

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**APRIL 25, 2016 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 APRIL 11, 2016

II. APPROVAL OF RESOLUTION

16-013374 Ryan P. North 929 7<sup>th</sup> Street West for Approval

III. NEW BUSINESS

- A. Applicant - **Ryan Burke** (#16-012819)  
Location - 1174 Grand Avenue  
Zoning - RM2; Sign-Grand  
Purpose: MAJOR VARIANCE - The applicant is requesting variances of the setback and lot coverage requirements in order to construct an eight - unit apartment building. 1) A front yard setback of 23.4 feet is required, a setback of 22 feet is proposed for a variance of 1.4 feet. 2) A rear yard setback of 25 feet is required, a setback of 22 feet is proposed at the southeast corner to accommodate a stair tower and a trash enclosure for a variance of 3 feet. 3) A side yard setback of 9 feet is required, a setback of 7.5 feet is proposed from both the east and west property lines for a variance of 1.5 feet on each side. 4) A building footprint occupying a maximum of 35% of the lot or 3,339 square feet is allowed, the proposed building would occupy 47.5 % or 4,528 square feet of the lot for a variance of 12.5 % or 1,189 square feet.  
**Approved**
- D. Applicant - **Dave Klun** (#16-016804)  
Location - 975 Lincoln Avenue  
Zoning - RT1  
Purpose: MAJOR VARIANCE - The applicant is proposing to remove the existing detached garage and construct a three-car garage addition connected to the rear of the house by a new breezeway. Once connected, the garage becomes part of the house and must meet the rear

yard setback required for the house. A rear yard setback of 25 feet is required, a setback of 4.5 feet is proposed from the rear property line for a variance of 20.5 feet.

***Laid over to May 9, 2016.***

- B. Applicant - **Mark L. Stanton** (#16-024989)  
Location - 213 Mount Hope Drive  
Zoning - RM2; RC-4  
Purpose: MINOR VARIANCE - Variances of the zoning code and the River Corridor Critical Area setback standards in order to construct a second story addition over an existing one-story single family dwelling with a lower level walk-out and an exterior staircase. 1) A rear yard setback of 25 feet is required; the existing rear setback is 6.2 feet; the addition would be in line with the existing rear building wall for a variance of 18.8 feet. 2) A maximum average building height of 30 feet is allowed; an average height of 31.1 feet is proposed for a variance of 1.1 feet. 3) A setback of 40 feet from the bluffline is required; the existing house is on the bluffline, the additional floor would have a 0 foot setback from the bluffline for a variance of 40 feet.  
***Approved***

- C. Applicant - **Kevin Donnelly** (#16-025117)  
Location - 1708 Wellesley Avenue  
Zoning - R4  
Purpose: MIONOR VARIANCE - The applicant removed the existing one-car detached garage and is proposing to construct a new 24' x 28' detached garage with a roof dormer. The maximum height allowed is 15'; 19.25' is proposed for a variance of 4.25' feet.  
***Denied***

#### IV. ADJOURNMENT

Board of Zoning Appeal Members: Please call Yaya Diatta (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.**