

**AGENDA**  
**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 [dsi-zoningreview@stpaul.gov](mailto:dsi-zoningreview@stpaul.gov). Any comments and materials submitted by 2:00 p.m. August 4, 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. August 4, 2023, will not be provided to the BZA.

I. Election of New Secretary

II. Approval of minutes for: July 24, 2023

III. Approval of resolution for: None

IV. Old Business: None

V. New Business:

A.	Applicant - Location - Zoning - Purpose: <u>Minor Variance</u>	Tom & Leanne Ruckmar 809 Stickney Street R4	<b>(23-060315)</b>
		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'.	

- B. Applicant - Jonathan Herum **(23-063393)**  
Location - 1466 Como Boulevard East  
Zoning - R3  
Purpose: Minor Variance The applicant is proposing to construct an addition onto the front 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'.
- C. Applicant - William & Michelle Webster **(23-063394)**  
Location - 661 Josephine Place  
Zoning - R3  
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'.
- D. Applicant - Brian & Anna Corbet **(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'.
- 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.

VI. Adjourn.