AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
SEPTEMBER 7, 2010 3:00 P.M.
ROOM 300 CITY COUNCIL CHAMBERS - CITY HALL
ST. PAUL, MINNESOTA

RESULTS AGENDA

NOTE: The order in which the items appear on this agenda is not necessarily the order in which they will be heard at the meeting. The Board of Zoning Appeals will determine the order of the agenda at the beginning of its meeting.

I. APPROVAL OF MINUTES OF AUGUST 23, 2010

Approved

II. OLD BUSINESS

a. Applicant - **John Mathern** **(#10-704820)**
Location - 194 Goodrich avenue
Zoning - RT1; RC-4
Purpose: MAJOR VARIANCE - A minimum lot size of 5,000 square feet is required for a new single-family home and a lot size of 4,589 is available for a variance of 411 square feet.
Continued up to 30 days at applicant's request.

III. NEW BUSINESS

A. Applicant - **Diane & Chris Smith** **(#10-706182)**
Location - 1666 Hewitt Avenue
Zoning - R4
Purpose: MINOR VARIANCE - A variance of the design regulations in order to legalize a driveway which was installed without city approval. A driveway can be 21 feet wide within 30 feet of the garage and then must be reduced to 12 feet in width. The proposed variance is for the initial 38 feet back from the front property line. The driveway width within the 38 feet must be a maximum of 12 feet and was installed at 21 feet for a variance of 9 feet.
Denied ***6-0***

B. Applicant - **Michael Webb** **(#10-707344)**
Location - 419 Wheeler Street North
Zoning - RM2
Purpose: MINOR VARIANCE - A variance of the rear lot coverage in order to construct a new garage on this parcel. A maximum of 35 percent (826 square feet) of the rear yard is allowed, 40 percent (933 square feet) is proposed for a variance of 5 percent (107 square feet).
Approved w/cond. ***6-0***

C. Applicant - **Therese Sherman** **(#10-792099)**
Location - 2137 Hartford Avenue
Zoning - R4
Purpose: MINOR VARIANCE - A variance of the side yard setback in order to build a bedroom addition on the west side. A setback of 4 feet is required and 3 feet is proposed for a variance of 1 foot.
Continued 2 weeks.

D. Applicant - **Guy D. Kullander** **(#10-792161)**
Location - 1070 Colne Street
Zoning - R4
Purpose: MINOR VARIANCE - A variance in order to construct a deck and a stairway in the rear yard. A 25 foot setback is required in the rear yard and 15 feet is proposed for a variance of 10 feet.
Approved ***6-0***

E. Applicant - **Dennis D. Burdick** **(#10-792815)**
Location - 685 McKnight Road South
Zoning - R2
Purpose: MINOR VARIANCE - A variance in order to legalize the placement of a small shed in a required front yard. The applicant is requesting to leave the shed within the existing 37 foot required front yard setback at 29 feet for a variance of 8 feet.
Approved w/cond. ***6-0***

F. Applicant - **David Heide Design Studio** **(#10-7896949)**
Location - 977 Summit Avenue
Zoning - R2; HPL-Hill
Purpose: MAJOR VARIANCE - A variance of the maximum size allowed for an accessory structure to enlarge a 1600 square foot garage in order to add an attached porch. The applicant is proposing to add an additional 400 square feet for a total of 2000 square feet for an accessory structure.
Approved ***6-0***

IV. ADJOURNMENT

Board of Zoning Appeal Members: Please call John Hardwick (266-9082), Yaya Diatta (266-9080) or Debbie Crippen (266-9144) if you are unable to attend the meeting.

APPLICANT: You or your representative should attend this meeting to answer any questions the Board may have.