

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
WEDNESDAY, SEPTEMBER 3, 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 18, 2014

II. NEW BUSINESS

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| A. Applicant | - Richard A. Robinson (#14-311019) |
| Location | - 1320 Payne Avenue |
| Zoning | - RM2 |
| Purpose: <u>MAJOR VARIANCE</u> | - This property is listed as 1320 Payne Avenue and 648 Ivy Avenue and consists of two physically connected single family dwellings with two detached garages individually owned. The house at 1320 Payne has the garage immediately to the south and the house at 648 Ivy has the garage immediately to the east. The applicant is proposing to split the lot north-south in order to create two separate parcels that would reflect the existing ownership configuration. This request requires the following variances:
1320 Payne: 1) A lot size of 5,000 square feet is required, a lot of 2,420 square feet is proposed for a variance of 2,580 square feet. 2) A side yard setback of 4 feet is required, a zero foot setback would be available from the proposed interior lot line on the east side of the house for a variance of 4 feet.
648 Ivy: 1) A lot size of 5,000 square feet is required, a lot of 4,359 square feet is proposed for a variance of 641 square feet. 2) A side yard setback of 4 feet is required, a zero foot setback would be available from the proposed interior lot line on the west side of the house for a variance of 4 feet. 3) The combined footprint of the house and garage (because it is closer than 6 feet to the house) cannot occupy more than 35% of the lot or 1,526 square feet. The existing footprint is 43% of the lot or 1,898 square feet, for variance of 8% lot coverage or 372 square feet. |

- B. 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.
- C. Applicant - **Adam Schouten** (#14-315202)
Location - 539 Michigan Street
Zoning - RT1
Purpose: MINOR VARIANCE - Two variances of the setback requirements in order to construct a new open covered porch in front of the house that would replace a front porch recently removed. 1) A side yard setback of 4 feet is required, 3 feet is existing from the west property line, the porch would be in line with the house, for a side setback variance of one foot. 2) A front yard setback of 14 feet is required, 8 feet is proposed for a front setback variance of 6 feet.
- D. Applicant - **Dave Torgerson** (#14-317635)
Location - 1673 York Avenue
Zoning - R4
Purpose: MINOR VARIANCE - A variance in order to construct a new, two-car detached garage in the front yard accessed from the existing driveway off of York Avenue. 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.

- E. Applicant - **John R. Wade** (#14-317807)
Location - 1540 Iowa Avenue East
Zoning - R3
Purpose: MINOR VARIANCE - The applicant is requesting two variances in order to construct an addition along the east side of the garage and the covered patio. The existing wall along the property line would be attached to the existing accessory structure by adding a roof. 1) Accessory structures cannot exceed a total of 1,000 square feet in size. The existing garage and covered patio are 1,296 square feet in size; the proposed addition would be 180 square feet for a variance of 180 square feet. 2) A side yard setback of 3 feet from the property line is required; the existing wall has a one foot setback from the east property line for a variance of 2 feet.
- F. Applicant - **Kent Tsui** (#14-319313)
Location - 2008 St. Clair Avenue
Zoning - RM2
Purpose: MAJOR VARIANCE - A variance of the side yard setback requirement in order to construct an addition to the back of this duplex. A side yard setback of 9 feet from property lines is required for a duplex; the existing setback from the west property line is 5.5 feet; the addition would be in line with the existing house on the west side for a variance of 3.5 feet.
- G. Applicant - **Brian J. Niehaus for O'Reilly Automotive** (#14-319380)
Location - 1209 7th Street West
Zoning - B2/VP
Purpose: MAJOR VARIANCE - The property currently has an unpaved parking lot accessed from both the street and the alley. The applicant is proposing to pave the lot and is requesting two variances. 1) The zoning code does not allow alley access to a parking lot located in a commercial zoning district when there is residentially zoned land across an alley; the applicant is requesting a variance to allow access to the parking lot from the street and the alley. 2) The zoning code requires 15 square feet of interior landscaping area for every 100 hundred square feet

of paving. The paved parking area requires 1,292 square feet of interior landscaping; the applicant is proposing 351 square feet of landscaping for a variance of 941 square feet of interior landscaping.

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.