

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
MAY 9, 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 25, 2016

Minutes for this meeting will be on for approval on the May 23, 2016 Agenda

II. APPROVAL OF RESOLUTION

16-024989 Mark L. Stanton 213 Mount Hope Drive for approval

III. OLD BUSINESS

(Continued from April 25, 2016)

- a. 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.

IV. NEW BUSINESS

- A. Applicant - **David Schell** (#16-030353)
Location - 521 Michigan Street
Zoning - R4
Purpose: MAJOR VARIANCE - The applicant is requesting variances of the minimum building width in order to construct a new single family dwelling. The zoning code requires that any side of one-family dwelling be at least 22 feet wide; the proposed house would be 15 feet wide for a variance of 7 feet.
- B. Applicant - **Morris Mesenbring** (#16-030407)
Location - 1296 Palace Avenue
Zoning - R4
Purpose: MINOR VARIANCE - The applicant is proposing to remove the existing second story on this single family dwelling. He would construct a new second story with an expanded roofline and build a two-story addition at the southeast corner of the house that would fill in

an existing jog. The proposed project requires two zoning variances. 1) A side yard setback of 4 feet is required; the setback from the east property line is currently 3.5' and the new second floor and addition would continue along that setback line for a variance of .5 feet. 2) A variance of the Dist. 14 design standards that require a design feature in the form of an articulation of at least 1 foot by 6 feet to break up a side wall greater than 35' in length is being requested. The length of the house is 38.7' and the rear addition would eliminate the existing articulation, resulting in a need for a building façade articulation variance.

- C. Applicant - **James Rieke** (#16-030378)
Location - 1801 Bohland Avenue
Zoning - R2
Purpose: MINOR VARIANCE - The applicant is proposing to remove the existing detached garage and construct a two-car garage that would be attached to the rear of the house. 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 14 feet is proposed from the rear property line for a variance of 11 feet.

Continued to May 23, 2016

- D. Applicant - **Nick Webb** (#16-030327)
Location - 341 Pleasant Avenue
Zoning - RT2
Purpose: MINOR VARIANCE - A variance of the front yard setback requirement in order to construct a new single family dwelling. A 25 foot setback is required from the front property line; a setback of 21.2 feet is proposed in order to accommodate an open covered front porch for a variance of 3.8 feet.

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.