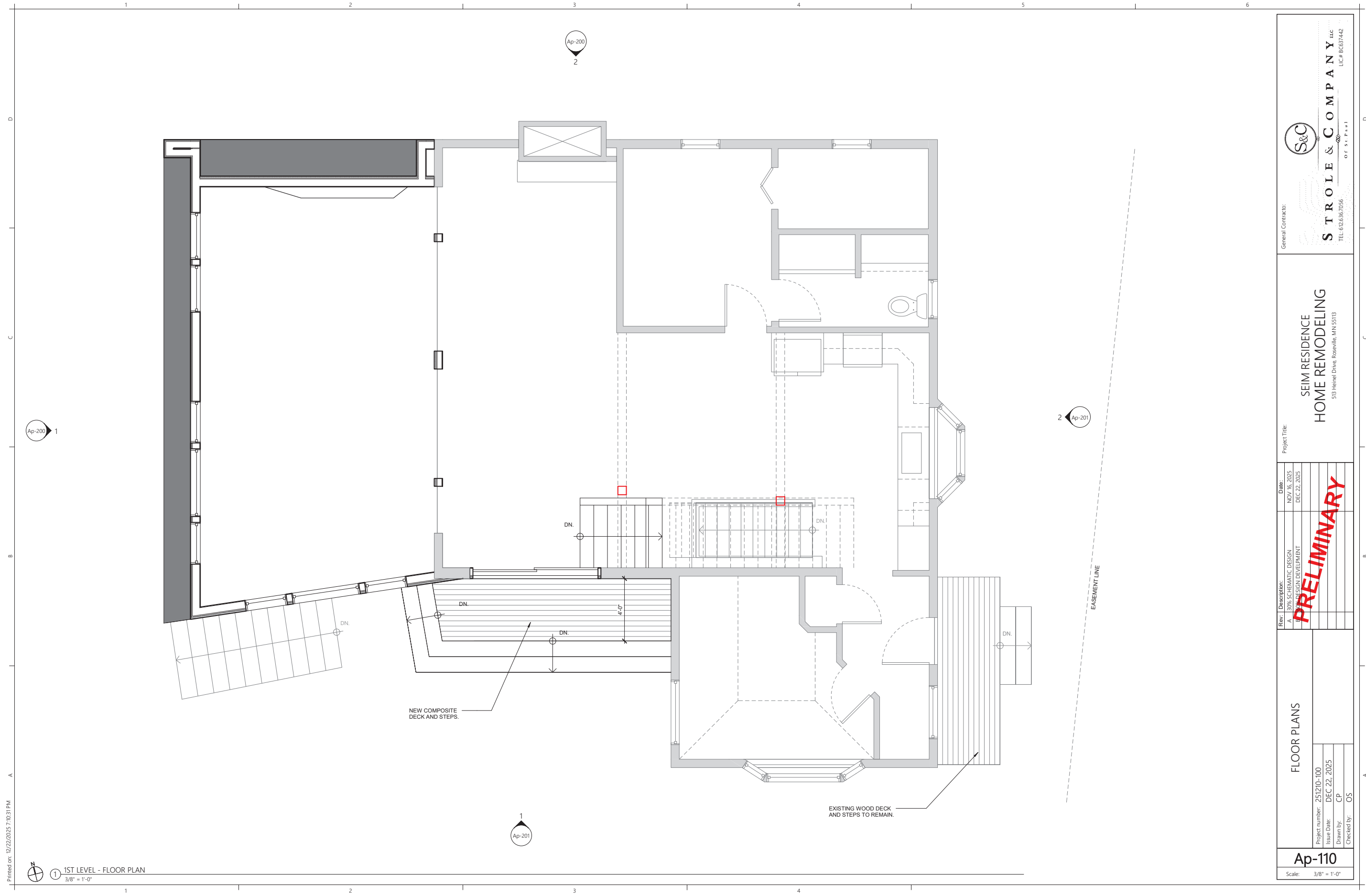
OPTION TO REMOVE EXISTING ENTRY DECK AND STEPS FOR REPLACEMENT.



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1 1ST LEVEL - DEMOLITION PLAN
1/4" = 1'-0"

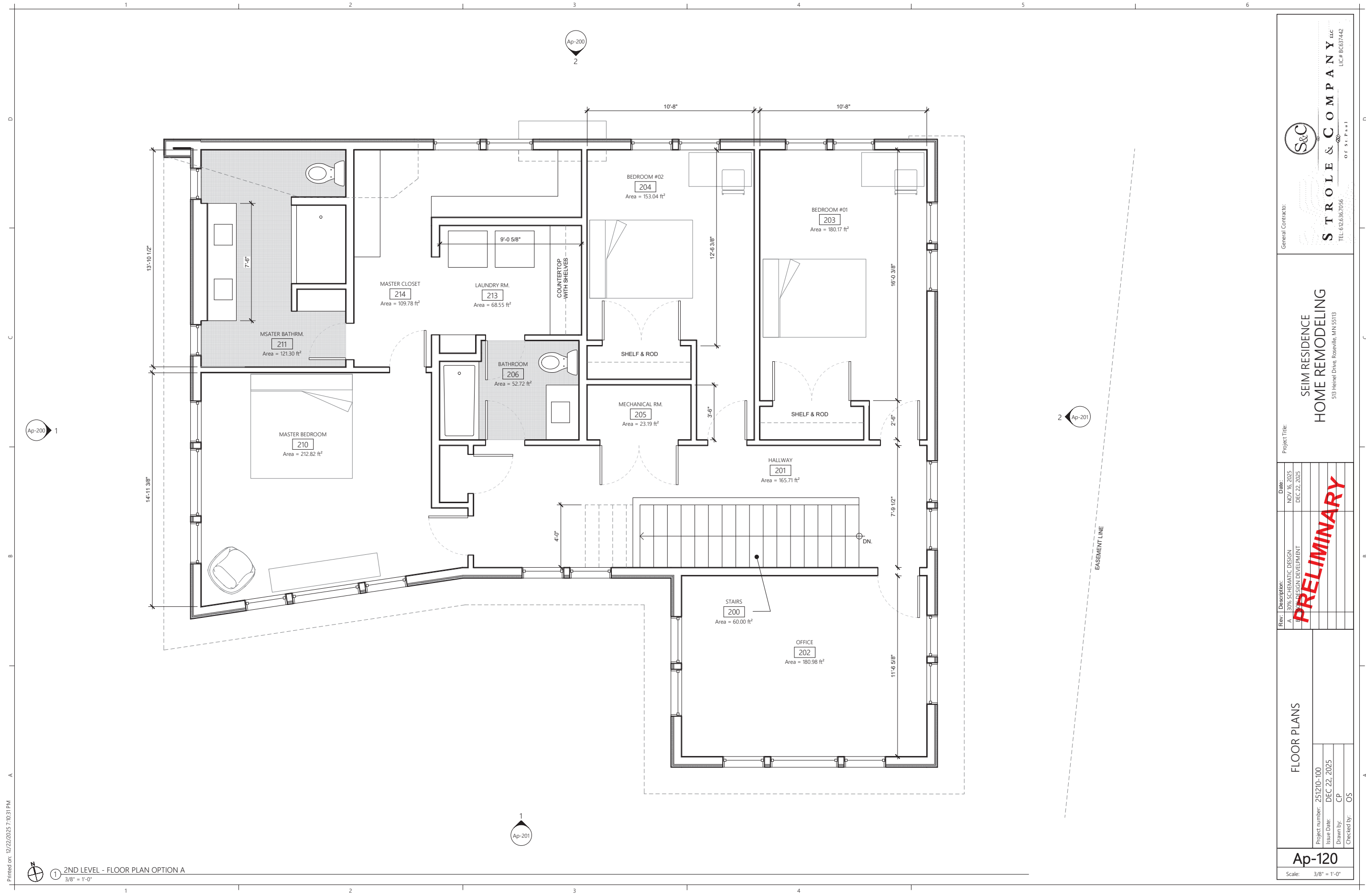
 General Contractor: STROLE & COMPANY LLC LIC# BC637442 TEL: 612.636.7056 O.F.S.P.# 1	
Project Title: SEIM RESIDENCE HOME REMODELING 513 Hennel Drive, Roseville, MN 55113	
Rev. Description: A. 30% SCHEMATIC DESIGN B. DESIGN DEVELOPMENT	Date: NOV 16, 2025 DEC 22, 2025
PRELIMINARY	
DEMOLITION PLANS	
Project number: 251210-100 Issue Date: DEC 22, 2025 Drawn by: CP Checked by: OS	
Ad-110 Scale: 1/4" = 1'-0"	



