

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
JUNE 23, 2014 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 9, 2014

II. OLD BUSINESS

14-193507 Brad Belka 1599 Portland Avenue No update from applicant yet.

III. OLD BUSINESS

- a. Applicant - **John & Lisa Barsanti** (#14-289400)
Location - 139 Amherst Street
Zoning - R3
Purpose: MINOR VARIANCE - A variance of the side yard setback requirement in order to construct an addition to the back of the house. A side yard setback of 6 feet from the property line is required; the existing setback from the north property line is 3.1 feet; the addition would be in line with the existing house on the north side for a variance of 2.9 feet.
- b. Applicant - **Kent Simon** (#14-199823)
Location - 269 Dayton Avenue
Zoning - RM2; HPL-Hill
Purpose: MAJOR VARIANCE - The applicant is proposing to construct a new parking lot for tenants of the existing apartment building at 265 Dayton Avenue. 1) A front yard setback of 21 feet is required, 14 feet is proposed for a variance of 7 feet. 2) A minimum side yard setback of half the height of the building is required. The 35 foot high building requires a 17.5 foot side yard setback; a 3.5 foot setback is proposed from the west property line for a variance of 14 feet.

IV. NEW BUSINESS

- A. Applicant - **Heather Ann Joyce** (#14-294084)
Location - 776 California Avenue West
Zoning - R3
Purpose: MINOR VARIANCE - A variance of the side yard setback requirement in order to remove an existing one-car detached garage and construct a new, one-car detached garage in the rear yard. A setback of 3 feet is required, one foot is proposed from the west property line for a variance of 2 feet.
- B. Applicant - **Celeste R. Yanisch Perron** (#14-294854)
Location - 1596 Upper Afton Road
Zoning - R1; RC-3
Purpose: MINOR VARIANCE - The applicant is requesting a variance of the maximum lot coverage of accessory buildings in order to construct a new screened porch in the rear yard. Accessory buildings shall not occupy more than 1,000 square feet. Along with the existing garage and shed, the total amount of accessory structures would total 1,374 square feet for a variance of 374 square feet.

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.