

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
AUGUST 4, 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 21, 2014
- II. APPROVAL OF RESOLUTIONS
14-304386 Timothy C. Abrahamson 2176 Carter Avenue for Approval
- III. UPDATE
14-193507 Brad Belka 1599 Portland Avenue Signatures submitted.
- IV. NEW BUSINESS
 - A. Applicant - **Brent Benjamin** (#14-309664)
 - Location - 360 Daly Street
 - Zoning - RT1
 - Purpose: MINOR VARIANCE - A variance of the side yard setback requirement in order to remove the existing one-car detached garage and construct a new, one-car detached garage in the rear yard at the same location but the garage would be enlarged by 12' on the south side. A rear setback of 4 feet from the east property line is required; a two foot setback is proposed for a variance of two feet.
 - B. Applicant - **Mark Vetter for Church of St. Agnes** (#14-309684)
 - Location - 530 Lafond Avenue
 - Zoning - R4
 - Purpose: MAJOR VARIANCE - The applicant is requesting three variances in order to remove an existing building and a parking lot at the northwest corner of Mackubin Street and Thomas Avenue and construct a larger building addition for a gymnasium, auditorium, classroom space, and offices at the same location for St. Agnes School. 1) A building height of 30 feet is allowed, 38 feet is proposed for a variance of 8 feet.

2) The footprint of all buildings on the site cannot occupy more than 35% of the lot or 74,107 square feet; a footprint of 87,805 square feet or 41.5% is proposed for a variance of 13,698 square feet or 6.5%. 3) A front yard setback of 25 feet along Lafond Avenue and a side yard setback of 19 feet along Mackubin Street are required; 14 feet 8 inches is the proposed setback along Lafond and 4 feet 8 inches is proposed along Mackubin for variances of 10 feet 4 inches and 14 feet 4 inches respectively.

- C. Applicant - **Steven G. Burnett** (#14-309690)
Location - 1938 Laurel Avenue
Zoning - R3
Purpose: MINOR VARIANCE - A variance of the side yard setback requirement in order to construct an addition to the back of the single family dwelling. A side yard setback of 6 feet from the property line is required in the R3 zoning district, in which this property is located; the existing setback from the west property line is 4.5 feet; the addition would jog in 6 inches resulting in a setback of 5 feet from the west property line for a variance of 1 foot.

- D. Applicant - **Edward Piechowski** (#14-309702)
Location - 203 Montrose Place
Zoning - R4
Purpose: MINOR VARIANCE - A request to modify a variance recently granted to allow an addition over the existing flat-roofed detached garage in the rear yard for a 17.75 foot tall garage. Due to an unforeseen design change, the applicant wants to increase the variance request to allow an 18.6 foot tall garage for an additional height variance of .85 feet.

V. 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.