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1 1ST LEVEL - FLOOR PLAN
3/8" = 1'-0"

 General Contractor: STROLE & COMPANY LLC TEL: 612.636.7056 LIC# BC637442 O F F I C E	
Project Title: SEIM RESIDENCE HOME REMODELING 513 Hennepin Drive, Roseville, MN 55113	
Rev. Description: A 30% SCHEMATIC DESIGN B DESIGN DEVELOPMENT	Date: NOV 16, 2025 DEC 22, 2025
PRELIMINARY	
FLOOR PLANS	
Project number: 251210-100 Issue Date: DEC 22, 2025 Drawn by: CP Checked by: OS	
Ap-110 Scale: 3/8" = 1'-0"	



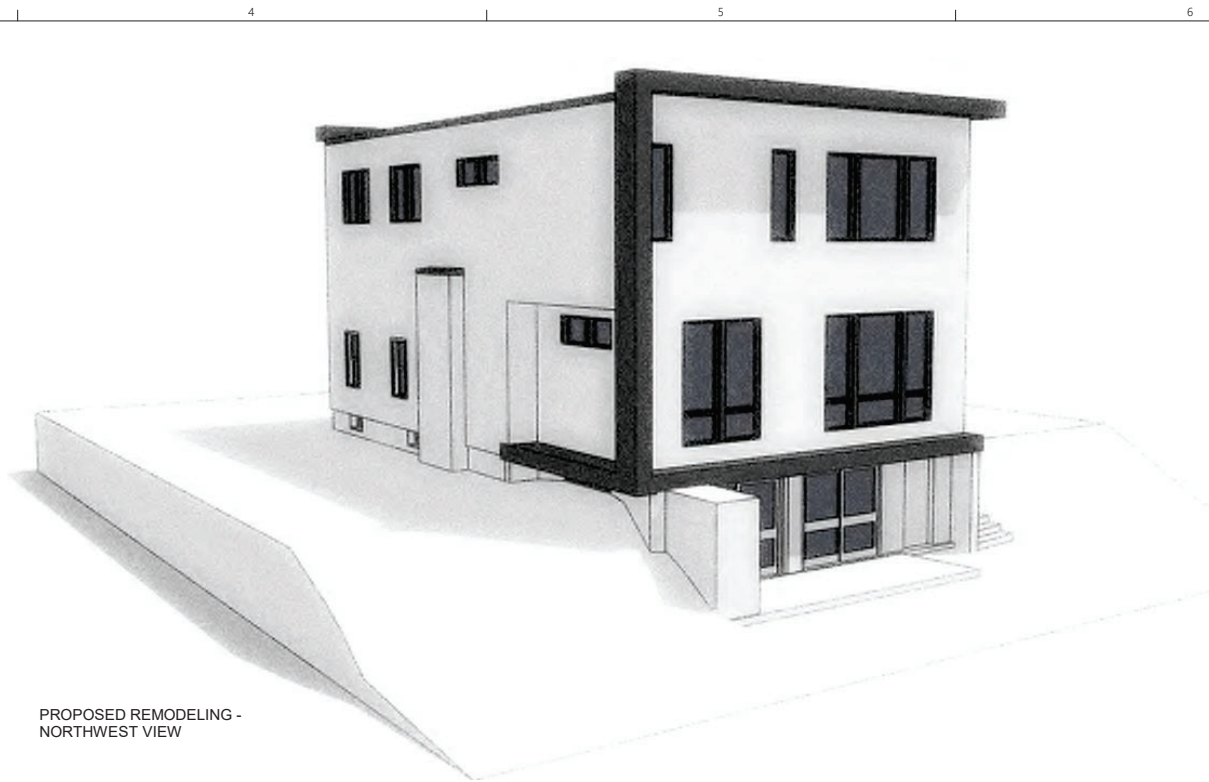
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1 2ND LEVEL - FLOOR PLAN OPTION A
3/8" = 1'-0"

