

**AGENDA RESULTS**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**JULY 13, 2020 3:00 P.M.**  
**375 JACKSON STREET – SKYPE VIRTUAL MEETING**  
**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.

**NOTE TO COMMISSIONERS AND MEMBERS OF THE PUBLIC:** The Chairperson of the Board of Zoning Appeals (BZA) has determined that it is not practical nor prudent for the BZA to meet in-person or pursuant to Minnesota Statutes, Section 13D.02. In light of the COVID-19 health pandemic, it is not feasible for any member of BZA to be present at the regular location, and all members of the BZA will attend this meeting by telephone or other electronic means.

It is also not feasible for members of the public to attend the meeting at its regular location due to the health pandemic and emergency. Accordingly, no meeting will be held in 15 Kellogg Boulevard West (Room 330 – Courthouse).

Members of the public may monitor this meeting remotely at:

1. Online meeting: <https://meet.ci.stpaul.mn.us/matthew.graybar/1LN8C0CW>
2. Join by phone – choose one: (651) 267-3988, Conference ID: 73325672  
(651) 266-5758, Conference ID: 73325672  
(651) 266-5767, Conference ID: 73325672

I. Approved Minutes for June 29, 2020 BZA hearing

II. Approved Resolutions 20-038544 for 2170 Ford Pkwy. & 20-038888 for 830 Cretin Ave. as amended on June 29, 2020

III. OLD BUSINESS:

- |  |  |  |
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| A. Applicant -<br>Location -<br>Zoning -<br>Purpose: <u>MINOR VARIANCE</u> | Trever Phillips<br>413 Burlington Road<br>RT1<br>The bluff line runs through the back of this property, making it impractical to construct a garage in the rear yard. This lot has an existing 1,040 square foot detached garage in front of the house. The applicant is proposing to construct an additional 600 square foot garage next to the existing garage in the front yard. The following variances are requested: 1.) The zoning code requires garages to be set back from the front lot line at least as far as the principal structure. The applicant is seeking a variance from this requirement. 2.) Accessory structures cannot exceed 1,000 square feet, 1,040 square feet exists, an additional 600 square feet is proposed, for a variance of 600 square feet.<br><b>Approved</b> | <b>(20-043220)</b><br><br><br><br><br><br><br><br><br><br><br><br><br><b>4-1</b> |
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IV. NEW BUSINESS

A. Applicant - Andrew D Zelinskas  
Location - 206 Prescott Street (20-045376)  
Zoning - RM2  
Purpose: MINOR VARIANCE  
The applicant is proposing to construct an addition to the rear of this single-family dwelling. 1) A rear yard setback of 25' is required. The existing rear yard setback is nonconforming at 21' and the proposed addition would be set back 3' from the rear lot line for a variance of 18'. 2) The house is allowed to occupy no more than 35% of the lot or 1,277.5 square feet; the proposed addition would result in a house occupying 37% of the lot or 1,350 square feet, for a variance of 2% or 72.5 square feet.

**Denied 5-0**

B. Applicant - Luke Dusek (20-045392)  
Location - 43 King Street East  
Zoning - RT1  
Purpose: MAJOR VARIANCE  
The applicant is proposing to construct a new single-family dwelling on this vacant lot. 1) In residential districts, the building width on any side of one-family and two-family dwellings shall be at least 22'; a building width of 16.8' is proposed for a variance of 5.2'. 2) Off-street parking spaces shall not be located within the front yard; the applicant is proposing two parking spaces in the front yard, for a variance from this requirement.

**Approved-Building Width Variance 5-0**  
**Denied-Parking Variance 5-0**

C. Applicant - Blia Xiong (20-045587)  
Location - 1135 Agate Street  
Zoning - RM2  
Purpose: MAJOR VARIANCE  
The applicant is proposing to construct a new duplex and a two-car detached garage on this vacant lot. 1) A duplex requires three off-street parking spaces; two spaces would be provided in the garage for a variance of one parking space. 2) Garages located in the rear yard that adjoin a side yard or front yard shall be setback from the interior lot line a distance equal to the minimum side yard required of the principal structure; 9' is required, 4.5' is provided from the west property line, for a variance of 4.5'.

**Approved-Parking Variance 5-0**  
**Denied-Setback Variance 5-0**

D. Applicant -  
Location -  
Zoning -  
Purpose: MINOR VARIANCE

Michael Jordan  
1805 Laurel Avenue  
RT1

**(20-045362)**

The applicant is proposing to remove an existing detached garage and construct a new detached garage in the rear yard. 1) Accessory buildings are permitted to occupy no more than 35% of the rear yard or 392 square feet for this lot; the proposed garage would occupy 43% of the rear yard or 480 square feet for a variance of 8% or 88 square feet. 2) A side yard setback of 3' is required; the proposed garage would be set back 1.5' from the north and east property lines for a variance of 1.5' per side.

**Approved**

**5-0**

V. ADJOURN.

BZA Members: Please call Matthew Graybar at 651-266-9080 or [matthew.grabar@ci.stpaul.mn.us](mailto:matthew.grabar@ci.stpaul.mn.us) or call Zoning General Line at 651-266-9008 if you are unable to attend the meeting.

Public comment can be submitted to [matthew.graybar@ci.stpaul.mn.us](mailto:matthew.graybar@ci.stpaul.mn.us) or [Yaya.diatta@ci.stpaul.mn.us](mailto:Yaya.diatta@ci.stpaul.mn.us) . Any comments and materials submitted by 2:00 p.m. July 10, 2020 will be provided to the BZA for their review. You must include your Name and Residential Address for the public record. Please note, due to the COVID-19 health pandemic and its impact of staffing, any comments and materials received after 2:00 p.m. July 10, 2020 will not be provided to the BZA.

**APPLICANT: You or your representative need to attend this meeting to answer any questions the Board may have.**