

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
SEPTEMBER 09, 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 AUGUST 26, 2019

II. OLD BUSINESS NONE

III. NEW BUSINESS

A. Applicant -	GONYEA TRANSFORMATIONS (19-075916) Jennifer Otto
Location -	1845 Jefferson Ave
Zoning -	R4
Purpose: <u>MINOR VARIANCE</u> -	The applicant is proposing to demolish an existing attached garage and construct a two-story addition with an attached garage on the main floor and livable space on the second. The zoning code requires a minimum rear yard setback of 25'; the proposed addition would be 17.6' from the rear property line for a variance request of 7.4'.

Applicant -
Location -
Zoning -
Purpose: MINOR VARIANCE -

Hue Tran (19-075921)

1849 Norfolk Ave
R3

The applicant is proposing to construct an attached, two-car garage to the rear of the existing single-family dwelling. The minimum required rear yard setback is 25'; the proposed plan shows a garage setback of 9' from the rear property line for a variance request of 16'.

C. Applicant -
Location -
Zoning -
Purpose: MINOR VARIANCE -

Carol E Zoff (19-075972)

446 Saratoga St S
R4

The applicant is proposing to construct a second story, master bedroom addition to the back of an existing single-family dwelling. In Planning District 14, a sidewall articulation is required on sidewalls that are greater than 35' in length. The existing sidewalls are 27' in length and with the addition, the total length would be 39.5'; the applicant is requesting a variance of this condition.

D. Applicant -
Location -
Zoning -
Purpose: MINOR VARIANCE -

Elizabeth A Dickinson (19-075973)

384 Hall Ave
RT1; RC-4

The applicant is proposing to construct a detached, one-car garage and a parking pad in the rear yard of an existing single-family dwelling. The following variances are being requested: 1) When an accessory structure is within 6' of a principal structure, it is considered attached for zoning purposes. The required minimum rear yard setback is 25'; a rear setback of 2' is proposed for a variance request of 23'. 2) The minimum side yard setback required in the R4 single family zoning district is 4'; a 0' setback is proposed for the garage and the parking pad for a variance request of 4'.

E. Applicant -
Location -
Zoning -
Purpose: MAJOR VARIANCE

Lucy Iburg (19 075976)
106 Douglas St
T1

The applicant is proposing to remodel an existing multifamily structure into a mixed use building. The proposed first floor would be a dental clinic and the second floor would consist of three apartment units; one two-bedroom unit and two studio units. The applicant is requesting the following variances: 1) Zoning code states that side and rear yards of at least 6' must be required when a nonresidential use adjoins a side yard of a residential property. The applicant is proposing a setback of 1.7' from the south side property line and a 0' setback from the west side property line for variance requests of 4.3' and 6', respectively. 2) The required minimum setback for an off-street parking space is 4'; the proposed plans indicate a setback of 3.6' from the east property line for a variance request of .4'. 3) The zoning code allows seven or fewer parking spaces to be located off an alley; nine spaces are proposed for a variance request of two spaces.

F. Applicant -
Location -
Zoning -
Purpose: MINOR VARIANCE -

Dorian P Nelson (19-075934)
1946 Wellesley Ave
R4

The applicant is proposing to construct a 2-story addition to an existing single-family dwelling and a detached, two-car garage in the rear yard of the property. The following variances are being requested: 1) In Planning District 14, the maximum building height in the R4 zoning district is 22'; the applicant is proposing a building height of 23'-10", for a variance request of 1'-10". 2) The minimum side yard setback for a single-family dwelling in the R4 is 4'; the existing setback is nonconforming at 3.1' and the addition would continue along the existing sidewall for a variance request of .9'. 3) In this district, a sidewall articulation is required on sidewalls that are greater than 35' in length. The existing sidewall is 27' in length and with the addition, the total length would be 50'; the applicant is requesting a variance of this condition.

IV. Adjourn.

Board of Zoning Appeal Members: Please call Jerome Benner II (266-9080) or 266-8989 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.