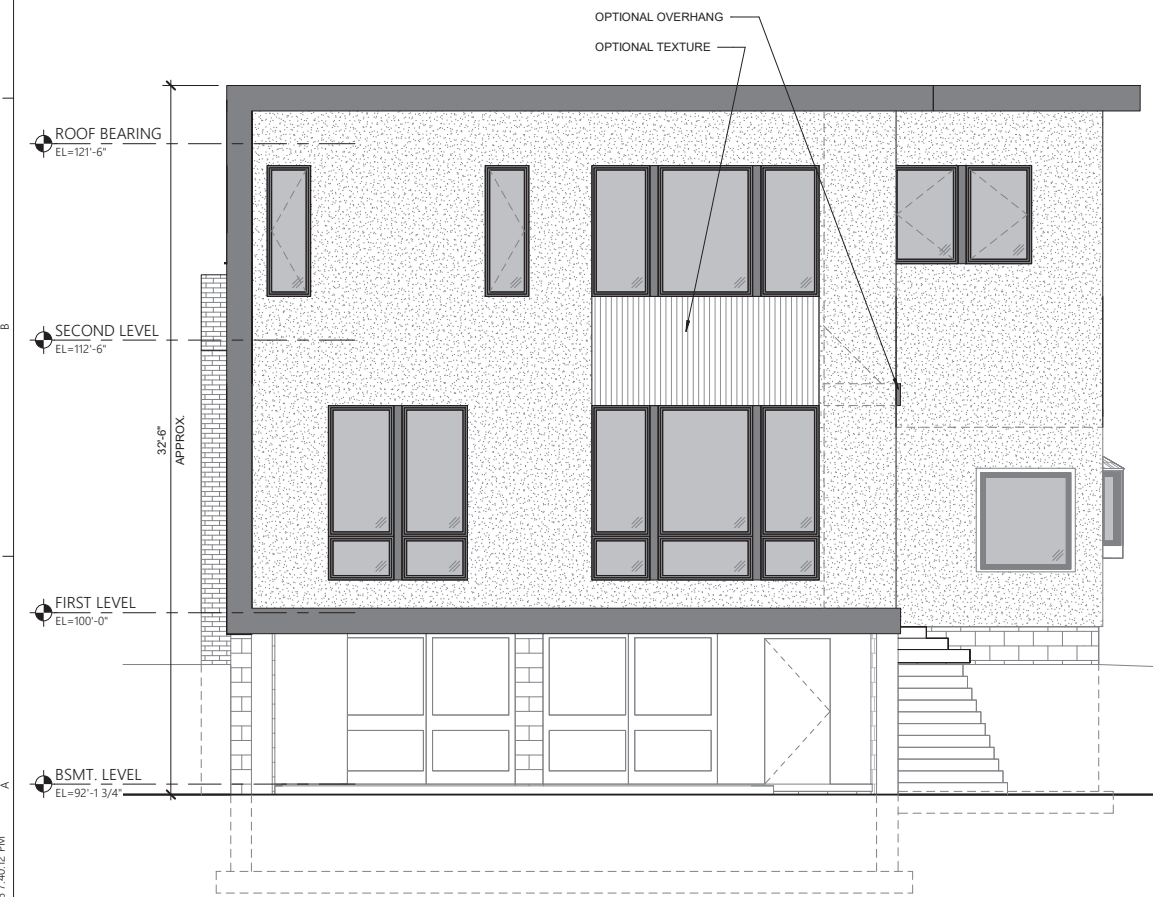
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Project Title: SEIM RESIDENCE HOME REMODELING 513 Hennel Drive, Roseville, MN 55113		Date: NOV 18, 2025 DEC 22, 2025	
Description: A. 30% SCHEMATIC DESIGN B. DESIGN DEVELOPMENT		Date: NOV 18, 2025 DEC 22, 2025	
Project number: 251210-100 Issue Date: DEC 22, 2025 Drawn by: CP Checked by: OS		PRELIMINARY	
FLOOR PLANS		Scale: 3/8" = 1'-0"	
Ap-120		Project Title: SEIM RESIDENCE HOME REMODELING	



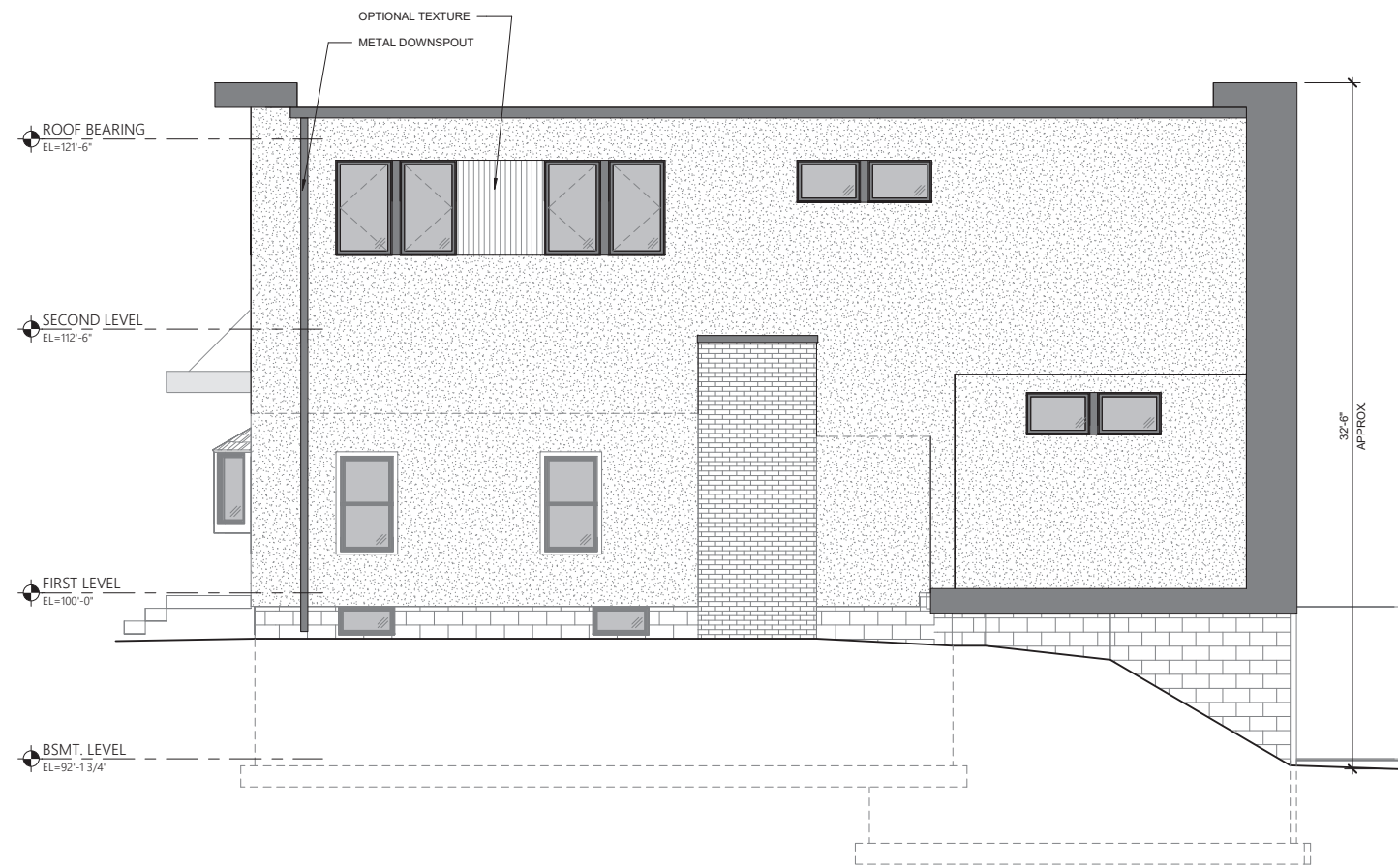
PROPOSED REMODELING - SOUTHEAST VIEW



PROPOSED REMODELING - NORTHWEST VIEW




1 WEST BUILDING ELEVATION
1/4" = 1'-0"



2 NORTH BUILDING ELEVATION
1/4" = 1'-0"



General Contractor:

