

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
JULY 20, 2015 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 6, 2015

II. APPROVAL OF RESOLUTIONS

15-126189 Inga S. Oelschlager 1916 Fairmount Avenue for Approval.

15-131177 Geoffrey Bartsh 1851 Wellesley Avenue for Approval.

15-131379 Jon Knutson – Loucks Associates 50 Kellogg Boulevard West for Approval.

III. NEW BUSINESS

- A. Applicant - **James J. McNulty** (#15-134226)
Location - 860 St. Paul Avenue
Zoning - RM2
Purpose: MINOR VARIANCE - The applicant is proposing to remove the existing 14' x 20' one-car detached garage in the rear yard and construct a new, slightly larger 16' x 22' one-car detached garage at the same general location as the existing garage. 1) A side yard setback of 3 feet is required; a setback of 1 foot-4 inches (the same setback as the existing garage) is proposed from the south property line for a variance 1 foot- 8 inches. 2) A setback of 1 foot is required from the alley; a zero setback (the same setback as the existing garage) is proposed for a variance of 1 foot.
- B. Applicant - **Laura E. Tiffany & Ned Foster** (#15-134242)
Location - 375 Pelham Boulevard
Zoning - R3
Purpose: MINOR VARIANCE - The applicant is proposing to convert the existing one-car attached garage into living space and construct a new, two-car detached carport 13 feet - 7 inches in front of the existing house. The zoning

code specifies that accessory buildings must be set back from the front lot line at least as far as the principal structure and buildings are not allowed in the required front yard. The applicant is requesting a variance to allow the carport in front of the house and 10'-10" into the required front yard.

- C. Applicant - **Christine & Gregory M. Nyman(#15-135034)**
Location - 1635 Hillcrest Avenue
Zoning - R2
Purpose: MINOR VARIANCE - A variance of the side yard setback requirement in order to construct a 14' by 10' addition to the back of the house. A setback of 8 feet from side property lines is required; the existing setback from the east property line is 5 feet; the addition would be in line with the existing house on the east side for a variance of 3 feet.
- D. Applicant - **Unal Coban (#15-135049)**
Location - 169 Jenks Avenue
Zoning - I2
Purpose: MAJOR VARIANCE - A variance of building design standards in order to construct an addition on the west side of the south portion of the school building in order to provide a new gymnasium for the MN Math and Science Academy. The zoning code states that window and door openings (glazing) shall be at least 15% of the front building facade. The west building facade including the proposed addition would have 3.8% of glazing for variance of 11.2% of glazing.
- E. Applicant - **Olov Strole (#15-135094)**
Location - 140 Prospect Boulevard
Zoning - RT1; RC-4
Purpose: MINOR VARIANCE - The applicant is proposing to convert the existing attached garage into living space and construct a new, two-car detached garage 66 feet in front of the existing house. The zoning code specifies that garages must be set back from the front lot line at least as far as the principal structure and buildings are not allowed in the required front yard. The applicant is requesting a variance to allow the garage in front of the house and 34 feet 9 inches into the required front yard.

- F. Applicant - **Ryan Seifert** (#15-135286)
Location - 1620 Hillcrest Avenue
Zoning - R2
Purpose: MINOR VARIANCE - A variance of the side yard setback requirement in order to construct a second story addition with a pitched roof over an existing single story flat-roof on the east of the house. A side yard setback of 8 feet from the property lines is required; the existing setback from the east property line is 4 feet; the addition would be in line with the existing east wall for a variance of 4 feet.
- G. Applicant - **Brent Wulff** (#15-135357)
Location - 1999 Ford Parkway
Zoning - T2; Sign-Highland
Purpose: MAJOR VARIANCE - The applicant is requesting a variance of the off-street parking requirement in order to remove the existing building and construct a new Jimmy John's Restaurant up to the sidewalk with parking in the rear. The zoning code requires that off-street spaces be set back 4 feet from the side property lines; a 1 foot setback is proposed along the east property line for the new parking lot for a variance of 3 feet.
- H. Applicant - **Cynthia Meyer** (#15-135424)
Location - 1386 Chelmsford Street
Zoning - R3
Purpose: MINOR VARIANCE - A variance of the setback from the east property line in order to construct a new entry deck with a second floor porch. A setback of 6' from the east property line is required; the house has an existing setback from the east property line of 5'-11". The deck would be in line with the existing house on the east side for a variance of 11".
- I. Applicant - **Peter Martin** (#15-139205)
Location - 995 Scheffer Avenue
Zoning - R2
Purpose: MINOR VARIANCE - A request to revise a variance approved by the Board of Zoning Appeals (BZA) on June 22, 2015 to include the lot coverage requirement. The

zoning code allows the footprint of the house with attached garage to occupy 35% of the lot, or 1,893 square feet; a lot coverage of 2,006 square feet is proposed that would occupy 37% of the lot for a variance of 2% or 113 square feet. The initial rear and side setback variances were granted in order to remove the existing detached garage and carport and construct a new, one-story two-car attached garage onto the back of the house with a studio for teaching harp and piano lessons.

IV. ADJOURNMENT

Board of Zoning Appeal Members: Please call Yaya Diatta (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.