AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
OCTOBER 1, 2012 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 OCTOBER 1, 2012

II. APPROVAL OF RESOLUTIONS

a. 12-094385 Terrance D. Hayes 512 York Avenue Approval

b, 12-095054 Ann Schley for Sterns & Associates LLC 1611 Ames Avenue Approval w/conds.

c. 12-095071 Ann Schley for Sterns & Associates LLC 1629 Ames Avenue Approval w/conds.

III. NEW BUSINESS

A. Applicant - **Joel Adam Matuzak** **(#12-099700)**
Location - 1063 Como Place
Zoning - R4
Purpose: MINOR VARIANCE - A variance of the setback requirement in order to remove the existing two-car detached garage and construct a new two-car detached garage in the rear yard. A setback of three feet is required from the side property line; the applicant is proposing a one-foot setback from the north property line for a variance of two feet.

B. Applicant - **Arnulfo Jay Curiel** **(#12-104581)**
Location - 1956 Nevada Avenue East
Zoning - R4
Purpose: MINOR VARIANCE - The applicant is requesting a variance in order to remove the existing one-car detached garage and construct a new, four-car detached garage in the rear yard. The maximum size for a garage is 1,000 square feet; the applicant is proposing a garage of 1,332 square feet for a variance request of 332 square feet.

C. Applicant - **Harlan W. Heichel** **(#12-104632)**
Location - 592 Portland Avenue
Zoning - RM2; HPL-Hill
Purpose: MINOR VARIANCE - The applicant is requesting a variance in order to construct a new, 624 square foot, two-car detached garage in the rear yard. Accessory structures cannot exceed a total of 1,000 square feet. There is an existing 572 square foot, two-car detached garage in the rear yard. The new proposed garage and the existing garage would total 1,196 square feet for a variance request of 196 square feet.

D. Applicant - **Raymond C. Bryan** **(#12-104643)**
Location - 862 Raymond Avenue
Zoning - RM2
Purpose: MAJOR VARIANCE - The applicant is requesting a variance in order to construct a new, two-car detached garage in the rear yard. The maximum garage height allowed is 15 feet; the proposed garage would be 19.3 feet for a variance request of 4.3 feet.

E. Applicant - **Steven J. Peterson** **(#12-104795)**
Location - 1813 Lincoln Avenue
Zoning - R3
Purpose: MAJOR VARIANCE - The applicants are requesting variances of the dimensional standards and parking requirement in order to remove the existing building roof and build a third floor with an expanded roof. The use is a nonconforming duplex and any expansion requires conformance with current zoning requirements. 1) The maximum building height allowed is 30 feet; the proposed building would be 31 feet high for a height variance of 1 foot. 2) A side yard setback of 9 feet is required; 2 feet is existing from the east property line for a variance of 7 feet. 3) Three off-street parking spaces are required; 2 parking spaces are available for a variance of one parking space.

F. Applicant - **Paul Selberg** **(#12-104998)**
Location - 2060 Carter Avenue
Zoning - RT2
Purpose: MAJOR VARIANCE - The applicant is requesting variances of the setback requirements in order to remove the rear portion of this Fraternity building and re-construct it with three small additions larger than the portion being removed. The code requires a 25 foot rear yard setback and a 9 foot side yard setback. The applicant is proposing a rear yard setback of 10 feet and a side yard setback of 7 from the north property line along Carter Avenue for a variance of 15 feet and 2 feet respectively. These setbacks are the same as for the existing building, but because of the additions, the newly re-built portion must meet current setback requirements.

G. Applicant - **Exeter Realty Company – Ironton Asset Fund LLC** **(#12-105429)**
Location - 2410 University Avenue West
Zoning - T3; HPL-UR
Purpose: MAJOR VARIANCE - The applicant is requesting a variance from the maximum gross surface display area of total business signage allowed. The code allows 99 square feet of signage in this zoning district. There is currently 3,540 square feet of signage on the property. The applicant is proposing to remove the existing signage and install three new, wall signs and a monument sign totaling 1,992 square for a variance request of 1,893 square feet.

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.