STROLE & COMPANY LLC
 LIC# BC637442
 TEL: 612.636.7056
 O.F.S.P.# 11

Project Title:
SEIM RESIDENCE HOME REMODELING
 513 Hennepin Drive, Roseville, MN 55113

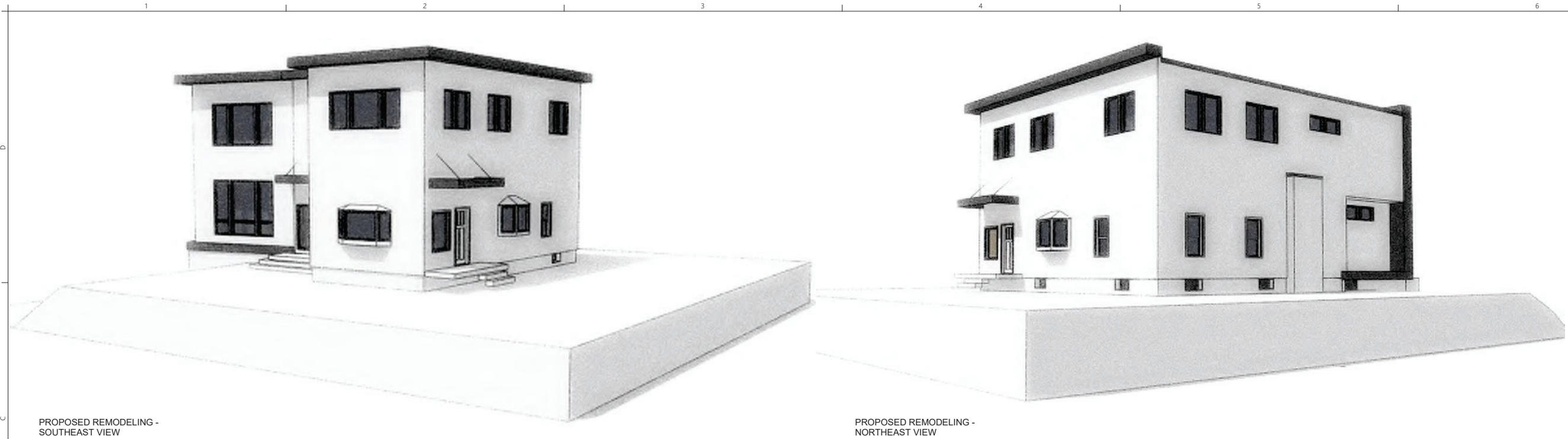
Rev. Description:	Date:
A 60% DESIGN DEVELOPMENT	DEC 22, 2025

PRELIMINARY

BUILDING ELEVATIONS	
Project number: 251210-100	Issue Date: DEC 22, 2025
Drawn by: CP	Checked by: OS

