

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
JULY 30, 2018 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 JULY 16, 2018

II. APPROVAL OF RESOLUTIONS:

18-073086 Jean Schroefer 1185 Dayton Avenue for Denial.

18-078094 Yang Auto Sale, LLC 255 Como Avenue for Approval.

III. NEW BUSINESS

- A. Applicant - **Sarin Homes LLC** (#18-081757)
Location - 1486 Midway Parkway
Zoning - R4
Purpose: MAJOR VARIANCE - There is an existing single-family dwelling with a detached garage on a through lot. The applicant is proposing to demolish the existing structure and split the parcel of land in order to develop two, single-family dwellings, each with an attached garage. One of the dwellings would front Midway Parkway on the north, and the other would front Canfield Street on the south. The minimum lot size required for a single-family is 5,000 square feet. The Midway Parkway lot would comply with the zoning code at 5,015 square feet in size, however, the lot fronting Canfield Street would be 4,700 square feet for a variance request of 300 square feet.
- B. Applicant - **Paul W. Johnson** (#18-085452)
Location - 1283 Hillcrest Avenue
Zoning - R2
Purpose: MINOR VARIANCE - The applicant is proposing to reconstruct an existing open, covered breezeway into a fully enclosed mudroom that would be attached to a

new, two-stall garage. The following variances are being requested: 1) In the R2, single family zoning district, the minimum required side yard setback is 8'; there is an existing nonconforming setback of 4.3' and the proposed garage will remain along the same setback for a variance request of 3.7'. 2) When garages are attached to the main building, they are subject to the same setbacks as the principle structure. The minimum rear yard setback for the principle structure is 25'; there is a nonconforming setback of 19'; the new proposed setback would be 19.9' for a variance request of 5.1.

C. Applicant

Location

Zoning

Purpose: MAJOR VARIANCE

- **4RM + ULA Architects for Holy Trinity Episcopal Church of St. Paul (#18-081783)**

- 1636 Van Buren Avenue

- R4

- The Holy Trinity Episcopal Church is proposing to demolish an existing, attached two-stall garage and construct a two-story, 1,200 square foot addition for the Church Rector. The applicant is requesting the following variances: 1) In the R4, single-family zoning district, a minimum side yard setback of 4' is required; the proposed addition would be set back 1.7' on the west side for a variance request of 2.3'. 2) The minimum required rear yard setback is 25'; there is an existing rear setback of 8.9' and the addition would be 5.8' from the rear for a variance request of 3.1'. 3) The maximum allowed coverage for this lot is 35% (2,607 sq. ft.); This lot has an existing lot coverage of 40% (2,915 sq. ft.) and the applicant would like to increase the building's footprint to 44% (3319 sq. ft.) for a variance request of 4% (367 sq. ft.) 4) The zoning code requires one off-street parking space for every 400-sq. ft. of Gross Floor Area (GFA) for an office use. Based on the proposed 2,400 sq. ft. of GFA for the addition, six parking spaces are required. Currently, there is no available off-street parking for this property and the applicant is requesting a variance of six off-street parking spaces.

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.**