

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**JUNE 14, 2021 3:00 P.M.**  
**375 JACKSON STREET – MICROSOFT TEAMS VIRTUAL HEARING**  
**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 hearing. The Board of Zoning Appeals will determine the order of the agenda at the beginning of its hearing.

**Applicant:** You or your representative need to attend this hearing to answer any questions the Board or the public may have.

**Microsoft Teams Tutorial:**

Members of the public can [click here](#) to learn how to use Microsoft Teams.

**Public Testimony:**

Public comment can be submitted to [dsi-zoningreview@stpaul.gov](mailto:dsi-zoningreview@stpaul.gov). Any comments and materials submitted by 2:00 p.m. June 11, 2021 will be provided to the BZA for their review. You must include your name and residential address for the public record. Please note, due to the COVID-19 health pandemic and its impact of staffing, any comments and materials received after 2:00 p.m. June 11, 2021 will not be provided to the BZA.

**Note to Commissioners and Members of the Public:** The Chairperson of the Board of Zoning Appeals (BZA) has determined that it is not practical nor prudent for the BZA to meet in-person or pursuant to Minnesota Statutes, Section 13D.02. In light of the COVID-19 health pandemic, it is not feasible for any member of BZA to be present at the regular location, and all members of the BZA will attend this hearing by telephone or other electronic means.

It is also not feasible for members of the public to attend the hearing at its regular location due to the health pandemic and emergency. Accordingly, no meeting will be held in 15 Kellogg Boulevard West (Room 330 – Courthouse).

Members of the public may monitor this hearing remotely at:

1. Online: [Click here to join the meeting](#)
2. Join by phone: (612) 315-7905, Conference ID: 486 997 320#

I. Approval of minutes for: May 17, 2021

II. Approval of resolution for: None

III. Old Business: None

IV. New Business: (Next page)

- A. Applicant - Stuart Sanders & Lynne Sanders (21-257389)  
 Location - 296 Mississippi River Blvd. S.  
 Zoning - R2  
 Purpose-Major Variance  
 The applicants are proposing to construct a new single-family dwelling on this vacant lot. The zoning code building design standards require a primary entrance of the principal structure to be located within the front third of the building and a direct pedestrian connection to the street to be provided. The primary entrance would be located in the rear of the building and no pedestrian connection to the street would be provided, for a variance of this requirement.
- B. Applicant - Richard S. Ramsay (21-263943)  
 Location - 1520 Edgcumbe Road  
 Zoning - R1  
 Purpose: Minor Variance  
 The zoning code states that driveways for one-family through four-family dwellings and townhouses that access a public street in front yards must be no more than 12' in width, except a driveway may be up to 4' wider than the garage door within 30' of the garage door. The original driveway for this single-family dwelling is 10.7' wide at the 30' mark from the garage doors and a 16.3' wide driveway addition is proposed, resulting in a driveway width of 27', for a variance of 15'.
- C. Applicant - Angela D. Hardy (21-263930)  
 Location - 917 Desoto St.  
 Zoning - RT1  
 Purpose: Minor Variance  
 The applicant is proposing to remove the roof of the existing one-story house and construct a second story addition. The proposed addition requires the following variances:
- 1) A front yard setback of 24' is required based on the block average; a setback of 19.5' is proposed, for a variance of 4.5'.
  - 2) A side yard setback of 4' is required for a single-family dwelling in the R4 zoning district; the existing building has nonconforming side setbacks of 3.0' on the south side and 3.5' on the north side. The proposed addition would be in line with the existing side setbacks, for variances of 1' and 0.5' respectively.

- D. Applicant - Mark Totzke (21-268216)  
 Location - 1815 Sunny Slope Lane  
 Zoning - R2  
 Purpose: Minor Variance  
 The applicant is proposing to remove an existing deck attached to the rear of the house and replace it with a larger building addition. The R2 single family dwelling in which this property is located requires a side yard setback of 8'; a setback of 4.9' is proposed on the northwest side of the lot, for a variance of 3.1'.
- E. Applicant - Dustin & Katherine Thune (21-268100)  
 Location - 455 Chatsworth St South  
 Zoning - R4  
 Purpose: Minor Variance  
 The applicants are proposing to remove the existing detached garage and carport in order to construct a detached garage with an attached Accessory Dwelling Unit (ADU) in the rear yard. 1) The maximum size allowed for all accessory structures is 35% (1,568 square feet) of the rear yard or 1,000 square feet, whichever is less. The proposed garage and ADU would be 1,950 square feet in size, for a variance of 950 square feet. 2) The floor area of the accessory unit shall be a maximum of eight hundred (800) square feet; a floor area of 898 is proposed, for a variance of 98 square feet.
- F. Applicant - Joseph Hughes (21-268131)  
 Location - 682 Selby Ave./683 Hague Ave.  
 Zoning - B2  
 Purpose: Major Variance  
 The applicant is proposing to construct four additional efficiency units in the lower level of the building of this 14-unit apartment building for a total of 18 units. 1) A minimum of 15 off-street parking spaces is required; 11 are proposed, for a variance of 4 spaces. 2) Off-street parking spaces shall be a minimum of 4' from any lot line; a setback of 2' is proposed on the west side, for a variance of 2'. 3) A landscaped yard at least 4 feet wide along the public street or sidewalk is required; a 1.5' wide landscaped area is proposed on the north side and 1.2' on the east side, for variances of 2.5' and 2.8', respectively. 4) A minimum of 2 shade trees are required; 1 tree is proposed, for a variance of 1 tree.

V. Adjourn.