

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**MAY 22, 2017 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.

1. Approval of the May 8, 2017 Minutes.
2. New Business:
  - A. Karl Schwichtenberg, Applicant, 221 Mount Curve Blvd (17-036987)  
Zoning: R3  
Purpose: The applicant is proposing to convert the existing attached garage to living space and build a new two-car detached garage with access from the alley. The maximum height allowed for a detached garage is 15'; the applicant is proposing a height of 17.9' for a variance of 2.9'.
  - B. Saysana Pommalath, Applicant, 1310 Pacific Street (17-035823)  
Zoning: R4  
Purpose: The applicant is proposing to construct a new single family dwelling with an attached garage in the front on a vacant lot. 1) The zoning code requires that garages must not project further forward than the house; the applicant is requesting a variance of this requirement. 2) The required front yard setback for this property is 26.3' and the applicant is proposing a front setback of 22' for a variance request of 4.3.
  - C. Bethany and Jeremiah Franz, Applicant, 688 Oakland Avenue (17-030600)  
Zoning: RM2  
Purpose: The applicants are proposing to convert an existing duplex into a 3-unit residential building. 1) The existing lot size is approximately 5,225 square feet. The zoning code requires that no additional dwelling units be added to an existing building to create three or more dwelling units on a lot that is less than 9,000 square feet in area. The applicants are requesting a variance of 3,775 square feet. 2) One additional off-street parking space is required. The applicants intend to create a space in the southwest corner of the property with access from the alley. A setback of 4 feet from the west property line is required, 2 feet is proposed for setback variance of 2 feet.
3. 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.**