

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
JUNE 3, 2019 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 MAY 20, 2019

II. APPROVAL OF RESOLUTION

19-036663 Aaron Gjerde 143 Virginia Street for Approval

III. OLD BUSINESS

- a. Applicant - **MCR Property Holdings LLC (#19-026900)**
Location - 2150 Grand Avenue
Zoning - RM2
Purpose: MAJOR VARIANCE - The applicant is proposing to construct a multi-family development consisting of four, four-bedroom units. The following variances are being requested. 1) The zoning code requires a minimum lot size of 9,000 square feet for developments consisting of three or more dwelling units; the existing lot size is 6,388 square feet for a variance request of 2,612 square feet. 2) Off-street parking must be a minimum of 4' from any lot line. A setback of 0' is proposed in rear yard along the alley and 2' from the west property line for a variance request of 4' and 2' respectively.

IV. NEW BUSINESS

- A. Applicant - **Benjamin V. Murphy (#19-041364)**
Location - 996 Ivy Avenue East
Zoning - R4
Purpose: MINOR VARIANCE - The applicant is proposing to construct a detached, two-car garage in the front yard of an existing single-family dwelling. The following variances are being requested: 1) Garages must be set back from the front lot line at least as far as the principal structure. The proposed garage projects in front of the house for a variance of this condition. 2) A driveway may be up to 4' wider than the garage

door within 30' of the garage door. The proposed width of the garage door is 8', allowing a maximum driveway width of 12'; The proposed driveway is 44' long and 24.7' wide, for a variance request of 12.7'.

- B. Applicant - **Robert Murray Frame III** (#19-041392)
Location - 178 Goodrich Avenue
Zoning - RM1; HPL-Site; RC-4
Purpose: MINOR VARIANCE - A variance was recently granted to allow a new detached garage to be set back 8' from the bluffline, instead of the 40' required under the River Corridor setback standards. However, the plan did not work out and the applicant is now proposing to construct the garage 6' from the bluffline, for a variance request of 34'.
- C. Applicant - **On Time Contractors RE Division LLC** (#19-041416)
Location - 343 Van Buren Avenue
Zoning - RT1
Purpose: MINOR VARIANCE - The zoning code states that no off-street parking spaces shall be located in required side yard, which is 4'. The applicant is proposing to construct a parking pad with a zero setback from the south property line for a variance request of 4'.
- D. Applicant - **Mad Designs LLC** (#19-043153)
Location - 1168 Edgumbe Road
Zoning - R4
Purpose: MAJOR VARIANCE - This property consists of two lots that are adjoining across an alley; one lot has an existing single-family dwelling, and the other lot is vacant. The applicant is proposing to split the lots along the alley in order to construct a new single-family dwelling on the vacant lot. The following variances are being requested for the vacant lot: 1) The minimum required lot width is 40' for a property zoned R4, single-family residential district; the width of the vacant lot is 32' for a variance request of 8'. 2) The minimum required lot size is 5,000 square feet; this lot is 4,160 square feet for a variance request of 840 square feet.

V. 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.