

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
AUGUST 18, 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 AUGUST 4, 2014

II. NEW BUSINESS

- A. Applicant - **Stephen Ahearne-Kroll** (#14-312642)
Location - 2145 Dudley Avenue
Zoning - R3
Purpose: MINOR VARIANCE - A variance in order to construct a new, two-car detached garage in the front yard tucked into the hill with a deck on top. The zoning code requires garages to be set back from the front lot line at least as far as the principal structure; the applicant is requesting a variance from this requirement in order to construct the proposed garage in the front yard.
- B. Applicant - **Craig Peterson** (#14-312943)
Location - 1630 Saunders Avenue
Zoning - R2
Purpose: MINOR VARIANCE - A variance of the side yard setback requirement in order to construct a second floor addition over the existing house. A side yard setback of 8 feet is required for a single family dwelling in the R2 zoning district. The existing setback from the east property line is 4 feet; the addition would be in line with the existing house on the east side for a side setback variance of 4 feet.
- C. Applicant - **Bob Appert** (#14-315105)
Location - 1017 St. Paul Avenue
Zoning - R3
Purpose: MINOR VARIANCE - A variance of the side yard setback requirement in order to tear down the existing one-story attached garage and the second floor of the house and construct an expanded second floor addition and

attached garage. A side yard setback of 6 feet from the property line is required; the existing setback from the south property line is 4.1 foot; the addition would be in line with the existing house on the south side for a side setback variance of 1.9 feet.

- D. Applicant - **Reed Okerstrom** (#14-315178)
Location - 431 Mount Curve Boulevard
Zoning - R2; RC-3
Purpose: MINOR VARIANCE - A variance of the side yard setback requirement in order to construct a one-story addition to 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 6.2 feet; the addition would be in line with the existing north wall for a variance of 1.8 feet.
- E. Applicant - **Steven L. Virkus** (#14-315255)
Location - 814 Grand Avenue
Zoning - T2; Sign-Grand
Purpose: MAJOR VARIANCE - Two variances of the parking and setback requirements in order to legalize the use of the garage as a dwelling unit. 1) The applicants removed one required off-street parking space by converting a portion of the existing detached garage into a dwelling unit without prior approval and are requesting a variance because a replacement parking space cannot be provided. 2) In the T2 zoning district in which this property is located, a side yard setback of 6 feet is required for structures with windows facing a side yard, 3 feet is existing from the east property line and 4 feet is existing from the west property line for variances of 3 feet and 2 feet respectively.

III. 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.