

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
SEPTEMBER 15, 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 SEPTEMBER 3, 2014

II. APPROVAL OF RESOLUTIONS

14-317635 Dave Torgerson 1673 York Avenue for approval

14-319313 Kent Tsui 2008 St. Clair Avenue for approval

14-317801 John R. Wade 1540 Iowa Avenue East for approval

III. OLD BUSINESS

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|--------------------------------|---|---------------------|
| a. Applicant | - Steven L. Virkus | (#14-315255) |
| Location | - 814 Grand Avenue | |
| Zoning | - T2; Sign-Grand | |
| Purpose: <u>MAJOR VARIANCE</u> | - Two variances of the parking and setback requirements in order to legalize the use of the garage as a dwelling unit. 1) One of the three required off-street parking spaces was removed when the garage was converted into a dwelling unit without prior approval by the previous property owner. The applicants 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. | |

IV. NEW BUSINESS

- A. 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.
- B. Applicant - **Perry W. Logan** (#14-323850)
Location - 1230 Berkeley Avenue
Zoning - R4
Purpose: MINOR VARIANCE - The applicant is requesting a variance in order to raise the south portion of the building roof and construct a new second story in order to accommodate a new bedroom on the second floor using the same footprint of the existing house. A 4 foot setback from side property lines is required for the expansion. The existing setback from the west property line is 3.5 feet; the addition would be in line with the existing west wall for a variance of .5 feet.
- C. Applicant - **Doug Andrus for Kris T. Kline** (#14-323870)
Location - 1756 Princeton Avenue
Zoning - R3
Purpose: MINOR VARINACE - Two variances from the front and side setback requirements in order to remove an existing open covered front porch and construct a one-story living room addition on the same footprint as the porch. 1) A setback of 6 feet from side property lines is required. The addition would be in line with the house on the east side where there is a 5 foot setback existing, requiring a variance of one foot. 2) A front yard setback of 29.5 feet is required, 27 feet is proposed for a front setback variance of 2.5 feet.

- D. Applicant - **Robert E. Wolan** (**#14-323900**)
Location - 1359 Edgcumbe Road
Zoning - R3
Purpose: MINOR VARIANCE - A variance of the side yard setback requirement in order to construct an addition to the north and west sides of the existing garage for storage space and an open roofed outdoor kitchen. A side yard setback of 3 feet is required; the addition would be setback one foot from both the north and west property lines for a variance of 2 feet on each side.

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.