

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
JUNE 27, 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. Any comments and materials submitted by 2:00 p.m. June 24, 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 24, 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.	(22-055263)
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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 18,900 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.

D. Applicant - Stephen Wiplinger (22-062081)
Location - 685 Wilson Avenue
Zoning - RT1
Purpose: Minor Variance
The applicant is proposing to construct a new detached garage. Garages shall be set back from the front lot line at least as far as the principal structure; the applicant is proposing the garage in front of the home, for a variance of this requirement.

E. Applicant - Adrienne Greenlee (22-057794)
Location - 2186 Mailand Road
Zoning - R1
Purpose: Minor Variance
The applicant is proposing to construct a new detached garage. Four variances are requested: 1.) Garages shall be set back from the front lot line at least as far as the principal structure; the applicant is proposing the garage forward of the home, for a variance of this requirement. 2.) Garage doors that face a public street shall be no more than 9' feet in height; a 10' tall garage door is proposed, for a variance of 1'. 3.) Accessory buildings are limited to 15' in height; 16.3' is proposed, for a variance of 1.3'. 4.) Accessory buildings on zoning lots containing one-family dwellings are limited to 1,200 square feet in size; 2,716 square feet total is proposed, for a variance of 1,516.

V. Adjourn.