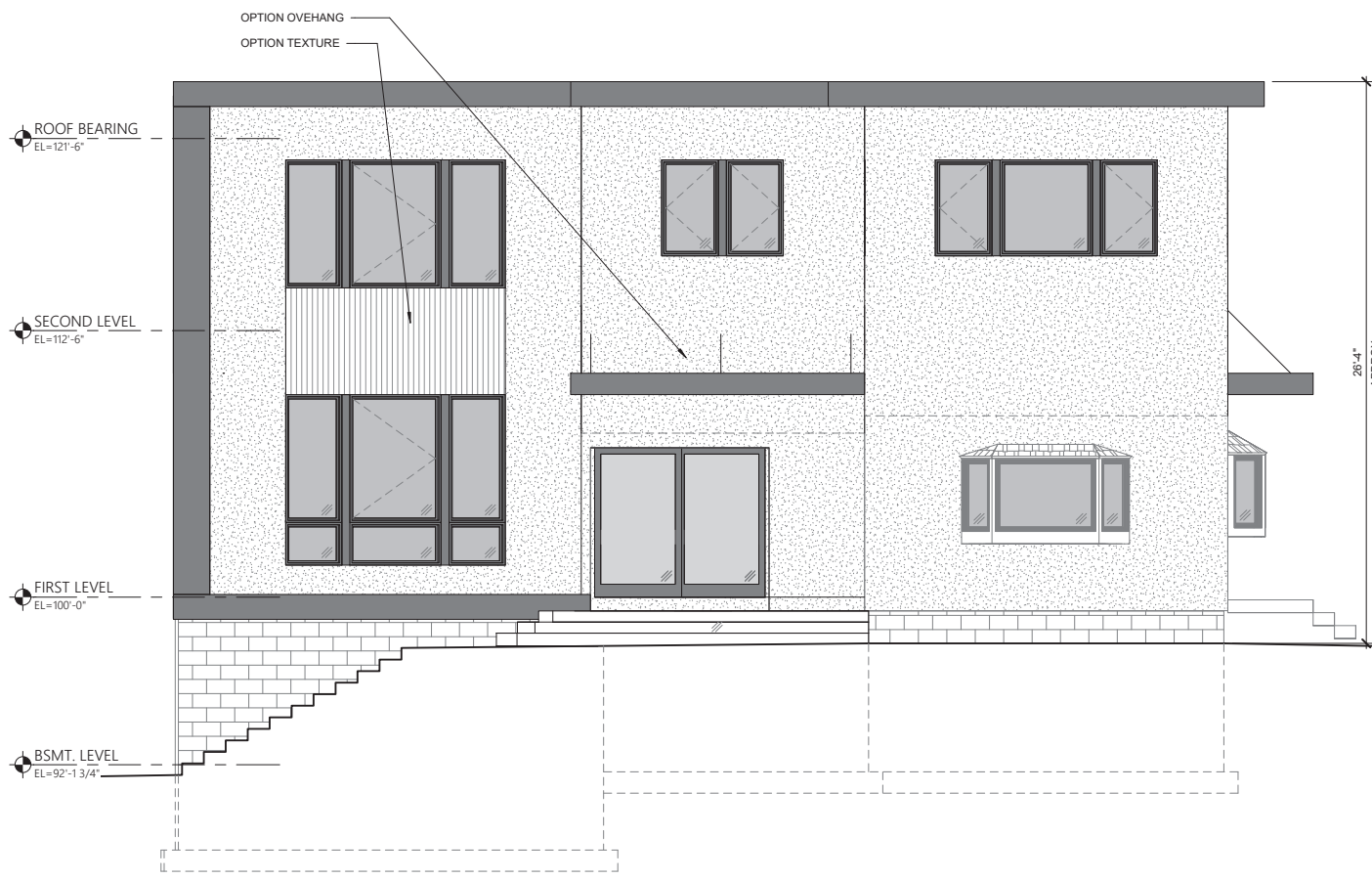
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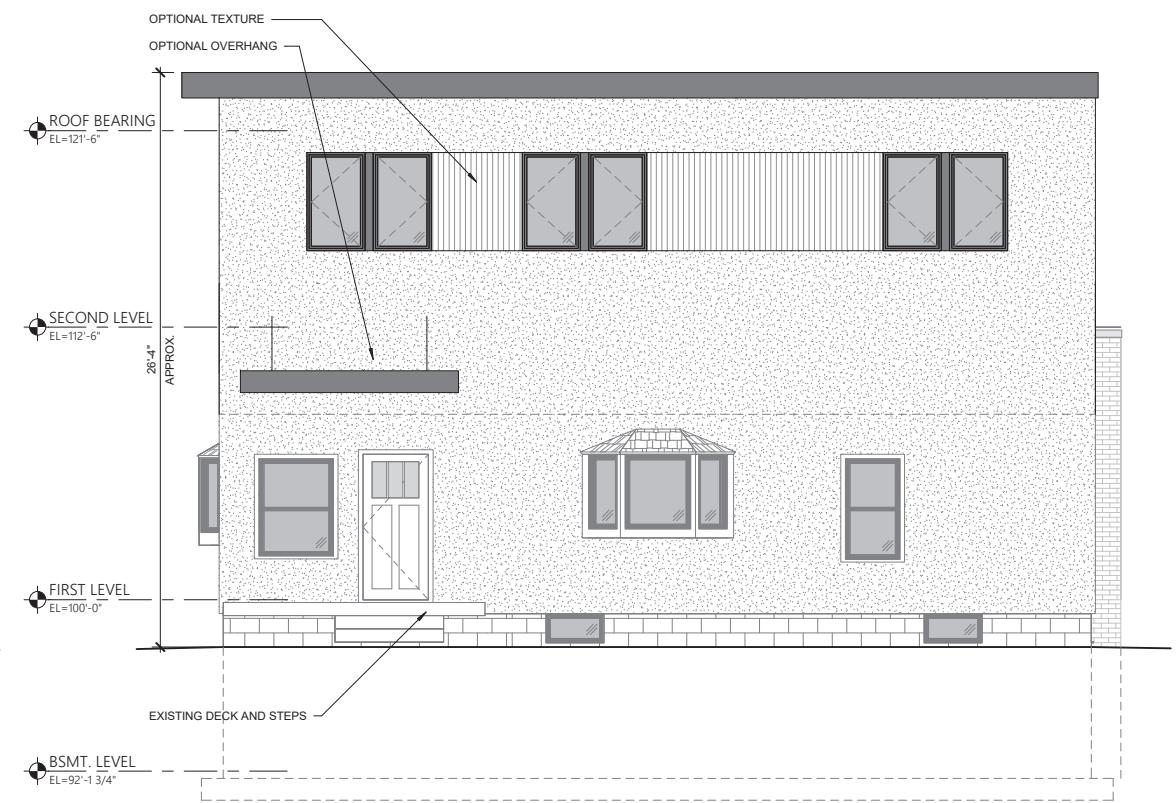


PROPOSED REMODELING - SOUTHEAST VIEW

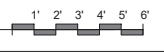
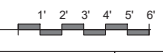
PROPOSED REMODELING - NORTHEAST VIEW




1 SOUTH BUILDING ELEVATION
1/4" = 1'-0"



2 EAST BUILDING ELEVATION
1/4" = 1'-0"



 STROLE & COMPANY LLC LIC# BC637442 TEL: 612.636.7056 O.F.S.P.# 11	
General Contractor:	
Project Title: SEIM RESIDENCE HOME REMODELING 513 Hennel Drive, Roseville, MN 55113	
Rev. Description: A 60% DESIGN DEVELOPMENT	Date: DEC 22, 2025
PRELIMINARY	
BUILDING ELEVATIONS	
Project number: 251210-100 Issue Date: DEC 22, 2025 Drawn by: CP Checked by: OS	Scale: 1/4" = 1'-0"
Ap-201	

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**EXTRACT OF MINUTES OF MEETING OF THE
VARIANCE BOARD OF THE CITY OF ROSEVILLE**

* * * * *

Pursuant to due call and notice thereof, a regular meeting of the Variance Board of the City of Roseville, County of Ramsey, Minnesota was duly held on the 7th day of January 2026 at 5:30 p.m.

The following members were present: _____ and _____ were absent.

Member _____ introduced the following resolution and moved its adoption:

VARIANCE BOARD RESOLUTION No. _____

**RESOLUTION APPROVING A VARIANCE TO DIMENSIONAL STANDARDS
PERTAINING TO A HOME ADDITION AT 513 HEINEL DRIVE (PF25-019)**

WHEREAS, the subject property is in the Low-Density Residential (LDR) District, is within the Shoreland Overlay District, is assigned Ramsey County Property Identification Number 01-29-23-22-0016, and is legally described as Lot 2, Vi's Lakeshore, Ramsey County, Minnesota;

WHEREAS, City Code §1012.03(f)(5) requires a minimum 50-foot ordinary high water level (OHWL) setback for structures on parcels abutting a Lake Owasso; and

WHEREAS, Strole & Company, representing the owner of the property at 513 Heinel Drive, has requested a variance to said standard to allow proposed a second story home addition which would add building mass within the required OHWL setback but not would not reduce the existing, nonconforming OHWL setback; and

WHEREAS, City Code §1009.04 (Variances) establishes the purpose of a variance is "to permit adjustment to the zoning regulations where there are practical difficulties applying to a parcel of land or building that prevent the property from being used to the extent intended by the zoning;" and

WHEREAS, the Variance Board has made the following findings:

- a. Given the existing conditions on the subject property, there is no location for a reasonable home addition that would conform to all applicable setback requirements, remain out of the sewer easement, and not increase the impervious coverage on the property. Therefore the collection of spatial constraints on the property represents a practical difficulty which the variance process is intended to relieve.
- b. The proposed home addition is generally consistent with the Comprehensive Plan because it represents a standard improvement on a residential property and embodies the sort of

continued investment promoted by the Comprehensive Plan's goals and policies for residential neighborhoods.

