

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
JUNE 5, 2017 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.

1. Approval of the May 22, 2017 Minutes. **Approved with corrections.**
2. Approval of Resolutions:
Karl Schwichtenberg, 221 Mount Curve Blvd (17-036987) **Approved**
3. Old Business:
 - A. Bethany and Jeremiah Franz, Applicant, 688 Oakland Avenue (17-030600)
Zoning: RM2
Purpose: The applicants are proposing to convert an existing duplex into a 3-unit residential building. 1) The existing lot size is approximately 5,225 square feet. The zoning code requires that no additional dwelling units be added to an existing building to create three or more dwelling units on a lot that is less than 9,000 square feet in area. The applicants are requesting a variance of 3,775 square feet. 2) One additional off-street parking space is required. The applicants intend to create a space in the southwest corner of the property with access from the alley. A setback of 4 feet from the west property line is required, 2 feet is proposed for setback variance of 2 feet.
(Major Variance)
Laid over to June 19, 2017
4. New Business:
 - A. Great River School, Justin Fincher, Applicant, 1326 Energy Park Drive (17-040574)
Zoning: I1
Purpose: The Great River School is proposing to construct an expanded surface parking lot on the northeast portion of their lot. The required front setback for the parking lot from Energy Park Drive is 25 feet; the applicant is proposing a front yard setback of 5.1' for a variance request of 19.9'. (Major Variance)
Approved
 - B. Andrew Zalinkas, Applicant, 17 Hall Lane (17-040587)
Zoning: RT1 RC4
Purpose: The applicant is proposing to construct a new single family dwelling and detached garage on a vacant lot with no alley access. The proposed garage will be located in a required front yard; the zoning code states that garages must not be established in a required yard except a rear yard; the applicant is requesting a variance of this condition.
At the applicant's request, the case has been moved to June 19, 2017.

5. Adjourn.

Board of Zoning Appeal Members: Please call Jerome Benner II (651) 266-9080 or (651) 266-8989 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.