

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
AUGUST 27, 2018 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 13, 2018

II. APPROVAL OF RESOLUTIONS:

18-087169 Bruce Hella 1288 Juno Avenue for Approval

18-073386 Parkway Commons Condo Association 1941 Ford Parkway for Approval

III. NEW BUSINESS

- A. Applicant - **Matthew E. Kelly** (#18-092672)
Location - 2050 Stanford Avenue
Zoning - R4
Purpose: MINOR VARIANCE - The applicant is proposing to construct a deck onto a detached, three-car garage in the rear yard. The zoning code states that accessory structures may not exceed 1,000 square feet in size; the proposed deck and garage would be 1,207 square feet in size, for a variance request of 207 square feet.
- B. Applicant - **Melanie X. Yang** (#18-092708)
Location - 2150 Suburban Avenue
Zoning - RT1
Purpose: MINOR VARIANCE - The applicant is proposing to construct a detached, two-car garage in the rear yard of this duplex. The zoning code states that when an accessory building is constructed in a rear yard which adjoins a side yard, the accessory building must be set back a distance equal to the minimum side yard required of the principal structure, in this case, 9'. The applicant is proposing a rear setback of 3' for a variance request of 6'.
- C. Applicant - **Michael & Melinda Egger** (#18-092715)

- Location - 2030 Worcester Avenue
Zoning - R3
Purpose: MINOR VARIANCE - The applicant is proposing to remove an existing detached garage and construct a larger, detached, three-car garage with a shed style roof in the rear yard. The maximum height allowed for a garage with a shed style roof is 12'; the applicant is proposing a height of 16' for a variance request of 4'.
- D. Applicant - **Richard Pearce** (#18-092720)
Location - 124 Dale Street North
Zoning - RM2; HPL-Hill
Purpose: MAJOR VARIANCE - The applicant is proposing to construct an attached, two-car garage to the rear of an existing duplex. When an accessory structure is attached to the main building, it is subject to the same setbacks required for the principle structure. A rear yard setback of 25' is required; the garage would be set back 2' from the rear property line, for a variance request of 23'.
- E. Applicant - **Michael R. Connly** (#18-093492)
Location - 570 Montcalm Place
Zoning - R2
Purpose: MINOR VARINACE - The applicant is proposing to remove an existing detached garage and construct a slightly larger, attached, two-car garage that would be accessed from Montcalm Pl. in the front of the property. When an accessory structure is attached to the main building, it is subject to the same setbacks required for the principle structure. A minimum side yard setback of 8' is required in the R2, single family residential zoning district; the applicant is proposing a side yard setback of 5' from the south property line, for a variance request of 3'.
- F. Applicant - **Mussie Embaye – Little Grocery(18-092702)**
Location - 1724 University Avenue West
Zoning - T3; CC
Purpose: MAJOR VARIANCE - The applicant is requesting a variance of the separation requirement between tobacco products shops in order to operate a new tobacco products shop. The zoning code requires a tobacco products shop to be located at least one-half mile (2,640 feet) from another one. The proposed

tobacco product shop would be 2,600' from an existing shop for a variance request of 40'.

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.