- c. Although the proposed home addition would be largely within the required OHWL setback, the proposed separation is in harmony with the purposes and intent of the zoning ordinance because the proposal does not further compromise the sensitive natural resources of the lake water and its shoreline.
- d. The proposed second story addition to be the most sensible way to add livable area to the home within the allowed structure height limit and would thereby put the property to use in a reasonable manner.
- e. The dramatically nonconforming OHWL setback and the lack of usable lot area between the OHWL setback and the sewer easement on the property are unique circumstances which were not created by the landowner.
- f. Although the proposed second story addition would substantially increase the height of the principal structure as viewed from the lake, the resulting size would not be atypical of homes around Roseville's lakes and the variance, if approved, would not negatively alter the character of the surrounding residential neighborhood.
- g. Because the proposed second story addition would not increase the amount of impervious coverage on the property, nor would it further reduce the nonconforming OHWL setback, approval of the requested variance would not trigger the shoreline restoration requirement that applies where a home would be newly built in or expanded into the OHWL setback area.

NOW THEREFORE BE IT RESOLVED by the Roseville Variance Board to approve the requested variance to allow the proposed second story home addition to encroach into the required OHWL setback at 513 Heinel Drive without expanding the home's existing footprint, based on the content the public record, public input, and Variance Board deliberation, with the condition that the applicant shall:

- a. Capture a 0.55" or 1.1" rainfall volume from the rooftop;
- b. Work with Roseville staff to assess whether the existing rain garden can accommodate the above additional stormwater volume, and implement improvements as necessary; and
- c. Record an Operations and Maintenance agreement to ensure staff can inspect the site and make sure the rain garden is functioning over the long term.

The motion for the adoption of the foregoing resolution was duly seconded by member ____ and upon a vote being taken thereon, the following voted in favor thereof: ____; and ____ voted against the same.

WHEREUPON, said resolution was declared duly passed and adopted.

Variance Board Resolution No. ____—513 Heinel Drive (PF25-019)

State of Minnesota)
) SS
County of Ramsey)

I, undersigned, being the duly qualified City Manager of the City of Roseville, County of Ramsey, State of Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a regular meeting of said City Council held on the 7th day of January 2026, with the original thereof on file in my office.

WITNESS MY HAND officially as such Manager this 7th day of January 2026.

Patrick Trudgeon, City Manager

SEAL


REQUEST FOR BOARD ACTION

Date: **1/7/2026**
Item No.: **5.b.**

Department Approval

Janice Gundlach

Agenda Section

Public Hearing

Item Description: Extension of Validation Timeline for the Variances Approved in Planning File 24-008

1
2 **Application Information**

3 Applicant: Lalith Samarakoon
4 Location: 1949 Simpson Street
5 Application Submission: December 16, 2025
6 City Action Deadline: n/a
7 Zoning: Low Density Residential (LDR)

8
9 **Background**

10 The owner of the property at 1949 Simpson Street gained approval of variances on May 1, 2024,
11 allowing a garage addition to encroach into the required minimum setback from the front property line
12 and to place an overhead garage door more than 6 feet in front of the home. An area map showing the
13 location of the site, plans illustrating the subject of the variance request, and a copy of Variance Board
14 Resolution #167 conferring the approval are included with this report as Attachments 1, 2 and 3,
15 respectively.

16
17 City Code §1009.04D (Validation and Expiration) attaches a timeline to variance approvals; it says: "A
18 variance approval shall be validated by the applicant through the commencement of any necessary
19 construction...authorized by the variance within 1 year of the date of the approval. A variance approval
20 shall automatically expire if the approval is not validated pursuant this section. Notwithstanding this time
21 limitation, the Variance Board may approve extensions of the time allowed for validation of the variance
22 approval if requested in writing by the applicant."
23

24 The approved garage addition was to begin after the completion of a precursor construction project at
25 their home but, because the homeowner could tell by November 2024 that they would not be ready to
26 start the garage addition within the one-year validation period, they requested an extension. On May 7,
27 2025, the Variance Board passed a motion to extend the validation period through December 31, 2025.
28 As a result of extensive delays in the availability of some materials, the precursor construction project
29 was only completed in mid-October, 2025. At the time this report was written the applicant was in the
30 process of getting bids and selecting a contractor for the garage addition, but they requested another
31 extension out of concern they would not be ready to submit the building permit application by the end of
32 the approved extension period. From recent correspondence, the applicant indicated confidence that
33 construction of the approved garage addition would occur in 2026.

34
35 Given no zoning standards have changed since the variance approval was granted and because such
36 extensions are typically granted by the Board, staff finds the extension request to be reasonable. And
37 while an arbitrary, mid-year date could be selected for the expiration of the current extension request,
38 Planning Division staff recommends a one-year extension which would be consistent with the standard
39 one-year validation requirement.
40

41 **Staff Recommendation**

42 By motion, approve an extension of the time allowed to validate the variance approved by Variance
43 Board Resolution #167 until December 31, 2026, based on the content of this RVBA, public input, and
44 Variance Board deliberation.

45
46 **Requested Planning Commission Action**

47 By motion, approve an extension of the time allowed to validate the variance approved by Variance
48 Board Resolution #167 until December 31, 2026, based on the content of this RVBA, public input, and
49 Variance Board deliberation.

