

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**JANUARY 28, 2019 3:00 P.M.**  
**ROOM 330 - CITY HALL**  
**ST. 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 meeting. The Board of Zoning Appeals will determine the order of the agenda at the beginning of its meeting.

I. APPROVAL OF MINUTES OF JANUARY 14, 2018

II. NEW BUSINESS

- A. Applicant - **David Strand** (19-002437)  
Location - 5 Heather Place  
Zoning - R2; HPL-Hill  
Purpose: ADMINISTRATIVE  
REVIEW - APPEAL
- The lot currently has two buildings; one principal building and an accessory building with a three-car garage. The applicant is proposing to subdivide the lot so that each building is on its own separate parcel. The Zoning Administrator determined that the building with the garage serves as an accessory building to the principal building, known as 5 Heather Place. As a result of the proposed lot split, the building with the garage becomes another principal building and must meet all zoning code requirements including setbacks. The applicant contends that the building with the garage is not an accessory building, but a principal residence and should not be subject to any current zoning code requirements.

IV. ADJOURNMENT

Board of Zoning Appeal Members: Please call Jerome Benner II (266-9080) or Debbie Crippen (266-9144) if you are unable to attend the meeting.

**APPLICANT: You or your representative should attend this meeting to answer any questions the Board may have.**