

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**MAY 12, 2014 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 MAY 12, 2014

***Approved***

II. APPROVAL OF RESOLUTION

14-193443 Richard Edlich 1254 Fairmount Avenue for Approval

***Approved***

14-193472 Debbie Pantalion 2090 Larry Ho Drive for Approval

***Approved***

III. NEW BUSINESS

A. Applicant - **Elizabeth M. Watzel** (#14-196908)

Location - 600 Iowa Avenue East

Zoning - R3

Purpose: MINOR VARIANCE - The applicant is requesting a variance to legalize a paved parking space in the front yard as part of the 2014 Montana/Greenbrier Residential Street Vitality Project (RSVP). Parking cannot be located in the front yard; the applicant is requesting a variance from this requirement.

***Approved w/cond. 5-0***

B. Applicant - **David P. Dzubay** (#14-196953)

Location - 2347 Hillside Avenue

Zoning - R3

Purpose: MINOR VARIANCE - The applicant is proposing to remove the existing detached garage and concrete patio in the rear yard and construct a new 26' by 38' detached garage in the rear yard at the northwest corner of the lot. A covered patio would be attached on the east side of the garage. Access to the garage would be from the existing driveway. Accessory buildings cannot exceed 1,000 square feet; the garage and covered patio would be 1,170 square feet for a variance of 170 square feet.

***Approved w/conds. 5-0***

- C. Applicant - **Bree Jensen** (#14-196975)  
Location - 1634 Hillcrest Avenue  
Zoning - R2  
Purpose: MINOR VARIANCE - Variances of the side yard setback and the lot coverage were approved in 2005 to remove the existing one-car attached garage and construct a two-car attached garage but the garage was not built and the variances subsequently expired. The applicant is requesting the same side yard setback and lot coverage variances in order to construct a similar attached one-story garage as previously approved. 1) A side yard setback of 8 feet from the property line is required, 0 feet is proposed from the west property line (along Macalester Street) for a variance of 8 feet. 2) The footprint of the building cannot exceed 35% of the lot size or 2,363 square feet; 36% lot coverage or 2,417 square feet is proposed for a variance of 1% or 54 square feet lot coverage.  
**Approved w/cond.** **5-0**
- D. Applicant - **John Hollenbeck** (#14-197053)  
Location - 101 10<sup>th</sup> Street East  
Zoning - B4  
Purpose: MAJOR VARIANCE - The applicant is requesting variances from the sign code requirement in order to install a new projecting sign identifying Lunds parking located in the new Penfield building. 1) The code limits the projection over the public sidewalk to no more than 4 feet in the B4 zoning district; the proposed sign would project 4 feet-10 inches over the public sidewalk resulting in a projection variance of 10 inches. 2) The code limits a parking lot sign to 15 square feet in area, 18 square feet is proposed for a variance of 3 square 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.**