

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**OCTOBER 15, 2012 3:00 P.M.**  
**ROOM 330 - 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 OCTOBER 1, 2012  
*Approved*

II. APPROVAL OF RESOLUTION

A. 12-104795 Steven J. Peterson 1813 Lincoln Avenue Approval  
*Approved*

II. OLD BUSINESS

a. 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.  
*Approved* 4-2

b. 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.

***Continued 2 weeks to 10-30-12***

III. NEW BUSINESS

- A. Applicant - **Arion Thiboumery** (#12-110329)  
Location - 1320 Dayton Avenue  
Zoning - RT1  
Purpose: MINOR VARIANCE - A variance of the parking requirement in order to construct a new parking space on the east side of the house. The zoning code requires that off-street parking spaces be set back 4 feet from the side property line. The applicant is proposing a zero foot setback from the east property line for a variance request of 4 feet.  
***Approved w/conds.*** 6-0
- B. Applicant - **Jose Verdeja** (#12-110346)  
Location - 553 Robert Street South  
Zoning - RT1  
Purpose: MINOR VARIANCE - The applicant is requesting a variance in order to construct a new, four-car detached garage in the rear yard. The maximum garage height allowed is 15 feet measured from grade to the mid-point of the peak and eave; the proposed garage would be 17 feet-10 inches for a variance request of 2 feet-10 inches.  
***Approved w/conds.*** 5-1
- C. Applicant - **Kevin Zollinger** (#12-110367)  
Location - 1097 Goodrich Avenue  
Zoning - RM2  
Purpose: MAJOR VARIANCE - A variance of the parking requirement in order to construct a new three-car detached garage and a parking pad on the east side of the proposed garage. The zoning code requires that off-street spaces be set back 4 feet from the side property line. The parking pad would be set back two feet from the east property line for a variance request of 2 feet.  
***Approved w/conds.*** 6-0

- D. Applicant - **Susan L. Stacey** (#12-110682)  
Location - 2208 Scudder Street  
Zoning - RT2  
Purpose: MINOR VARIANCE - A variance of the separation requirement in order to build a new covered porch addition to the rear of the house closer to the existing detached garage. The code requires a 6 foot separation between the garage and the house. The new addition would be one foot-10 inches from the garage for a variance of 4 feet-2 inches.  
**Approved w/conds.** **6-0**

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.**