

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
AUGUST 13, 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. SWEARING IN OF NEW BOARDMEMBER~~

New Boardmembers to be sworn 9-10-18

II. APPROVAL OF MINUTES OF JULY 30, 2018

Approved

III. NEW BUSINESS

A. Applicant

- **Allan Dorney Construction for Adrie Wessels** (#18-087210)

Location

- 1691 Hillcrest Avenue

Zoning

- R2

Purpose: MINOR VARIANCE

- The applicant is planning a construction project that includes converting the existing attached garage into living space and constructing a new, two-story addition with an attached garage to the rear of the house. The following variances are being requested: 1) A minimum side yard setback of 8' is required in the R2, single-family zoning district; the house has an existing nonconforming side setback of 5' from the east property line, and the addition would continue along the same setback line, for a variance request of 3'. 2) When an accessory structure is attached to the main building, it is subject to the same setback requirements as the house. A minimum rear yard setback required of 25' is required; a setback of 16' is proposed, for a variance of 9'.

Approved w/cond.

6-0

B. Applicant

- **Victoria A. Erhart** (#18-086918)

Location

- 1301 Chelmsford Street

Zoning

- R3

Purpose: MINOR VARIANCE

- The applicant is proposing to remove an existing attached garage and construct a two-story addition with an attached two-stall garage to the rear of this single-family dwelling. A minimum rear yard

setback of 25' is required and a nonconforming setback of 13.7' is existing; a setback of 4' is proposed from the west property line for a variance request of 11.3'.

Approved **6-0**

C. Applicant - **Ali Awad** **(#18-087180)**

Location - 2141 Dudley Avenue

Zoning - R3

Purpose: MINOR VARIANCE - The applicant is proposing to construct a deck in front of the existing tuck-under garage. Decks that are higher than 30" measured from grade to the walking surface are subject to setback requirements. A front yard setback of 44' is required; the applicant is proposing a setback of 27.3', for a variance request of 16.7'.

Approved **6-0**

D. Applicant - **Michael L. Staiger** **(#18-087220)**

Location - 1135 Charles Avenue

Zoning - R4

Purpose: MINOR VARIANCE - The applicant is proposing to replace an existing detached garage with a new, shed-style roof detached garage. The zoning code limits the height of garages with a shed roof to 15'; the proposed garage would be 18' tall, for a height variance of 6'.

Approved **6-0**

E. Applicant - **Bruce Hella** **(#18-087169)**

Location - 1288 Juno Avenue

Zoning - R4

Purpose: MINOR VARIANCE - The applicant is requesting the following variances in order to construct a two-story rear addition to this house in the R4 single-family residential zoning district in Planning District 15: 1) In this zoning and planning district, a sidewall articulation is required for building faces that exceed thirty-five (35) feet in length. Articulation shall be in the form of a structural projection of at least one (1) foot in depth and six (6) feet in length, and must extend from grade to the eave. The existing west sidewall with the addition would be 42' long; the applicant is proposing no sidewall articulation, for a variance of this condition. 2) In this zoning and planning district, the maximum building height is 22'; the applicant is proposing a height of 24', for a variance request of 2'.

Approved w/cond. **6-0**

- F. Applicant - **Church of the Living Stone (#18-088068)**
Location - 871 Payne Avenue
Zoning - B2
Purpose: MAJOR VARIANCE - The applicant is proposing to convert the main floor of an existing building, previously used as storage and retail, to a church. The proposed use requires six off-street parking spaces; no off-street parking is available, for a variance request of six parking spaces.
Denied **4-2**
- G. Applicant - **Exeter Group for Indianhead Council (#18-087230)**
Location - 393 Marshall Avenue
Zoning - T2
Purpose: MAJOR VARIANCE - The applicant is proposing to construct a 5-story, multi-family development with underground, structured parking and a surface lot. The T2, traditional neighborhood zoning district, requires a minimum front yard setback of 10'; the front façade of the building would have balconies and a covered entryway that project 5' into the required front yard setback, for a variance request of 5'.
Approved **6-0**
- H. Applicant - **Parkway Commons Condo Association (#18-073386)**
Location - 1941 Ford Parkway
Zoning - RM2
Purpose: MAJOR VARIANCE - In 2002, this property was granted variances for side and rear setbacks in order to construct a 30-unit condominium subject to the following conditions: 1) Trees that are 16' to 20' tall are planted along the rear property line as indicated in the revised site plan. 2) The power cable is changed, as indicated, between the power poles along the alley and; 3) The power poles be raised an additional 5' where the new trees would be installed and; 4) An additional tree is planted to fill in the area left open for raising the power poles. The applicant is requesting that the Board of Zoning Appeals modify or delete the conditions.
Approved w/conds. **6-0**

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.