

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**JUNE 9, 2014 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 28, 2014

II. OLD BUSINESS

14-193507 Brad Belka 1599 Portland Avenue No update from applicant yet.

III. NEW BUSINESS

A. Applicant - **Kent Simon** (#14-199823)  
Location - 269 Dayton Avenue  
Zoning - RM2; HPL-Hill  
Purpose: MAJOR VARIANCE - The applicant is proposing to construct a new parking lot for tenants of the existing apartment building at 265 Dayton Avenue. 1) A front yard setback of 21 feet is required, 14 feet is proposed for a variance of 7 feet. 2) A minimum side yard setback of half the height of the building is required. The 35 foot high building requires a 17.5 foot side yard setback; a 3.5 foot setback is proposed from the west property line for a variance of 14 feet.  
**Approved with conditions.**

B. Applicant - **John & Lisa Barsanti** (#14-289400)  
Location - 139 Amherst Street  
Zoning - R3  
Purpose: MINOR VARIANCE - A variance of the side yard setback requirement in order to construct an addition to the back of the house. A side yard setback of 6 feet from the property line is required; the existing setback from the north property line is 3.1 feet; the addition would be in line with the existing house on the north side for a variance of 2.9 feet.  
**Approved with conditions.**

- C. Applicant - **Mark Thieroff** (#14-289691)  
Location - 565 Snelling Avenue North  
Zoning - T2; CC  
Purpose: ADMINISTRATIVE REVIEW - An appeal from an administrative decision of the Zoning Administrator that a fast food restaurant with drive-through service, located at 565 Snelling Avenue North, is a permitted use in a T2 zoning district and not a nonconforming use.  
**Denied**

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.**