

B. Applicant - Pillai Builders (Amanda Hiltner) (23-021628)
Location - 604 Hatch Avenue
Zoning - RM2
Purpose: Major Variance
The applicant is proposing to construct a new duplex on this vacant lot. Three variances are requested: 1.) A side yard setback of 6' is required; a setback of 5.3' is proposed on the east side of the building, for a zoning variance of 0.7'. 2.) A side yard setback of 5.3' is proposed on the west side of the building, for a zoning variance of 0.7'. 3.) A front yard setback of 25' is required; 16.5' is proposed, for a zoning variance of 8.5'.
Approved with condition **5-0**

IV. New Business:

A. Applicant - Jolene Beitz (23-025445)
Location - 247 George Street West
Zoning - RT1
Purpose: Minor Variance
The applicant is proposing to construct a new accessory dwelling unit on this through lot. The following zoning variances are requested: 1.) The zoning code requires a setback of 23.9' from the northern property line; 13.5' is proposed, for a zoning variance of 10.4'. 2.) The zoning code permits a maximum of three accessory buildings; four are proposed, for a variance of one building. 3.) The zoning code permits accessory buildings to occupy a maximum of 1,200 square feet on the lot; 1,212 square feet is proposed, for a zoning variance of 12 square feet. 4.) Accessory buildings shall not be erected or established in a required yard, except for a required rear yard; the applicant is proposing to construct this accessory structure in a required front yard, for a variance of this requirement. 5.) Garages shall be set back from the front lot line at least as far as the principal structure; the applicant is proposing to place the garage in this ADU structure in front of the principal structure, for a variance of this requirement.
Approved **7-0**

B. Applicant - Saint Paul Public Schools (Pam Bookhout) (23-024999)
Location - 409 Case Avenue
Zoning - R4
Purpose: Major Variance
The applicant is proposing to construct a new school building on this property and demolish the existing one after the new school is constructed. A maximum building height of 30' is permitted; 39.16' is proposed, for a variance of 9.16'.
Approved **7-0**

