## AGENDA RESULTS BOARD OF ZONING APPEALS PUBLIC HEARING AUGUST 7, 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 <u>dsi-zoningreview@stpaul.gov</u>. Any comments and materials submitted by 2:00 p.m. August 4, 2023, will be provided to the BZA for their review. <u>You must include your name and residential address for the public record.</u> Please note, any comments and materials received after 2:00 p.m. August 4, 2023, will not be provided to the BZA.

- I. Election of New Secretary Marilyn Porter approved as new Secretary 4-0
- II. Approval of minutes for: July 24, 2023 Approved 4-0
- III. Approval of resolution for: None
- IV. Old Business: None
- V. New Business:

A. Applicant - Tom & Leanne Ruckmar (23-060315)

Location - 809 Stickney Street

Zoning - F

Purpose: <u>Minor Variance</u> The applicants are proposing to construct a new deck on the

eastern side of this single-family dwelling that would serve the 2nd story. The zoning code considers the eastern side of this home to be the side yard, although it functionally is the front of the home. A side yard setback of 4' is required; 0.9' is proposed,

for a zoning variance of 3.1'.

Approved 4-0

B. Applicant -Ionathan Herum (23-063393)

Location -1466 Como Boulevard East

Zoning -

The applicant is proposing to construct an addition onto the front Purpose: Minor Variance of this single-family home in the R3 zoning district. A front yard setback of 42.9' is required; 29.1' is proposed, for a variance of

13.8'.

Approved with condition 4-0

Applicant -William & Michelle Webster C. (23-063394)

Location -661 Josephine Place R3

Zoning -

Purpose: Minor Variance

The applicants are proposing to construct a new attached garage and kitchen addition onto the southern side of this single-family home in the R3 zoning district. The zoning code requires a side yard setback of 6'; 0.9' is proposed, for a zoning variance of 5.1'.

**Approved with conditions** 4-0

D. Brian & Anna Corbet Applicant -(23-061514)

Location -727 Dayton Avenue

Zoning -RT2

Purpose: Major Variance The applicants are proposing to convert an existing duplex into a

triplex. A zoning variance of the lot width requirement was granted for the conversion in 2020, however, no building permit was issued for the additional unit. Subsequently, that variance approval expired and the new property owner is now applying for the same variance. This property is located in the RT2 zoning district which requires 20' of lot width per unit, 60' of lot width is required for a triplex, the existing lot is 40' wide, for a variance of 20'.

Approved with condition 4-0

E. Applicant -Carson Barnette (23-064729)

Location -292 Bates Avenue Zoning -RT1

Purpose: Major Variance

The applicant is proposing to split this lot that currently contains a single-family dwelling in order to create a new lot suitable for a single-family dwelling. The following variances are required: 1.) The zoning code requires a lot width of 40' in the RT1 zoning district;, a lot width of 35.45' is proposed, for a variance of 4.55'. 2.) A lot size of 5,000 square feet is required, 4,262 square feet is proposed, for a variance of 738 square feet.

**Layover Approved** 4-0

VI. Adjourn.