

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**JUNE 13, 2022 - 3:00 P.M.**  
**ROOM 330 – CITY HALL**  
**SAINT 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:** It is highly recommended that you or a representative attend this hearing to answer any questions the Board or the public may have.

**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 10, 2022, will be provided to the BZA for their review. You must include your name and residential address for the public record. Please note, any comments and materials received after 2:00 p.m. June 10, 2022, will not be provided to the BZA.

I. Approval of minutes for: May 31, 2022

II. Approval of resolution for: None

III. Old Business: None

IV. New Business:

A.	Applicant - Location - Zoning - Purpose: <u>Major Variance</u>	Steven Hine 916 Osceola Avenue R4 The applicant is proposing to remove an existing deck on the rear of this duplex and replace it with a larger one. This lot is platted at 39.5' x 125', for a size of 4,937.5 square feet. The zoning code limits the lot coverage for principal buildings to 35% of the lot or 1,728 square feet. The structure with existing deck currently covers 2,025 square feet, or 41%. The proposed deck increases the lot coverage to 43.7% or 2,156.2 square feet, for a variance of 2.7% or 131.2 square feet.	<b>(22-055263)</b>
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B. Applicant - Lisa Jansen (22-055449)  
Location - 1671 Summit Avenue  
Zoning - R3  
Purpose: Minor Variance  
The applicant is converting the existing structure into a single-family dwelling with an attached three-car garage on the rear and a open-covered porch on the side. Two variances are requested: 1) Given that this property adjoins a public alley, 1/2 of the alley is included in the size of the lot for lot coverage purposes. The resulting lot size is 18,899 square feet. The zoning code limits the lot coverage for principal buildings to 35% of the lot or 6,615 square feet. The structure currently covers 6,392 square feet, or 33.8%. The proposed additions increase the lot coverage to 39.2% or 7,412 square feet, for a variance of 4.2% or 797 square feet. 2.) The zoning code requires a rear yard setback of 25'; 18.75' is proposed, for a variance request of 6.25'.

C. Applicant - Mark & Kelsey Carignan (22-054981)  
Location - 2365 Bourne Avenue  
Zoning - R3  
Purpose: Minor Variance  
The applicants are proposing to construct a garage addition onto the front of this single-family home in the R3 zoning district. Four variances are requested: 1.) A front yard setback of 20' is required; 10' is proposed, for a variance of 10'. 2.) A side yard setback of 6' is required; 4' is proposed from the west property line, for a variance of 2'. 3.) Attached garages shall be set back from the front lot line as far as the principal structure; the proposed garage would project in front of the principal structure, for a variance of this requirement. 4.) A primary entrance of principal structures shall be located within the front third of the structure; the garage addition would cause the primary entrance to be located in the rear 2/3 of the structure, for a variance of this requirement.

V. Adjourn.