

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
JULY 6, 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 JUNE 22, 2015

II. OLD BUSINESS

- a. Applicant - **Inga S. Oelschlager** (**#15-126189**)
Location - 1916 Fairmount Avenue
Zoning - R3
Purpose: MAJOR VARIANCE - The applicant is requesting a lot width variance in order to divide the parcel at 1916 Fairmount Avenue and create a buildable lot east of the existing house. The proposed new dividing lot line would have an approximate 9' x 36' jog around the sunroom of the existing house. Consequently, the newly created, vacant parcel would result in a reduced lot width of 40.98'. The minimum required lot width is 50', for a lot width variance of 9.02'.

III. NEW BUSINESS

- A. Applicant - **Jeffrey L. Cragg** (**#15-131148**)
Location - 1800 Hampshire Avenue
Zoning - R2
Purpose: MINOR VARIANCE - The applicant is requesting variances of the front and side yard setback requirements in order to expand the existing single-car attached garage and add an enclosed front porch 5.3 feet into the front yard from the wall of the existing garage. 1) A side yard setback of 8 feet from side lot lines is required. The existing setback from the north property line is 5 feet; the proposed garage addition would be in line with the north wall of the house for a variance 3 feet. 2) A front yard setback of 31 feet is required, a 29.6 foot front setback is proposed for a 1.4 foot variance.

- B. Applicant - **Geoffrey Bartsh** (#15-131177)
Location - 1851 Wellesley Avenue
Zoning - R4
Purpose: MINOR VARIANCE - The applicant is proposing to remove the existing 20' x 20'-2" two-car detached garage in the rear yard and construct a new, slightly larger 23' x 24' two-car detached garage at the same general location as the existing garage. A side yard setback of 3 feet is required; a setback of 1 foot (the same setback as the existing garage) is proposed from the west property line for a variance of 2 feet.
- C. Applicant - **Jon Knutson – Loucks Associates** (#15-131379)
Location - 50 Kellogg Boulevard West
Zoning - B5; RC-2
Purpose: MAJOR VARIANCE - The applicant is proposing to demolish the Ramsey County Government Center West and the former Adult Detention Center as part of the Ramsey County Riverfront deconstruction project, which consists of two blocks on the south side of Kellogg Boulevard from the Wabasha Bridge to the District Energy. The project also includes the construction of a new retaining wall for bluff stabilization. The zoning code prohibits construction on slopes greater than 12 percent in the River Corridor, in which this site is located; the applicant is requesting a variance from this standard in order to construct the retaining wall.

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.