

**AGENDA RESULTS**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**JUNE 15, 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. APPROVAL OF MINUTES FOR May 18, 2020

II. OLD BUSINESS: NONE

III. NEW BUSINESS

- |  |   |  |
|--|---|--|
| A. Applicant -<br>Location -<br>Zoning -<br>Purpose: <u>MAJOR VARIANCE</u> | Ryan Mckilligan<br>1110 Raymond Ave<br>RT2<br>The applicant is proposing to construct a three-story triplex on a vacant lot. 1) The zoning code requires a lot size of 9,000 square feet for multi-family dwellings, 8,501 square feet is proposed, for a variance of 499 square feet. 2) Off-street parking spaces shall not be located within the front yard. The proposed driveway includes extra space for parking in the front yard, for a variance of this requirement. 3.) A lot width of 60 feet shall be met for the entire length of the principal building, the applicant is requesting a variance from this requirement.<br><b>Approved</b> | <b>(20-035509)</b><br><br><br><br><br><br><br><br><br><br><b>7-0</b> |
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B. Applicant - Peter Zelle (20-038239)  
 Location - 954 Lincoln Avenue  
 Zoning - RT1  
 Purpose: MINOR VARIANCE  
 This property has an existing driveway accessed from the street to a one-story, two-car detached garage in the rear yard. The applicant is proposing to demolish the garage and the driveway portion from the rear of the house to the garage and construct a two-story, two-car garage with a workshop above, accessed from the alley only. 1.) A maximum height of 15' is required for accessory structures; 20' is proposed, for a variance of 5'. 2.) A parking space requires a 4' setback from the property line, 2' is proposed for the remaining portion of the driveway that will be used for parking, for a variance of 2'. 3.) The zoning code requires that access to off-street parking spaces to be from the alley only; the proposed parking space in the side yard would be accessed from the street, for a variance of this requirement.

**Approved 7-0**

C. Applicant - TJB Homes- Jon Ramey (20-038272)  
 Location - 1970 Beechwood Avenue  
 Zoning - R4  
 Purpose: MAJOR VARIANCE  
 The applicant is proposing to demolish the existing one-story single-family dwelling and construct a larger two-story single-family dwelling. The following variances are requested: 1.) Single-family dwellings in Dist. 15 are limited to 22' in height, 24'-6" is proposed, for a variance of 2'-6". 2.) The zoning code requires that access to off-street parking be from the alley only; the proposed garage would be accessed from the street, for a variance of this requirement.

**Laid over until June 29, 2020**

D. Applicant - Cory Sullivan (20-038477)  
 Location - 1276 Goodrich Avenue  
 Zoning - R4  
 Purpose: MINOR VARIANCE  
 The applicant is proposing to demolish an existing detached single-story two-car garage in order to construct an addition onto the existing house along with a breezeway on the first floor that attaches to a two-story three-car garage with living space above. A rear yard setback of 25' is required; 16' is proposed, for a variance of 9'.

**Denied 7-0**

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). Any comments and materials submitted by 2:00 p.m. on June 12 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. on June 12 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.