

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**APRIL 13, 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 MARCH 13, 2015

II. NEW BUSINESS

- A. Applicant - **Jerome Hedlund** (#15-016666)  
Location - 1436 Westminster Street  
Zoning - RM1  
Purpose: MAJOR VARIANCE - The applicant is proposing to convert the existing duplex into a triplex by adding a unit in the basement of the building and is requesting the following variances: 1) The zoning code requires a setback of 9 feet from all side property lines; a 3.5 foot setback is existing from the south property line for a variance of 5.5 feet. 2) The zoning code requires off-street parking spaces to be set back at least 4 feet from any lot line in the rear yard; a zero foot setback is proposed along the east property line for a variance of 4 feet. 3) A variance of surface material is requested. Off-street parking spaces must be paved and the applicant is proposing an unpaved parking surface.

- B. Applicant - **Caroline Devany - HRA of St. Paul** (#15-020844)  
Location - 625 Dale Street North (630 & 634 Lafond Avenue)  
Zoning - B3  
Purpose: MAJOR VARIANCE - Stone's Throw Urban Farm is requesting a variance of the zoning code requirement Sec.63.310 in order to operate an urban agriculture use on vacant land at 625 Dale Street North and 630 and 634 Lafond Avenue. The building on these sites were removed but the curb cuts remained. The zoning code states that when driveways no longer lead to legal off-street parking, the driveway and curb cut shall be removed and landscaping and curbing shall be

restored. The applicant is requesting a variance from this requirement.

- C. Applicant - **Robert M. & Diana Wangsness(#15-021119)**  
Location - 1472 Ashland Avenue  
Zoning - RT1  
Purpose: MAJOR VARIANCE - 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.

*Continued to 4-27-15 at applicant's request*

- D. Applicant - **Scott Entenman (#15-021194)**  
Location - 189 Dousman Street  
Zoning - R4  
Purpose: MINOR VARIANCE - Two variances in order to remove the existing one-car detached garage in the front yard along Superior Street and construct a two-car detached garage in the front yard. 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 in the front yard in the same area as the existing garage but closer to the street. 2) A 15 foot maximum height is allowed, 17 feet is proposed for a variance of 2 feet.

- E. Applicant - **Efim Shukalovich (#15-021274)**  
Location - 938 Tuscarora Avenue  
Zoning - R4  
Purpose: MINOR VARIANCE - 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. 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.

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.**