

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
SEPTEMBER 28, 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 SEPTEMBER 14, 2015

II. NEW BUSINESS

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| A. Applicant | - Jim Erchul – Housing & Redevelopment
(#15-156915) |
| Location | - 426 & 430 Minnehaha Avenue East |
| Zoning | - RT1 |
| Purpose: <u>MINOR VARIANCE</u> | - There are currently two contiguous vacant parcels at 426 and 430 Minnehaha Ave. E. that are 5,933 square feet and 3,076 square feet in size. The applicant is proposing an adjustment of the common boundary in order to construct a new single family dwelling on each lot. The zoning code requires a minimum lot size of 5,000 square feet for a single family dwelling, the proposed common boundary adjustment would result in lots of 4,464 square feet for 426 Minnehaha and 4,534 square feet for 430 Minnehaha for variances of 536 square feet and 466 square feet respectively. |
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| B. Applicant | - Catherine McGuire (#15-157953) |
| Location | - 1684 Dayton Avenue |
| Zoning | - RT1 |
| Purpose: <u>MINOR VARIANCE</u> | - The applicant is requesting variances of the setback and height requirements in order to remove the existing two-car detached garage and construct a new larger, two-car detached garage with storage space above in the rear yard. 1) A setback of 3 feet from the east property line is required; a zero foot setback is proposed from the east property line for a side setback variance of 3 feet. 2) A 15 foot maximum height is allowed, measured from the grade to the midpoint of the peak and eave, 19 feet is proposed for a height variance of 4 feet. |

- C. Applicant - **Garrett Burnham** (**#15-158051**)
Location - 978 5th Street East
Zoning - RT1
Purpose: MINOR VARIANCE - The applicant is proposing to construct a new pergola with solar panels mounted on the roof. The pergola would be attached to the back of the house but once attached, the pergola becomes part of the house and must meet the required rear yard setback of the house. A rear setback of 25 feet is required; a setback of 18.4 feet is proposed for a rear yard setback variance of 6.6 feet.
- D. Applicant - **Darren S. Ginther** (**#15-158127**)
Location - 26 Hilltop Lane
Zoning - R1
Purpose: MINOR VARIANCE - The applicant is requesting two variances in order to construct a one-story 367 square foot addition to the rear of the building at the southeast corner. 1) A side yard setback of 10 feet from side lot lines is required in this zoning district. The existing setback from the south property line is 6.1 feet; the addition would be in the line with the existing wall for a side yard setback variance of 3.9 feet. 2) Sidewall articulation in the form of a minimum 1' by 6' projection is required for building faces that exceed 35' in length. The existing house plus the addition will be 53' in length and the applicant is proposing no sidewall projection
- E. Applicant - **Joe Sullivan – August Ventures LLC** (**#15-159306**)
Location - 1003 Hudson Road
Zoning - B1
Purpose: MAJOR VARIANCE - The applicant is proposing to construct a new parking lot on the vacant parcel to the east of this property in order to provide parking for the existing business and residents of this mixed commercial residential building. The zoning code requires that entrances and exits to and from a parking lot for a commercial use in this zoning district be located at least 6 feet from any adjoining RL - RT2 zoned residential property. The proposed parking lot

entrance would be located two feet from the residential property immediately to the east at 1007 Hudson Road for a variance of 4 feet.

III. DISCUSSION WITH RICARDO X. CERVANTES, DIRECTOR OF DSI

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.