50
51 **Alternative Actions**

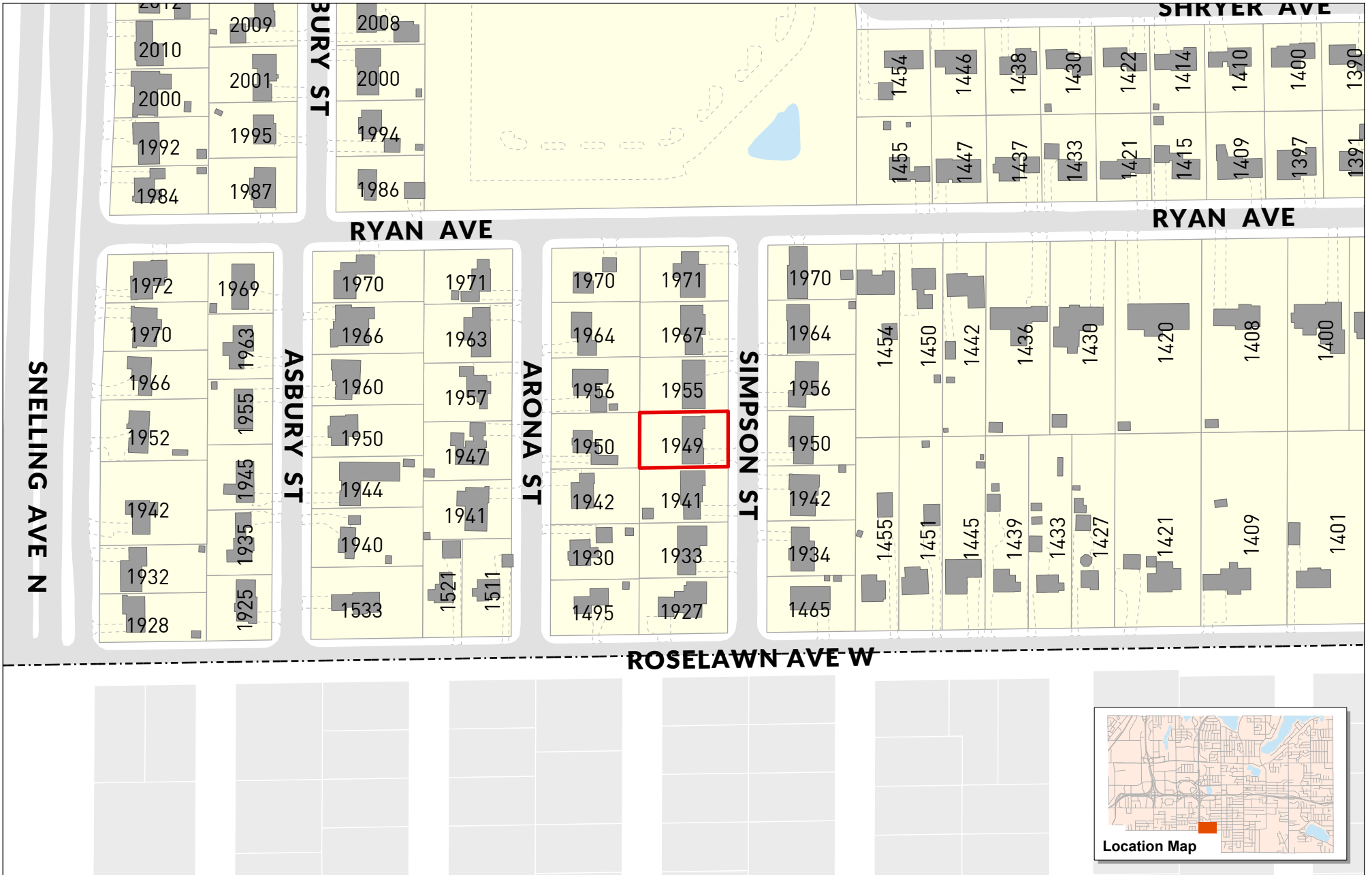
52 By motion, deny the extension. Should the Board opt to deny, findings supporting the reason for denial
53 should be articulated as part of the motion.

54 **Prepared by:** Bryan Lloyd, Senior Planner

- Attachments:**
- 1. Map
 - 2. Plan
 - 3. Resolution #167

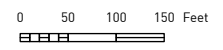
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Attachment 1: Planning File 24-008

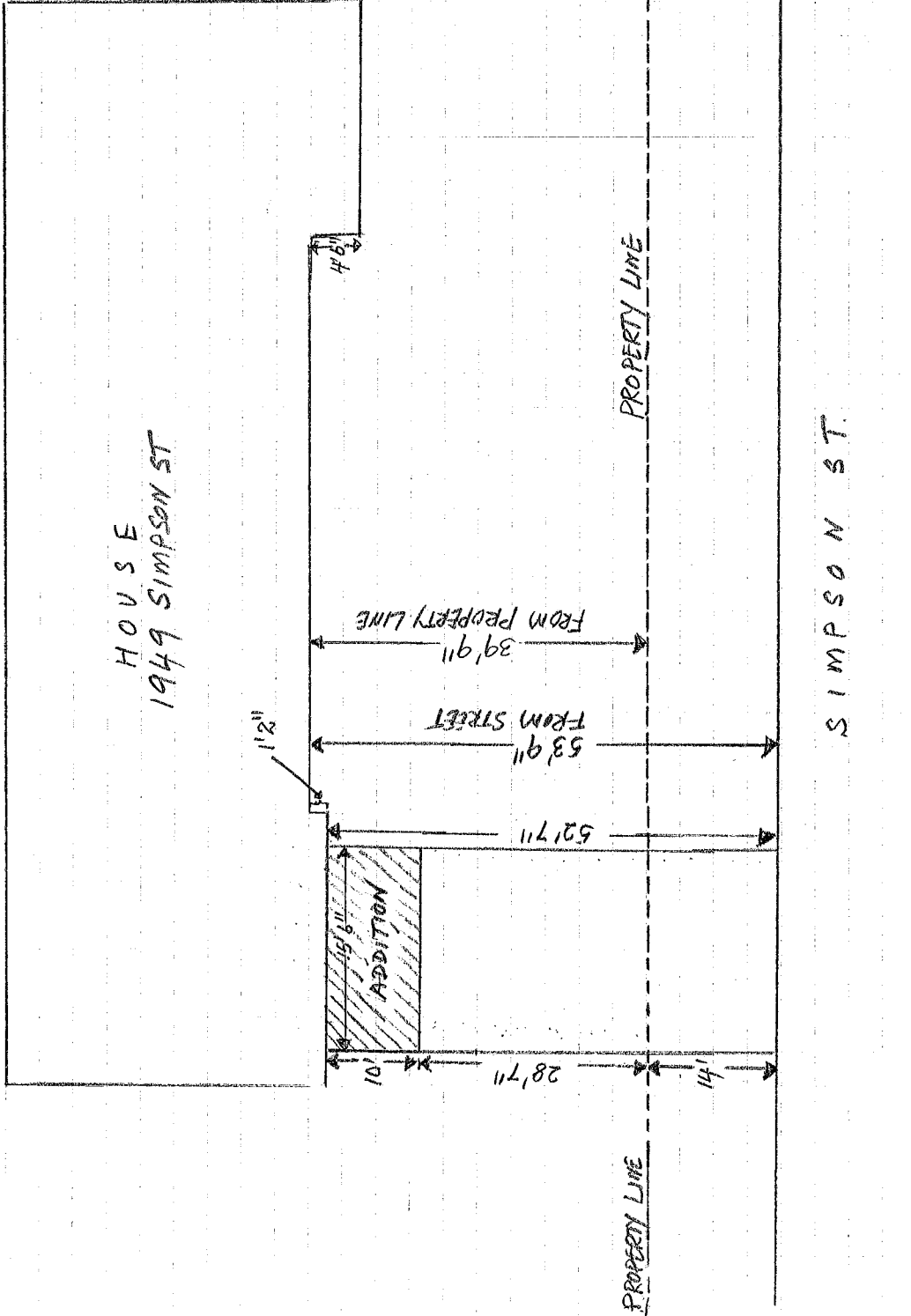


Data Sources
 * Ramsey County GIS Base Map (4/2/2024)
 For further information regarding the contents of this map contact:
 City of Roseville, Community Development Department,
 2660 Civic Center Drive, Roseville MN

Disclaimer
 This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found please contact 651-792-7085. The preceding disclaimer is provided pursuant to Minnesota Statutes §466.03, Subd. 21 (2000), and the user of this map acknowledges that the City shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access or use of data provided.



