

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
DECEMBER 8, 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 NOVEMBER 24, 2014

II. OLD BUSINESS

- | | | | |
|----|--------------------------------|---|---------------------|
| a. | Applicant | - Rafic Chechouri | (#14-332913) |
| | Location | - 945 Grand Avenue | |
| | Zoning | - BC; Sign-Grand | |
| | Purpose: <u>MAJOR VARIANCE</u> | - Variances of the setback and off-street parking requirements in order to enlarge an existing retail store. 1) A front yard setback of 25 feet is required; a zero foot setback is proposed, for a front yard setback variance of 25 feet. 2) A 4 foot setback is required from side property lines; the addition would be in line with the building on both sides but the existing setback is 3.5 feet from the west property line for a variance of .5 feet. 3) The existing use requires 5 off-street parking spaces but only 3 spaces are available; the use in the proposed expanded building requires 7 off-street parking spaces for a variance request of the difference in parking between the existing use and the proposed use which is 2 parking spaces.
Variance 3 - Parking variance granted. | |

III. NEW BUSINESS

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|----|--------------------------------|--|---------------------|
| A. | Applicant | - Edward H. Kmiecik | (#14-345167) |
| | Location | - 1387 Burr Street | |
| | Zoning | - R3 | |
| | Purpose: <u>MINOR VARINACE</u> | - A variance of the off-street parking requirement in order to construct a new parking space in the rear yard on the south side of the existing garage. A setback of 4 feet is required; a zero foot setback is proposed for a variance of 4 feet. | |

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- B. Applicant - **Christian Scharen** (#14-345187)
Location - 1477 Grantham Street
Zoning - R3
Purpose: MINOR VARINACE - A variance of the side yard setback requirement in order to construct a second story addition over an existing one-story, flat-roofed bump-out at the northwest corner of the house. A side yard setback of 6 feet from the property line is required; the existing setback from the north property line is 3.9 feet; the addition would be in line with the existing north wall for a variance of 2.1 feet.
- C. Applicant - **Ramiro Maya** (#14-348038)
Location - 867 6th Street East
Zoning - RT1
Purpose: MAJOR VARIANCE - The applicant is requesting variances of the dimensional standards in order to legalize a second unit added in the basement. 1) A minimum lot size of 6,000 feet is required, 4,920 square feet is available for a variance of 1,080 square feet. 2) A side yard setback of 9 feet is required for a duplex, 3 feet is available on the west side for a variance of 6 feet. 3) A lot width of 50 feet is required, 40 feet is available for a variance of 10 feet.

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.