AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
MAY 11, 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 RESULTIONS

15-021119 Robert M. & Diana Wangsness 1472 Ashland Avenue for Approval.

Approved

15-025926 Douglas A. Dahl 1728 Margaret Street for Approval.

Approved

III. NEW BUSINESS

A. Applicant - **Saint Paul Saints** **(#15-030938)**
Location - 396 4th Street East
Zoning - B5; RC-4
Purpose: MAJOR VARINACE - Zoning variances for a new 280 car parking lot: 1. Parking lot would be paved using recycled asphalt. This is not normally an approved paving material. 2. No trees would be planted in the parking lot. Normally 56 trees would be required for a lot of this size.
Continued 2 weeks until 5-27-15.

B. 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.
Approved ***5-0***

C. Applicant - **John Barry** **(#15-029266)**
Location - 780 Cottage Avenue West
Zoning - R3
Purpose: MINOR VARIANCE - A variance of the side yard setback requirement in order to partially remove the existing rear deck and construct a one-story addition to the house at the southwest corner, in line with the west wall of the house. A side yard setback of 6 feet from side lot lines is required; a 5 foot setback is proposed from the west property line for a variance of 1 foot.
Approved w/conds. ***5-0***

D. Applicant - **Dan Hanson** **(#15-029335)**
Location - 740 Cherokee Avenue
Zoning - RT1
Purpose: MINOR VARIANCE - The applicant is proposing to remove the existing one-car detached garage in the rear yard and construct a new, larger two-car detached garage in the rear yard within the general area as the existing garage. A side yard setback of 3 feet is required from side property lines; a setback of 1 foot is proposed from the north property line for a variance of 2 feet.
Approved w/conds. ***5-0***

E. Applicant - **James J. Esparza** **(#15-029410)**
Location - 340 Morton Street East
Zoning - RT1; RC-4
Purpose: MAJOR VARIANCE - A variance of the side yard setback requirement in order to legalize an uncovered attached deck constructed without prior approval, 9 feet above grade behind the new addition on the east side of the duplex. A side yard setback of 9 feet is required; 1 foot is proposed for a variance of 8 feet.
Continued 4 weeks until 6-8-15.

F. Applicant - **Robben N. Leaf & Misha Jameson (#15-029413)**
Location - 771 Delaware Avenue
Zoning - R4; RC-3
Purpose: MINOR VARIANCE - 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 side lot lines is required. The existing setback from the north property line is 2.9 feet; the addition would be in line with the north wall of the house for a variance 1.1 foot.
Approved w/conds. ***5-0***

G. Applicant - **Peter Stitzel (#15-029650)**
Location - 844 Fairmount Avenue
Zoning - R4
Purpose: MINOR VARIANCE - The applicant is proposing to construct an uncovered rooftop deck on top of the existing building roof, resulting in an increase of the building height. The zoning code limits the height of a building in this district to 30 feet; the proposed height is 33 feet for a variance of 3 feet.
Approved ***5-0***

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.