

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
JULY 7, 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 23, 2014

II. APPROVAL OF RESOLUTIONS

14-199823 Kent Simon for David Hornig 269 Dayton Avenue for Approval

14-294084 Heather Ann Joyce 776 California Avenue West for Approval

III. NEW BUSINESS

- A. Applicant - **WIRV 740 LLC** (#14-295340)
Location - 740 Mississippi River Boulevard South
Zoning - RM3; RC-4; Sign-Highland
Purpose: MAJOR VARIANCE - Variances of the setback requirement in order to construct a new 8-space parking lot on the property along the western edge of the lot. A setback of 50 feet is required for both the front and side yard in the RM3 zoning district; a 14 foot-10 inch setback is proposed from the north property line and a 2 foot-5 inch setback is proposed from the west property line for setback variances of 35 feet-2 inches and 47 feet-7inches respectively.
- B. Applicant - **Guadalupe Alternative Programs** (#14-295572)
Location - 472 Concord Street
Zoning - R4; RC-4
Purpose: MAJOR VARIANCE - A variance of the setback requirement in order to construct a new single family dwelling. A side yard setback of 4 feet is required and 3 feet is proposed from the west property line for a variance of 1 foot.

- C. Applicant - **Charles Commerford** (#14-296196)
Location - 84 Curtice Street East
Zoning - RT1
Purpose: MAJOR VARIANCE - The applicant is proposing to develop this vacant parcel in order to construct a duplex. 1) A lot area of 6,000 square feet is required, 5,634 square feet is existing for a variance of 366 square feet. 2) A side yard setback of 9 feet is required, 4 feet is proposed from the west property line for a variance of 5 feet.
- D. Applicant - **Evran Y. Ener** (#14-297019)
Location - 2244 St. Anthony Avenue
Zoning - R4
Purpose: MINOR VARIANCE - Variances of the setback requirement in order to construct a four-season porch and a covered deck onto the west side of the house. A setback of 25 feet is required for both the front and rear yard in the R4 zoning district; a 14.7 foot setback is proposed from the front property line and a 7.1 foot setback is proposed from the rear property line for setback variances of 10.3 feet and 17.9 feet respectively.
- E. Applicant - **Kevin D. Schluender & Kristin Mellstrom** (#14-298551)
Location - 2132 Niles Avenue
Zoning - R4
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 4 feet from the property line is required; the existing setback from the west property line is 3 feet; the addition would be in line with the existing house on the west side for a variance of 1 foot.

- F. Applicant - **Valerie A. Quinlan** (#14-298569)
Location - 72 Hawthorne Avenue East
Zoning - R4
Purpose: MIINOR VARIANCE - A variance of the side yard setback requirement in order to construct a new, two-car detached garage in the rear yard at the same location as the previous garage but 9' deeper. A side yard setback of 3 feet from the property line is required; a zero foot setback is proposed from the east property line for a variance of 3 feet.
- G. Applicant - **James F. & Nancy Hiebert** (#14-298591)
Location - 1563 Dunlap Street North
Zoning - R4
Purpose: MINOR VARIANCE - A variance of the side yard setback requirement in order to remove an existing one-car detached garage and carport and construct a new, one-car detached garage with a carport attached in the rear yard closer to the alley. A side yard setback of 3 feet from the property line is required; a zero foot setback from the north property line is proposed for a variance of 3 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.