

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
FEBRUARY 1, 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 JANUARY 20, 2016

II. OLD BUSINESS

- a. Applicant - **Xavier Lopez** **(#15-180987)**
 Location - 860 Hague Avenue
 Zoning - RT1
 Purpose: MAJOR VARIANCE - The applicant is proposing to remove the existing church building and construct a new daycare & pre-school facility with an outdoor playground and seven off-street surface parking spaces, which requires three variances. 1) A building footprint occupying a maximum of 35% of the lot or 6,673 square feet is allowed, the proposed building would occupy 42% or 8,000 square feet of the lot for a variance of 7% or 1,327 square feet. 2) Eight off-street parking spaces are required; seven spaces would be provided for a variance of one parking space. 3) The zoning code specifies that off-street parking spaces are not allowed in the front yard; the proposed parking spaces would be located in the front yard along Laurel Avenue.
- b. Applicant - **Michelle M. Paska** **(#15-187773)**
 Location - 1485 Sargent Avenue
 Zoning - R4
 Purpose: MINOR VARIANCE - The applicants are proposing to remove the roof of this two-story single family house and construct a new steeper pitched roof with a dormer in front, resulting in an increase of the building height. 1) A maximum building height of 22 feet is allowed in this planning district; a building height of 26 feet is proposed for a variance of 4 feet. 2) A side yard setback of 4 feet is required; a setback of 3.5 feet from the west property line is existing and the

addition would be in line with the existing building for a variance of .5 feet.

- c. Applicant - **Gary Findell** (#15-187820)
Location - 427 Mount Ida Street
Zoning - RT1
Purpose: MAJOR VARIANCE - The applicant is requesting variances of the design standards and the maximum garage width allowed in order to construct a new single family dwelling. 1) The zoning code requires that a primary entrance be located within the front third of the house, be off of a front porch, foyer, courtyard or similar architectural feature, and be set back at least 8 feet from the side lot line. The proposed entry would be located in the middle of the west side facade, beyond the front third of the house, would not have any architectural element distinguishing the door and would be setback 5 feet from the side lot line, all requiring an entryway variance. 2) A garage cannot exceed 60% of the width of the house. The house is 22 feet wide, the proposed first floor attached two-car garage would be 16 feet wide which is 72% of the width of the house, requiring a variance of 12%.

III. 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.