

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**MAY 7, 2018 3:00 P.M.**  
**ROOM 330 - CITY HALL**  
**ST. PAUL, MINNESOTA**

**RESULTS AGENDA**

**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 APRIL 23, 2018

*Approved*

II. OLD BUSINESS

- a. Applicant - **Hupp Holdings III LLC** (#18-035099)  
Location - 617 Laurel Avenue  
Zoning - HPL-Hill  
Purpose: MAJOR VARIANCE - The applicant is proposing to construct a 6-unit row house development on a vacant lot in the RM2, multi-family residential zoning district and is requesting four variances: 1) This zoning district requires 1,500 square feet of lot area per unit. Based on the number of proposed units, a minimum lot area of 9,000 square feet is required; a lot area of 7,180 square feet is available, resulting in a variance request of 1,820 square feet. 2) The zoning code states that no multi-family dwellings can be built to create three or more dwelling units on a lot that is less than 9,000 square feet in area; the applicant is requesting a variance from this requirement. 3) A side yard setback of 9' is required; a setback of 3' is proposed for a variance request of 6'. 4) A setback of 9' is required for the off-street parking area; the applicant is proposing a setback of 1' on both the east and west sides of the parking lot for a variance request of 8'.  
***Continued two weeks until 5-21-18 – non-vote 3-2***
- b. Applicant - **JKS Properties** (#18-049440)  
Location - 84 Curtice Street East  
Zoning - RT1  
Purpose: MAJOR VARIANCE - A variance was previously granted to allow a new duplex on a lot that is less than 6,000 square feet in size as required in the zoning code but the use was never established and the variance subsequently

expired. The applicant is now proposing a new duplex that would require three variances: 1) The minimum side setback required for a duplex is 9'; the applicant is proposing a side setback of 5' on the west side for a variance request of 4'. 2) The minimum setback required for an off-street surface parking area is 4'; the applicant is proposing a setback of 2' for a variance request of 2'. 3) The zoning code does not allow off-street parking in a required front or side yard; the proposed surface parking would be located partially in the required front yard for a variance of this condition.

**Denied** **4-1**

### III. NEW BUSINESS

A. Applicant - **Ben Etzkorn** **(#18-053754)**  
Location - 873 Arlington Avenue West  
Zoning - R3  
Purpose: MINOR VARIANCE - The applicant is proposing to construct a new, detached two-car garage in the rear yard. The zoning code requires a setback of 3' from the rear property line; a setback of 1.25' is proposed from the rear property line variance of 1.75'.  
**Approved** **5-0**

B. Applicant - **Edward W. Kelly** **(#18-053802)**  
Location - 2255 Sargent Avenue  
Zoning - R3  
Purpose: MINOR VARIANCE - The applicant is proposing to construct a breezeway addition that would connect the existing single-family dwelling and detached garage in the rear yard. The zoning code states that when an accessory structure is attached to the main building, it is subject to all the regulations applicable to the main building. 1) A rear yard setback of 25' is required; a setback of 1' is proposed, for a variance request of 24'. 2) A minimum side yard setback of 6' is required; the garage has an existing side setback of 3', for a variance request of 3'.  
**Approved** **5-0**

- C. Applicant - **David Hovda** (#18-054118)  
Location - 1226 Berkeley Avenue  
Zoning - R4  
Purpose: MAJOR VARIANCE - There is an existing 79.8' wide parcel with single-family dwelling that has a screened porch on the east side. The applicant is proposing to subdivide the parcel with a jog around the screened porch in order to create a new lot suitable for a single-family dwelling. The zoning code requires a minimum lot width of 40' for a single-family dwelling and this lot width must be met for the entire length of the building regardless of the shape of the lot. Both lots will be 39.8' wide on both the north and south sides of the jog. For the new lot, a width of 35.8' measured at the jog is proposed for a variance request of 4.2'. For the lot with the existing house, a width of 44' measured at the jog is proposed, however, because the proposed minimum lot width is 39.8', a variance of .2' is required.  
**Denied** 4-1

- D. Applicant - **Christian P. Dennehy** (#18-054243)  
Location - 1132 Hague Avenue  
Zoning - R4  
Purpose: MINOR VARIANCE - The applicant is proposing to construct an attached, tuck-under garage on the east side and a 240-square foot, two-story addition that includes an open-covered porch to the front of an existing single family dwelling. The following variances are being requested. 1) A front yard setback of 29' is required; an open, covered porch can project an additional 6' into a required front setback. The applicant is proposing an open, covered porch that would project 8' into the front yard, for a variance request of 2.' 2) A minimum side yard setback of 4' is required; a setback of 1.6' is proposed from the east property line, for a variance request of 2.4'.  
**Continued 2 weeks until 5-21-18 - site plans incorrect.**

#### 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.**