

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
FEBRUARY 25, 2019 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 FEBRUARY 11, 2018

II. NEW BUSINESS

- A. Applicant - **Michael Buelow** (#19-008579)
Location - 1493 Highland Parkway
Zoning - R4
Purpose: MINOR VARIANCE - The applicant is proposing to construct a one-story addition that would connect the existing detached garage to the house. The following variances are being requested: 1) The R4, single-family zoning district, in which this property is located, requires a minimum side yard setback of 4'; the applicant is proposing a setback of 3.1' from the west property line for a variance request of .9'. 2) A minimum rear yard setback of 25' is required; the existing garage is set back 1' from the rear property line for a variance request of 24'. 3) In Planning District 15, in which this property is located, a sidewall articulation is required on sidewalls that are greater than 35' in length. The existing west sidewall is 27' in length; the addition would result in a sidewall of 62.5' in length, for a variance request of this condition.
- B. Applicant - **Christian P. Dennehy** (#19-008585)
Location - 1132 Hague Avenue
Zoning - R4
Purpose: MINOR VARIANCE - The applicant is proposing to construct a parking space in the front yard of an existing single-family dwelling. The following variances are being requested: 1) Zoning code states that off-street parking spaces must not be established in a front yard; the applicant is requesting a variance of this condition. 2) A minimum setback of 4' is required from any lot lines; a side setback of 1.1' is proposed from the west property line and a zero

setback is proposed from the front lot line for variances of 2.9' and 4' respectively.

- C. Applicant - **Ezekiel Fricke** (#19-009267)
Location - 401 Michigan Street
Zoning - R4
Purpose: MINOR VARIANCE - The applicant is proposing to construct an addition to the front of an existing single-family dwelling. The following variances are being requested: 1) The required front yard setback is 13.5'; the proposed addition would be set back 9.75' for a variance request of 3.75'. 2) The minimum required side yard setback in the R4, single-family zoning district is 4'. The existing side setbacks are 3.5' on the west side and 2.2' on the east; the addition would continue along the same setbacks for a variance request of .5' on the west, and 1.8' on the east side.
- D. Applicant - **Peter Swenson** (#19-011095)
Location - 1379 Eleanor Avenue
Zoning - R4
Purpose: MINOR VARIANCE - The applicant is proposing to construct a two-story addition to an existing 1.5 story single-family dwelling. The following variances are being requested: 1) The minimum required side yard setback in the R4, single-family residential zoning district is 4'; the addition would continue along the same nonconforming setback of 3.3' for a variance request of .7'. 2) In Planning District 15, in which this property is located, a sidewall articulation is required on sidewalls that are greater than 35' in length. The existing sidewalls are 38' in length and with the proposed addition the new length is 52'. The applicant is requesting a variance of this condition on both the east and west sides of this structure.

III. 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.