

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**JULY 21, 2014 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 JULY 7, 2014

II. APPROVAL OF RESOLUTIONS

Charles Commerford 84 Curtice Street East for Approval

III. NEW BUSINESS

A.	Applicant	- <b>Rebecca Dawn Hughes</b>	<b>(#14-304025)</b>
	Location	- 530 Mount Curve Boulevard	
	Zoning	- R2	
	Purpose: <u>MINOR VARIANCE</u>	- A variance of the side yard setback requirement in order to construct a second story addition over an existing single story bump-out at the back of the house. A side yard setback of 8 feet from the property line is required; the existing setback from the north property line is 5 feet; the addition would be in line with the existing north wall for a variance of 3 feet.	

B.	Applicant	- <b>Timothy C. Abrahamson</b>	<b>(#14-304386)</b>
	Location	- 2176 Carter Avenue	
	Zoning	- R3	
	Purpose: <u>MAJOR VARIANCE</u>	- A variance of building design standards in order to construct a new single family dwelling on the newly created lot split off from the existing house at 2180 Carter. The zoning code states that window and door openings (glazing) shall be at least 15% of the front building facade. The proposed building facade would be 2,900 square feet requiring 435 square feet or 15% of glazing; the applicant proposes 403 square feet or 14% of glazing for a variance of 32 square feet or 1% of glazing.	

- C. Applicant - **Timothy C. Abrahamson** (#14-304370)  
Location - 2180 Carter Avenue  
Zoning - R3  
Purpose: MINOR VARIANCE - A variance in order to split this parcel and create a new, 50 foot wide lot that would be suitable for a new single-family dwelling. The remaining lot has the house on it and requires a side yard setback of 6 feet from the property line in the R3 zoning district. With the proposed lot split, the house on this parcel would be 5.7 feet from the newly created interior lot line for a variance of .3 feet.
- D. Applicant - **Vicki Hooper** (#14-305110)  
Location - 480 Cedar Street  
Zoning - B4  
Purpose: MAJOR VARIANCE - Two variances in order to install a new satellite dish antenna on the roof of the Minnesota Public Radio building. 1) The zoning code limits the size of satellite dish antennas to 3 meters in diameter; the applicant is proposing a satellite dish antenna that is 3.8 meters in diameter for a variance of .8 meters. 2) The code requires that screening be provided on all sides of the satellite dish antenna; the applicant is requesting a variance from the requirement.

#### 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.**