

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**FEBRUARY 2, 2015 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 JANUARY 21, 2015

II. APPROVAL OF RESOLUTION

14-356494 Brandt Fontaine LLC 1625 Bohland Avenue for Approval

III. NEW BUSINESS

- |    |                                |   |                     |
|----|--------------------------------|---|---------------------|
| A. | Applicant                      | - <b>Gregory T. Ryan</b>  | <b>(#15-000820)</b> |
|    | Location                       | - 1963 Marshall Avenue  |                     |
|    | Zoning                         | - RM2   |                     |
|    | Purpose: <u>MAJOR VARIANCE</u> | - The applicant is proposing to construct a two-story building addition for a staircase onto the rear of the existing duplex and convert it into a triplex by adding a unit in the basement of the building. A lot size of at least 9,000 square feet is required in order to add a third unit; a lot size of 7,575 square feet is existing for a variance 1,425 square feet.   |                     |
|    |                                |   |                     |
| B. | Applicant                      | - <b>Eun Young &amp; Seunguk Oh</b>   | <b>(#15-000885)</b> |
|    | Location                       | - 359 Maria Avenue  |                     |
|    | Zoning                         | - RT1; HPL-DB   |                     |
|    | Purpose: <u>MAJOR VARIANCE</u> | - As part of a code compliance inspection, the existing dilapidated, detached garage, located in the rear yard of a nonconforming 4-unit building was ordered to be removed. The property has no alley access and the building nearly spans the entire width of the lot, making rear yard access impossible. Consequently, the applicant is requesting a variance from the off-street parking requirement in order to not provide any off-street parking on the property. |                     |

- C. Applicant - **Dennis D. Gudim** (**#15-000893**)  
Location - 2146 Grand Avenue  
Zoning - RM2; Sign- Grand  
Purpose: MAJOR VARIANCE - A variance of the minimum distance requirement between student dwellings in order to legalize a single family student dwelling. The code requires a student dwelling to be located at least 150 feet from another student dwelling. The applicant is proposing a 40 foot separation from the existing student dwelling to the east at 2138 Grand Avenue and a zero foot setback from the existing student dwelling to the west at 2150 Grand for variances of 110 feet and 150 feet respectively.

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.**