

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**AUGUST 17, 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 AUGUST 3, 2015

II. APPROVAL OF RESOLUTION

15-140141 Charlie Browning 41 Douglas Street for Approval.

III. OLD BUSINESS

- |    |                                |   |                     |
|----|--------------------------------|---|---------------------|
| a. | Applicant                      | - <b>Rachel J. Nelson</b>   | <b>(#15-140247)</b> |
|    | Location                       | - 666 Hague Avenue  |                     |
|    | Zoning                         | - RM2   |                     |
|    | Purpose: <u>MAJOR VARIANCE</u> | - This is an apartment building in an RM2 multiple-family residential zoning district consisting of four one-bedroom units. The applicant is proposing to convert it into a five unit building by adding a unit in the basement. A lot size of at least 9,000 square feet is required in order to construct an additional unit; a lot size of 7,920 square feet is existing for a variance 1,080 square feet. |                     |

IV. NEW BUSINESS

- |    |                                |   |                     |
|----|--------------------------------|---|---------------------|
| A. | Applicant                      | - <b>John W. Johnson</b>  | <b>(#15-136937)</b> |
|    | Location                       | - 1521 Selby Avenue   |                     |
|    | Zoning                         | - OS  |                     |
|    | Purpose: <u>MAJOR VARIANCE</u> | - The applicant is requesting a variance of the off-street parking setback requirement in order to construct a new parking lot for an office use in the existing building. The zoning code requires that off-street parking spaces be set back 4 feet from any lot line. A 1-foot setback is proposed along the north property line for a variance of 3 feet. |                     |

- B. Applicant - **David A. Unger** (#15-141186)  
Location - 1014 Earl Street  
Zoning - R4  
Purpose: MINOR VARIANCE - A variance of the side yard setback requirement in order to construct a second story addition with a flat roof and deck on top over an existing single story bump-out at the back of the house. A side yard setback of 4 feet from the side property lines is required; the existing setback from the south property line is 2 feet-8 inches; the addition would be in line with the existing south wall for a variance of 1 foot-4 inches.
- C. Applicant - **Nachman Goldberg** (#15-144007)  
Location - 1809 Yorkshire Avenue  
Zoning - R2  
Purpose: MINOR VARIANCE - The applicant wants to add a second floor to the existing house with a two-car garage at the basement level attached to the front of the house where there is currently a driveway. The front setback will be met because the garage portion will be at the average front setback of the block. The side setback from the east side property line requires a variance. A side yard setback of 8 feet from side lot lines is required in this zoning district. The existing setback from the east property line is 5.6 feet; the proposed addition would be in line with the east wall of the house for a variance 2.4 feet.
- D. Applicant - **Jacob Bernstein** (#15-144069)  
Location - 841 Grand Avenue  
Zoning - BC; Sign-Grand  
Purpose: MAJOR VARIANCE - The applicant is requesting a variance of the separation requirement between tobacco products shops in order to open a new tobacco products shop. The zoning code requires a tobacco products shop to be located at least one-half mile (2,640 feet) from another tobacco products shop. The proposed tobacco products shop would be located 1,282 feet from a similar shop at 961 Grand Ave. for a variance request of 1,358 feet.

- E. Applicant - **Al Reistad** (#15-146456)  
Location - 584 Mount Curve Boulevard  
Zoning - R2  
Purpose: MINOR VARIANCE - A variance of the side yard setback requirement in order to remove an existing screened porch and construct a 168 square foot, one-story three-season porch addition onto the back of the house. A side yard setback of 8 feet from side property lines is required; the house has an existing setback from the north property line of 6.2 feet. The addition would be in line with the existing house on the north side for a variance of 1.8 feet.

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.**