

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**SEPTEMBER 29, 2014 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 15, 2014

II. APPROVAL OF RESOLUTIONS

14-315202 Adam R. Schouten 539 Michigan Street for approval.

14-317807 John R. Wade 1540 Iowa Avenue East for approval

III. OLD BUSINESS

- a. Applicant - **Richard A. Robinson** (#14-311019)  
Location - 1320 Payne Avenue  
Zoning - RM2  
Purpose: MAJOR VARIANCE - This property is listed as 1320 Payne Avenue and 648 Ivy Avenue and consists of two physically connected single family dwellings with two detached garages individually owned. The house at 1320 Payne has the garage immediately to the south and the house at 648 Ivy has the garage immediately to the east. The applicant is proposing to split the lot north-south in order to create two separate parcels that would reflect the existing ownership configuration. This request requires the following variances:  
**1320 Payne:** 1) A lot size of 5,000 square feet is required, a lot of 2,420 square feet is proposed for a variance of 2,580 square feet. 2) A side yard setback of 4 feet is required, a zero foot setback would be available from the proposed interior lot line on the east side of the house for a variance of 4 feet.  
**648 Ivy:** 1) A lot size of 5,000 square feet is required, a lot of 4,359 square feet is proposed for a variance of 641 square feet. 2) A side yard setback of 4 feet is required; a zero foot setback would be available from the proposed interior lot line on the west side of the house for a variance of 4 feet. 3) The combined footprint of the house and garage

(because it is closer than 6 feet to the house) cannot occupy more than 35% of the lot or 1,526 square feet. The existing footprint is 43% of the lot or 1,898 square feet, for variance of 8% lot coverage or 372 square feet.

- b. Applicant - **Steven L. Virkus** (#14-315255)  
Location - 814 Grand Avenue  
Zoning - T2; Sign-Grand  
Purpose: MAJOR VARIANCE - Two variances of the parking and setback requirements in order to legalize the use of the garage as a dwelling unit. 1) One of the three required off-street parking spaces was removed when the garage was converted into a dwelling unit without prior approval by the previous property owner. The applicants are requesting a variance because a replacement parking space cannot be provided. 2) In the T2 zoning district in which this property is located, a side yard setback of 6 feet is required for structures with windows facing a side yard, 3 feet is existing from the east property line and 4 feet is existing from the west property line for variances of 3 feet and 2 feet respectively.

IV. NEW BUSINESS

- A. Applicant - **John Krausert** (#14-328149)  
Location - 2310 Benson Avenue  
Zoning - RM1; Shep/Dav Res  
Purpose: MAJOR VARIANCE - The applicant is proposing to remove and regrade a portion of the existing parking lot in order to correct a drainage problem and is requesting a variance from the provision of Section 63.319 (a) that requires stormwater runoff from parking lots to be released into the City sewer system at a controlled rate.
- B. Applicant - **Abel Pliego Burgos** (#14-325988)  
Location - 794 Armstrong Avenue  
Zoning - R4  
Purpose: MINOR VARIANCE - A variance of the side yard setback requirement in order to legalize a second story addition over the existing house built under permit mistakenly issued.

A side yard setback of 4 feet from side property lines is required; the existing setback from the east property line is 3.1 feet; the addition is in line with the existing house on both sides and requires a side yard setback variance of .9 feet from the east property line.

- C. Applicant - **Brian Christianson** (#14-326030)  
Location - 1634 Edgcumbe Road  
Zoning - R1  
Purpose: MINOR VARIANCE - A variance of the side setback requirement in order to construct a one-story addition on the west side of the existing house. The addition would be in line with the house on the north side and would have the same setback from the south property line as the existing house. The required setback from the south property line is 10 feet and the addition would be setback 4.9 feet for a variance of 5.1 feet.
- D. Applicant - **Michael Anschel** (#14-327956)  
Location - 1778 Colvin Avenue  
Zoning - R1  
Purpose: MINOR VARIANCE - The applicant is proposing to convert the existing tuck-under garage into living space and is requesting two variances in order to construct a new, two-car garage in front of where the existing garage is. The proposed garage would be attached to the house by a breezeway. 1) The zoning code requires garages to be set back from the front lot line at least as far as the principal structure; the applicant is requesting a variance from this requirement in order to construct the proposed garage partially in the front yard. 2) A 10 foot setback from side lot lines is required; the proposed garage would be in line with the house on the east side where a 3.6 foot side yard setback is existing, for a variance of 6.4 feet.

- E. Applicant - **Maurine E. McCort** (#14-328013)  
Location - 1538 Chelsea Street  
Zoning - R4  
Purpose: MINOR VARINACE - A variance of the side yard setback requirement in order to construct a second floor addition over the existing house. A side yard setback of 4 feet from property lines is required; the existing setbacks are 9 inches from the north property line and 22 inches from the south property line; the addition would be in line with the existing house on each side for a variance of 3 feet- 3 inches and 2 feet- 2 inches respectively.

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.**