

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**APRIL 27, 2015 3:00 P.M.**  
**ROOM 330 - CITY HALL**  
**ST. PAUL, MINNESOTA**

**RESULTS AGENDA**

**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 APRIL 27, 2015

***Approved***

II. APPROVAL OF RESOLUTION

15-020844 Caroline Devany - HRA of St. Paul 3 Resolutions: 625 Dale St., 630 & 634 Lafond Avenue for Approval

***Approved***

III. OLD BUSINESS

- |                                |   |                     |
|--------------------------------|---|---------------------|
| a. Applicant                   | - <b>Efim Shukalovich</b>   | <b>(#15-021274)</b> |
| Location                       | - 938 Tuscarora Avenue  |                     |
| Zoning                         | - R4  |                     |
| Purpose: <u>MINOR VARIANCE</u> | - Two variances in order to split this parcel and create a new buildable lot on the eastern half that would be suitable for a new single-family dwelling.<br>1) A minimum lot size of 5,000 square feet is required for each lot. The lot split would result in a parcel size of 4,760 square feet for the existing single family dwelling, for a variance of 240 square feet, and 2) A minimum lot width of 40 feet is required in this zoning district; a 35 foot wide lot is proposed for the existing house for a variance of 5 feet. |                     |

***Denied***

***4-2***

III. NEW BUSINESS

- |                                |   |                     |
|--------------------------------|---|---------------------|
| A. Applicant                   | - <b>Robert M. &amp; Diana Wangsness</b>  | <b>(#15-021119)</b> |
| Location                       | - 1472 Ashland Avenue   |                     |
| Zoning                         | - RT1   |                     |
| Purpose: <u>MAJOR VARIANCE</u> | - The applicants are proposing to convert the existing two-story, five bedroom single-family dwelling into a duplex with a two bedroom unit on the first floor and a one bedroom unit on the second floor. A side yard setback of 9 feet from side property lines is required for a duplex; a setback of 6 feet-8 inches is existing from the east property line for a variance of 2 feet 4 inches. |                     |

***Approved***

***6-0***

- B. Applicant - **David M. Tierney** (#15-025759)  
Location - 264 Pelham Boulevard  
Zoning - R3; RC-3  
Purpose: MINOR VARIANCE - The applicant is proposing to remove the existing two-car detached garage in the side yard and construct a new, larger and deeper two-garage detached garage with hobby workshop in the side yard within the general area as the existing garage. A side yard setback of 6 feet is required; a setback of 2 feet - 4 inches (the same setback as the existing garage) is proposed for a variance of 3 feet - 8 inches.  
**Approved w/cond.** 6-0
- C. Applicant - **Jeremy T. Exley** (#15-025872)  
Location - 2132 Grand Avenue  
Zoning - RM2; Sign-Grand  
Purpose: MAJOR VARIANCE - A variance of the minimum distance requirement between student dwellings in order to establish a student dwelling in both units of the existing duplex. 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 2138 Grand for a variance 150 feet.  
**Denied** 6-0
- D. Applicant - **Douglas A. Dahl** (#15-025926)  
Location - 1728 Margaret Street  
Zoning - R4  
Purpose: MINOR VARIANCE - The applicants are requesting a variance in order to allow a carport attached to the side of the existing garage, constructed without the required building permit, to remain. A side yard setback of three feet from side property lines is required, 1 foot is proposed from the east property line for a variance of 2 feet.  
**Approved** 5-0

- E. Applicant - **Thomas Wolfe & Paul Stepnas(#15-026342)**  
Location - 597 Mount Curve Boulevard  
Zoning - R2; RC-3  
Purpose: MAJOR VARIANCE - The property owners intend to split the rear 117 feet off of this parcel to create a new lot suitable for a single family dwelling. The required front and rear setbacks for the proposed house are 25 feet. Two variances are being requested: 1) A front setback of 16 feet for a variance of 9 feet and 2) A rear setback of 11 feet for a variance of 14 feet.  
***Continued two weeks until 5-11-15***
- F. Applicant - **Alexei Levine & Valerie Hood (#15-026406)**  
Location - 801 Front Avenue  
Zoning - B1  
Purpose: MAJOR VARIANCE - The applicants are requesting a variance of the off-street parking requirement in order to convert a church building into a massage trade school for One Northhampton Street Enterprises, Inc. The proposed use requires 21 off-street parking spaces, 18 spaces were required for the church for a variance of 3 parking spaces.  
***Continued two weeks until 5-11-15***

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.**