

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**JULY 17, 2017 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 JULY 3, 2017

***Approved***

II. OLD BUSINESS

- a. Applicant - **Draco Properties – Quintus Pillai (#17-044996)**
- Location - 211 Belvidere Street East
- Zoning - RT2
- Purpose: MAJOR VARIANCE - The applicant is proposing to construct a duplex on a vacant lot. The applicant is requesting the following variances: 1) A duplex is required to provide three off-street parking spaces; the applicant is proposing to provide two off-street parking spaces for a variance request of one space. 2) The zoning code states that off-street parking spaces must not be located within a required side yard; the setback required for a duplex is 9'. The applicant is proposing to place a 2-stall parking pad on the west side of the duplex building 0' from the west property line for a variance request of 9'
- Approved w/cond. 6-0***
- b. Applicant - **Jeremiah Franz (#17-030600)**
- CONTINUED AT APPLICANT'S REQUEST***
- Location - 688 Oakland Avenue
- Zoning - RM2; Sign-Grand
- Purpose: MAJOR VARIANCE - The applicants are proposing to convert an existing duplex into a 3-unit residential building. 1) The existing lot size is approximately 5,225 square feet. The zoning code requires that no additional dwelling units be added to an existing building to create three or more dwelling units on a lot that is less than 9,000 square feet in area. The applicants are requesting a variance of 3,775 square feet. 2) One additional off-street parking space is required. The applicants intend to create a space in the southwest corner of the property with access from

the alley. A setback of 4 feet from the west property line is required, 2 feet is proposed for setback variance of 2 feet.

**Laid over at applicant's request to 7-31-17.**

III. NEW BUSINESS

A. Applicant

- **Marvin Anderson – RONDO AVENUE INC.**  
**(#17-053849)**

Location

- 820 Concordia Avenue

Zoning

- RT1

Purpose: MAJOR VARIANCE

- The applicant is proposing to install a freestanding sign at corner of Concordia and Fisk at the proposed Rondo Commemorative Plaza. The sign would be a decorative column identifying the Rondo Neighborhood with the upper portion backlit on all four sides and the word Rondo placed vertically along the top portion of the column that would be backlit on two sides. The zoning code states that if a freestanding sign is located within a required yard it must not exceed four feet in height plus two inches for each foot setback from the property line. The sign would be setback one foot from the property line that would allow the sign to be four feet, two inches in height. The proposed height of the sign would be 24 feet for a variance request of 22 feet 10 inches.

**Approved**

**6-0**

B. Applicant

- **Andrew Zalinkas** **(#17-040587)**

Location

- 17 Hall Lane

Zoning

- RT1; RC-4

Purpose: MAJOR VARIANCE

- The applicant is proposing to construct a new single family dwelling and detached garage on a vacant lot with no alley access. The proposed garage will be located in a required front yard; the zoning code states that garages must not be established in a required yard except a rear yard; the applicant is requesting a variance of this condition.

**Approved w/cond.**

**6-0**

C. Applicant

- **Molly Glasgow** **(#17-051375)**

Location

- 557 Elfelt Street

Zoning

- RT1

Purpose: MAJOR VARIANCE

- The applicant is proposing to construct an 814 square feet single family dwelling with a parking

pad in the rear on a vacant lot. The applicant is requesting the following variances: 1) The zoning code requires a front yard setback of 25'; the applicant is proposing a setback of 9' for a variance request of 16'. 2) The zoning code requires a rear yard setback of 25'; the applicant is proposing a setback of 10' for a variance of 15'. 3) The zoning code states that principle structures must not cover more than 35% of any zoning lot; the applicant is proposing to cover 43% of the lot with the principle structure for a variance of 8%. 4) The zoning code states that off-street parking spaces must be setback 4' from any lot line; the applicant is proposing to construct a 9' x 18' parking pad in the rear of the property with a 1' setback from the west property line for a variance of 3'.

**Approved** **6-0**

- D. Applicant - **LOR PHA** **(#17-051925)**  
Location - 883 Sims Avenue  
Zoning - RT1  
Purpose: MAJOR VARIANCE - The applicant is proposing to add a half story addition to the existing duplex. The side yard setback requirement for a duplex is 9'; the existing structure does not meet today's standards because the building is setback 5.1' from the west property line and 4.3' from the east property line. By expanding the duplex vertically, the applicant is required to meet the side yard setbacks for the addition. The proposal is to continue the second floor along the same sidewalls as the first floor requiring side yard setback variances of 3.9' from the west property line and 4.7' from the east property line.  
**Approved w/cond.** **6-0**
- E. Applicant - **MOJO LLC John Herbeck** **(#17-054110)**  
Location - 1849 Portland Avenue  
Zoning - R2  
Purpose: MAJOR VARIANCE - The applicant is proposing to add a 4-bedroom dwelling unit in the basement to an existing 5-unit apartment building for a total of 6 dwelling units. The RM2, residential zoning district in which located requires a lot area of 9,000 square feet; the current lot size for this property is 7,353 square

feet. The applicant is requesting a variance of 1,647 square feet to add the new dwelling unit.

**Denied**

**5-1**

- F. Applicant - **Kevin Degezelle** (#17-054113)  
Location - 1813 Dayton Avenue  
Zoning - RT1  
Purpose: MAJOR VARIANCE - The applicant is proposing to expand the upper unit of an existing duplex by adding a dormer to the attic space on the west side to create a two-floor, 4-bedroom dwelling unit. The side yard setback required for a duplex is 9'; the existing structure does not meet today's standards because the building is setback 5.1' from the west property line. By expanding the duplex vertically, the applicant is required to meet the side yard setback for the dormer addition. The proposal is to continue the third floor along the same sidewall as the second floor requiring a side yard setback variance of 3.9' from the west property line.  
**Laid Over 2 weeks until 7-31-17.**
- G. Applicant - **PETER MUZLOWSKI** (#17-054114)  
Location - 1750 Mississippi River Boulevard South  
Zoning - R2; RC-3  
Purpose: MINOR VARIANCE - The applicant is proposing to construct a two-story addition to an existing one-story, single family dwelling. The R2 zoning district requires a side yard setback of 8' from the property line. The applicant is proposing a side yard setback of 3.3' along Kenneth St. for a variance of 4.7'.  
**Approved** **6-0**
- H. Applicant - **ERNIE STECK** (#17-054115)  
Location - 1372 Lincoln Avenue  
Zoning - R4  
Purpose: MINOR VARIANCE - The applicant is proposing to construct an addition on the rear portion of an existing single family dwelling. Two zoning variances are required: 1) The R4 zoning district requires a side yard setback of 4'; the existing structure does not meet today's standards because it is currently setback 2.76' from the west property line. By expanding the building's footprint, the applicant is required to meet the side yard setback for the addition. The proposal is to

continue the addition along the same sidewall as the as the existing building for a side yard setback variance request of 1.24' from the west property line. 2) In Planning District 14, the maximum height is 22'. The height of the existing house is 22'-1½". The addition would be at the same height as the existing house for a variance request of 1½".

**Approved**

**6-0**

#### 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.**