# AGENDA
# BOARD OF ZONING APPEALS PUBLIC HEARING
# MAY 16, 2011 3:00 P.M.
# ROOM 330 - CITY HALL
# ST. PAUL, MINNESOTA

**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 APRIL 18, 2011

II. APPROVAL OF RESOLUTION
11-112199 Joshua J. Brechtel 571 State Street, Resolution for Approval

III. NEW BUSINESS

A. Applicant - **Guadalupe Alternative Programs (#11-130256)**
Location - 472 Concord Street
Zoning - R4; RC-4
Purpose: MAJOR VARIANCE - Three variances in order to build a new single family home. 1) The footprint of the house with attached garage is allowed to occupy 35% of the lot, or 964 square feet, a lot coverage of 1,232 square feet is proposed that would occupy 45% of the lot for a variance of 10% or 268 square feet. 2) A side yard setback of 4 feet is required and 3 feet is proposed from the west property line for a variance of 1 foot. 3) A rear yard setback of 25 feet is required and a setback of 14.5 feet is proposed for a variance of 10.5 feet.

BZA Application Documents

IV. ADJOURNMENT

Board of Zoning Appeal Members: Please call 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.**