

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
AUGUST 31, 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 AUGUST 17, 2015

II. NEW BUSINESS

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|----|--------------------------------|---|---------------------|
| A. | Applicant | - Architron | (#15-135437) |
| | Location | - 2370 Hendon Avenue | |
| | Zoning | - RT2 | |
| | Purpose: <u>MINOR VARIANCE</u> | - The applicant is proposing to construct a 350 square foot detached garden structure (4-season porch) in the northwest corner of the site that would be set back 12 feet from Como and 7 feet from Hendon. The zoning code specifies that accessory buildings must be set back from the front lot line at least as far as the principal structure and buildings are not allowed in the required front yard. The applicant is requesting a variance to allow the garden structure in front of the house and primarily in the required front yard. | |
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| B. | Applicant | - Raopina Mariani | (#15-145927) |
| | Location | - 589 Fir Street | |
| | Zoning | - R1; RC-3 | |
| | Purpose: <u>MINOR VARIANCE</u> | - The applicant is proposing to split this parcel east - west and create a new lot that would be suitable for a new single-family dwelling with a front yard on Oakridge Street. With the proposed lot split, the front yard of the remaining house would be on Fir Street resulting in the existing garage being located in front of the house and in the required front yard. The zoning code specifies that accessory buildings must be set back from the front lot line at least as far as the principal structure and buildings are not allowed in the required front yard. The applicant is requesting a variance to allow the existing garage to remain in front of the house on Fir St. and 25.1 feet into the required 30 foot front yard. | |

- C. Applicant - **Ellen M. Korbach** (#15-149462)
Location - 2368 Bourne Avenue
Zoning - R3
Purpose: MINOR VARIANCE - The applicant is proposing to remove the existing one-car detached garage located in the required front yard and construct a new two-car detached garage in the required front yard at the same setback as the existing garage from the north property line. The zoning code specifies that accessory buildings must be set back from the front lot line at least as far as the principal structure and buildings are not allowed in the required front yard. 1) The required front yard setback is 36 feet and the applicant is requesting a variance to allow the garage to be setback 1.8 feet from the front property line. 2) A setback of 6 feet is required from side lot lines, a 3 foot setback is proposed from the west property line for a side yard setback variance of 3 feet. 3) A garage cannot exceed 60% of the width of the house. The house is 36 feet wide, the proposed garage would be 24 feet wide which is 61% of the width of the house requiring a variance of 1%.
- D. Applicant - **William J. Marzolf** (#15-149783)
Location - 1890 Summit Avenue
Zoning - RT1; HPL-SW
Purpose: MINOR VARIANCE - The applicant is proposing to remove the existing one-car detached garage in the rear yard and construct a new, three-car detached garage and a parking pad to the east of the proposed garage. The zoning code requires that off-street parking spaces be set back 4 feet from any lot line. The new parking pad would be set back 1 foot 4 inches from the east property line in order to accommodate a new retaining wall along the east property line for a side yard setback variance of 2 feet 8 inches.

- E. Applicant - **David L. Saunders** (#15-150060)
Location - 1748 Marshall Avenue
Zoning - RT1
Purpose: MINOR VARIANCE - A variance of the minimum distance requirement between student dwellings in order to establish a new student dwelling. The zoning 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 east at 1744 Marshall Avenue for a variance request of 150 feet
- F. Applicant - **Nachman Goldberg** (#15-144007)
Location - 1809 Yorkshire Avenue
Zoning - R2
Purpose: MINOR VARIANCE - A request to revise a variance approved by the Board of Zoning Appeals (BZA) on August 17, 2015 to include a setback from the west property line. The zoning code requires a side yard setback of 8 feet from side lot lines in this zoning district. The initial variance was granted to allow a setback of 5.6 feet from the east property line for a second floor addition to the existing house with a two-car garage at the basement level attached to the front of the house where there is currently a driveway. The existing house has a similar setback of 5.6 feet from the west property line; the proposed addition would be in line with the west wall of the house, resulting in a variance 2.4 feet also.

III. 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.