AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
WEDNESDAY, MAY 27, 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 MAY 11, 2015

II. APPROVAL OF RESOLUTIONS

15-026406 Alexei Levine & Valerie Hood 801 Front Avenue for Approval.

15-029266 John Barry 780 Cottage Avenue West for Approval.

15-029413 Robben N. Leaf & Misha Jameson 771 Delaware Avenue for Approval.

15-029650 Peter Stitzel 844 Fairmount Avenue for Approval. (***May be available in handouts.)***

III. OLD BUSINESS

a. Applicant - **Saint Paul Saints** **(#15-030938)**
Location - 396 4th Street East
Zoning - B5; RC-4
Purpose: MAJOR VARINACE - Zoning variances for a new 280 car parking lot: 1. Parking lot would be paved using recycled asphalt. This is not normally an approved paving material. 2. No trees would be planted in the parking lot. Normally 56 trees would be required for a lot of this size.

IV. NEW BUSINESS

A. Applicant - **Thomas W. Beach** **(#15-033132)**
Location - 1222 Como Boulevard East
Zoning - R3
Purpose: MINOR VARIANCE - The applicant is proposing to remove the existing one-car detached garage in the rear yard and construct a new, slightly larger one-garage detached garage at the same location as the existing garage. A side yard setback of 3 feet is required; a setback of 1 foot - 9 inches (the same setback as the existing garage) is proposed from the west property line for a variance of 1 foot - 3 inches.

B. Applicant - **Timothy M. Schmidt (#15-032258)**
Location - 1406 Cleveland Avenue South
Zoning - R2; RC-3
Purpose: MINOR VARIANCE - The applicant is proposing to convert the existing attached garage into living space and construct a new, three-car detached garage 22 feet in front of the existing house. The zoning code specifies that garages must be set back from the front lot line at least as far as the principal structure. The applicant is requesting a variance from this condition.

C. Applicant - **David Rasmussen (#15-032698)**
Location - 1861 Cottage Avenue East
Zoning - R4
Purpose: MINOR VARIANCE - A variance of the side yard setback requirement in order to construct a second story addition over the existing one-story house and a 12 x 16 foot, two-story addition to the back of the house at the northwest corner. A setback of 4 feet from side property lines is required; the existing setback from the west property line is 3 feet; the additions would be in line with the existing west wall for a variance of 1 foot. 2) The zoning code no longer permits parking access from the street when there is parking off of an improved alley. The applicant obtained a permit to construct a new garage with access from the alley and was required to remove the front driveway and to replace the curb cut with a new curb and gutter as required by the zoning code. The garage has been constructed but the applicant wants to keep the driveway up to the front of the house and is requesting a variance to allow the existing curb cut to remain. 3) Parking is not allowed in the required front yard; the remaining driveway will be in the front yard for a variance of this requirement.

D. Applicant - **Jeffrey D. Karelitz (#15-033052)**
Location - 1289 Hillcrest Avenue
Zoning - R2
Purpose: MINOR VARIANCE - A variance of the side yard setback requirement in order to construct a two-story addition to the back of the house. A setback of 8 feet from side property lines is required; the existing setback from the west property line is 3 feet; the addition would be in line with the existing house on the west side for a variance of 5 feet.

E. Applicant - **Berenijian Properties LLC (15-033136)**
Location - 2137 Selby Avenue
Zoning - R4
Purpose: MINOR VARIANCE - A variance of the minimum distance requirement between student dwellings in order to legalize an existing student dwelling. The code requires a student dwelling to be located at least 150 feet from another student dwelling. The applicant is proposing a zero foot setback from the existing student dwelling to the west at 2133 Selby Avenue for a variance of 150 feet.

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.