PROPOSED GARAGE EXTENSION PLAN





Doc No **A05038890**

Certified, filed and/or recorded on
Sep 17, 2024 8:14 AM

Office of the County Recorder
Ramsey County, Minnesota
Todd J. Uecker, County Recorder
Tracy M. West, County Auditor and Treasurer

Deputy 404

Pkg ID 1631648M

Document Recording Fee Abstract	\$46.00
<i>Document Total</i>	\$46.00

This cover sheet is now a permanent part of the recorded document.

**EXTRACT OF MINUTES OF MEETING OF THE
VARIANCE BOARD OF THE CITY OF ROSEVILLE**

* * * * *

Pursuant to due call and notice thereof, a regular meeting of the Variance Board of the City of Roseville, County of Ramsey, Minnesota was duly held on the 1st day May, 2024 at 5:30 p.m.

The following members were present: Chair Schaffhausen, Vice Chair Bjorum and Member Aspens and none were absent.

Member Bjorum introduced the following resolution and moved its adoption:

VARIANCE BOARD RESOLUTION No. 167

**RESOLUTION APPROVING VARIANCES TO DIMENSIONAL STANDARDS AND
DESIGN STANDARDS PERTAINING TO A GARAGE ADDITION
AT 1949 SIMPSON STREET (PF24-008)**

WHEREAS, the subject property is in the Low-Density Residential (LDR) District, is assigned Ramsey County Property Identification Number 15-29-23-23-0061, and is legally described as Lot 4, Block 2, Kay-Reen Homesites, Ramsey County, Minnesota;

WHEREAS, City Code §1004.06.A (Residential Design Standards) prohibits the overhead doors of attached garages from standing more than 5 feet in front of the dwelling; and

WHEREAS, City Code §1004.09.B (LDR Dimensional Standards) establishes a minimum front yard setback of 30 feet; and

WHEREAS, Lalith Samarakoon, owner of the property at 1949 Simpson Street, has requested variances to said provisions to allow a 10-foot addition to the front of the existing attached garage; and

WHEREAS, the proposed 10-foot garage addition would place the overhead door about 6 feet further in front of the dwelling than the maximum distance allowed and would encroach about 1.5 feet into the minimum front yard setback; and

WHEREAS, City Code §1009.04 (Variances) establishes the purpose of a variance is "to permit adjustment to the zoning regulations where there are practical difficulties applying to a parcel of land or building that prevent the property from being used to the extent intended by the zoning;" and

WHEREAS, the Variance Board has made the following findings:

- a. The living area built into the space above the garage has lowered the ceiling of the existing garage to such an extent that it no longer functions as a two-car garage, and the fact this

situation can only be rectified by extending the garage toward the front property line represents a practical difficulty which the variance process is intended to relieve

- b. The proposed garage addition is generally consistent with the Comprehensive Plan because it represents a standard amenity on a residential property and embodies the sort of continued investment promoted by the Comprehensive Plan's goals and policies for residential neighborhoods.
- c. Although it is the garage door, and not the dwelling area of the home, that is approaching the front property line, the proposed forward expansion is in harmony with the purposes and intent of the zoning ordinance to make fuller use of the front side of the property.
- d. In Roseville, a "reasonable" garage has come to mean one that can accommodate two vehicles because a two-car garage has long been found to be adequate for most households. Therefore, the proposed garage expansion would essentially recreate a two-car garage and thereby put the property to use in a reasonable manner.
- e. The incursion of the upstairs living space into the existing garage is a unique circumstance which was not created by the landowner.
- f. Despite the fact it would allow the forward extension of the garage more than what is normally permitted, the proposed addition is not particularly large and is clearly residential in nature. Therefore, the variance, if approved, would not negatively alter the character of the surrounding residential neighborhood.

NOW THEREFORE BE IT RESOLVED by the Roseville Variance Board to approve the requested 1.5-foot variance to the minimum front yard setback and 6-foot variance to the maximum distance a garage door may stand in front of the home at 1949 Simpson Street, based on the content the public record, public input, and Variance Board deliberation

The motion for the adoption of the foregoing resolution was duly seconded by member Aspnes and upon a vote being taken thereon, the following voted in favor thereof: Schaffhausen, Bjorum and Aspenes; and none voted against the same.

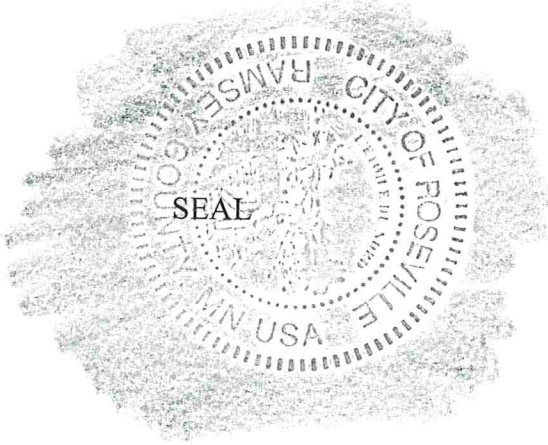
WHEREUPON, said resolution was declared duly passed and adopted.

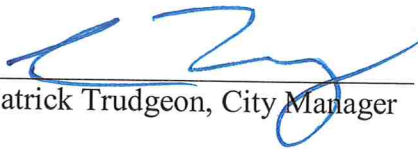
Variance Board Resolution No. 167—1949 Simpson Street (PF24-008)

State of Minnesota)
) SS
County of Ramsey)

I, undersigned, being the duly qualified City Manager of the City of Roseville, County of Ramsey, State of Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a regular meeting of said City Council held on the 1st day of May, 2024 with the original thereof on file in my office.

WITNESS MY HAND officially as such Manager this 1st day of May, 2024.





Patrick Trudgeon, City Manager