

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**SEPTEMBER 10, 2018 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. SWEARING IN OF NEW BOARDMEMBERS

II. APPROVAL OF MINUTES OF AUGUST 27, 2018

III. APPROVAL OF RESOLUTIONS:

18-073386 Parkway Commons Condo Association 1941 Ford Parkway for Approval

18-092672 2050 Stanford Avenue Matthew E. Kelly for Approval.

IV. OLD BUSINESS

- a. Applicant - **Michael R. Connly** (#18-093492)  
Location - 570 Montcalm Place  
Zoning - R2  
Purpose: MINOR VARINACE - The applicant is proposing to remove an existing detached garage and construct a slightly larger, attached, two-car garage that would be accessed from Montcalm Place in the front of the property. The following variances are being requested. 1) When an accessory structure is attached to the main building, it is subject to the same setbacks required for the principle structure. A minimum side yard setback of 8' is required in the R2, single-family residential zoning district; the applicant is proposing a side yard setback of 5' from the south property line, for a variance request of 3'. 2) Garages must be setback from the front lot line at least as far as the principle structure. The applicant is requesting a variance of this condition.

- b. Applicant - **Mussie Embaye – Little Grocery(18-092702)**  
Location - 1724 University Avenue West  
Zoning - T3; CC  
Purpose: MAJOR VARIANCE - The applicant is requesting a variance of the separation requirement between tobacco products shops in order to operate a new tobacco products shop. The zoning code requires a tobacco products shop to be located at least one-half mile (2,640 feet) from another one. The proposed tobacco product shop would be 2,600' from an existing shop for a variance request of 40'.

III. NEW BUSINESS

- A. Applicant - **Erica O. Schumacher (#18-096515)**  
Location - 2205 Dudley Avenue  
Zoning - R3  
Purpose: MINOR VARINACE - The applicant is proposing to construct a 484-square foot workshop addition to an existing detached garage. The zoning code does not allow accessory structures greater than 1,000-square feet in size; the existing garage, combined with the proposed addition, would be 1,277-square feet in size, for a variance request of 277-square feet.
- B. Applicant - **JRH Designs for Andrea Bungum (#18-096536)**  
Location - 1947 Fairmount Avenue  
Zoning - R3  
Purpose: MINOR VARIANCE - The applicant is proposing to construct an addition to the rear of an existing single-family dwelling. In Planning District 14, in which this property is located, a sidewall articulation is required on sidewalls that are greater than 35' in length. The applicant is requesting a variance of this condition on both the east and west sides of this structure.
- C. Applicant - **Timothy S. Jones (#18-097288)**  
Location - 1061 Fairmount Avenue  
Zoning - R4  
Purpose: MINOR VARINACE - The applicants are proposing to construct a two-story addition to the rear of an existing single-family dwelling. The zoning code require a minimum side yard setback of 4' in the R4, single-family residential zoning district; the existing structure has a nonconforming setback of 3' on the west side and

the addition would continue along the same  
sidewall, for a variance request of 1'.

- D. Applicant - **Landform Professional Services for Gary Jager (#18-097961)**
- Location - 1560 Portland Avenue
- Zoning - RM2
- Purpose: MAJOR VARINACE - The applicant is proposing to construct five additional units to the rear of this duplex, for a total of seven units. Based on the number of bedrooms in each unit, the minimum required number of off-street parking spaces is 12 spaces, which will be provided. The zoning code allows seven or fewer parking spaces to be located off of the alley; 12 spaces are proposed for a variance request of five spaces.

V. 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.**