

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**DECEMBER 7, 2015 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. APPROVAL OF MINUTES OF NOVEMBER 23, 2015

***Approved***

II. APPROVAL OF RESOLUTION

15-177987 Gregory A. Bury 1634 Bayard Avenue for Approval

***Approved***

III. NEW BUSINESS

A. Applicant - **J. Eagle Vang** (#15-176826)  
Location - 1897 Lacrosse Avenue  
Zoning - RM2  
Purpose: MAJOR VARIANCE - The building on this property is a 4-unit structure with four separate tuck-under garages. The applicant is proposing to convert all four garages into living space for each of the dwelling units. The proposed building expansion requires six off-street parking spaces; two surface parking spaces would be provided off of the alley for a variance of four parking spaces.  
***Continued 2 weeks until 12-21-15***

B. Applicant - **Willow Creek Development Group LLC** (#15-181025)  
Location - 1443 Jefferson Avenue  
Zoning - R4  
Purpose: MINOR VARIANCE - This parcel currently has a one- and one-half story single family house with an attached four-season porch to the rear of the building. The applicant is proposing to remove the half story and the rear porch. He would then construct a second story over the first floor and build a two-story addition to the rear of the house, which requires three zoning variances. 1) A side yard setback of 4 feet is required; a setback of 3.3 feet (existing) is proposed from the west property line for a variance of .7 feet. 2) A maximum building height of 22 feet

is allowed in this planning district; the new construction would result in a 25.2 foot height for a variance of 3.3 feet. 3) A variance of the new 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 proposed addition, together with the existing house, would result in a building facade of 52 feet along the west side and the applicant is proposing no sidewall articulation on the west side.  
***Approval of side yard west side yard setback, and no sidewall articulation on the West side.***

***Denial of the requests for higher building height and no East sidewall articulation. 6-0***

#### 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.**