

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**MARCH 6, 2023 - 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. March 3, 2023, 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. March 3, 2023, will not be provided to the BZA.

I. Approval of minutes for: February 21, 2023

II. Approval of resolution for: None

III. Old Business: None

IV. New Business:

A.	Applicant - Location - Zoning - Purpose: <u>Minor Variance</u>	Detail Homes 186 Mississippi River Boulevard South R2 The applicant is proposing to convert the existing attached garage into living space and construct a new three-car detached garage in the rear yard. The zoning code limits the height of accessory buildings to a maximum of 15' measured from grade to the midpoint of the gable; a height of 19.8' is proposed, for a variance of 4.8'.	<b>(23-006584)</b>
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B. Applicant - Robert & Stefanie Phythian (23-007824)  
Location - 1886 Eleanor Avenue  
Zoning - R3  
Purpose: Minor Variance  
The applicants are proposing to demolish an existing two-car detached garage and construct a new, larger, two-car detached garage in the rear yard. Three variances are requested: 1.) A setback of 3' is required from interior property lines; a 1' setback is proposed from the southern and eastern property lines, for a variance of 2' each. 2.) The zoning code requires eaves to be set back 1' from property lines; a setback of 0.66' is proposed from the southern property line, for a variance request of 0.33'.

~~C. Applicant - Ian Dees (23-013921)  
Location - 793 Howell Street North  
Zoning - R4  
Purpose: Major Variance  
The applicant is proposing to demolish the existing single-family dwelling on the southern portion of this property and construct a new single-family dwelling on the northern portion. The zoning code states that above grade window and door openings shall comprise at least fifteen (15) percent or 139.27 square feet of the total area of the northern façade of his home (928.5 square feet) facing a public street or sidewalk; the applicant is proposing ten (10) percent or 92.85 square feet, for a variance request of five (5) percent or 46.42 square feet.~~  
**Rescheduled to March 20, 2023 Meeting**

D. Applicant - Donovan Adesoro & Michael Williams (23-015408)  
Location - 810 Atlantic Street  
Zoning - RT1  
Purpose: Major Variance  
The applicant is proposing to construct a duplex on this vacant property. The zoning code requires a lot size of 3,000 square feet per unit for a duplex, for a total of 6,000 square feet; this property is 5,261 square feet, for a variance request of 739 square feet.

V. Adjourn.