

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
JUNE 8, 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 27, 2015

II. APPROVAL OF RESOLUTION

15-029650 Peter Stitzel 844 Fairmount Avenue for Approval.

15-032258 Timothy M. Schmidt 1406 Cleveland Avenue South for Approval.

III. OLD BUSINESS

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| a. | Applicant | - James J. Esparza | (#15-029410) |
| | Location | - 340 Morton Street East | |
| | Zoning | - RT1; RC-4 | |
| | Purpose: <u>MAJOR VARIANCE</u> | - A variance of the side yard setback requirement in order to legalize an uncovered attached deck constructed without prior approval, 9 feet above grade behind the new addition on the east side of the duplex. A side yard setback of 9 feet is required; 1 foot is proposed for a variance of 8 feet. | |
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| b. | Applicant | - David Rasmussen | (#15-032698) |
| | Location | - 1861 Cottage Avenue East | |
| | Zoning | - R4 | |
| | Purpose: <u>MINOR VARIANCE</u> | - Variance 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.

IV. NEW BUSINESS

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| A. | Applicant | - Berenijian Properties LLC (#15-033136) |
| | Location | - 2137 Selby Avenue |
| | Zoning | - R4 |
| | Purpose: <u>MINOR VARIANCE</u> | - 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. |
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| B. | Applicant | - Catherine Reed & Jeffrey Garske (#15-039076) |
| | Location | - 2282 Commonwealth Avenue |
| | Zoning | - R3 |
| | Purpose: <u>MINOR VARIANCE</u> | - A variance of the side yard setback requirement in order to construct an uncovered attached deck, 4 feet above grade onto the back of the house and into the side yard on the southwest corner of the dwelling. A side yard setback of 6 feet is required; a three foot setback is proposed for a variance of 3 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.