

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**MARCH 11, 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 FEBRUARY 25, 2019

II. OLD BUSINESS

- a. Applicant - **Christian P. Dennehy** (#19-008585)  
Location - 1132 Hague Avenue  
Zoning - R4  
Purpose: MINOR VARIANCE - The applicant is proposing to construct a parking space in the front yard of an existing single-family dwelling. The following variances are being requested: 1) Zoning code states that off-street parking spaces must not be established in a front yard; the applicant is requesting a variance of this condition. 2) A minimum setback of 4' is required from any lot lines; a side setback of 1.1' is proposed from the west property line and a zero setback is proposed from the front lot line for variances of 2.9' and 4' respectively.

III. NEW BUSINESS

- A. Applicant - **Hylden Advocacy & Law** (#19-012762)  
Location - 1328 Point Douglas Road South  
Zoning - B3  
Purpose: ADMINISTRATIVE REVIEW - The applicant is appealing a decision made by the Zoning Administrator stating that the site plan for an expansion of an outdoor auto sales use was approved in error and additional conditions must be met in order to obtain a building permit.

- B. Applicant - **Carl Anderson for Irene Opsahl & Thomas Laster** (#19-012879)  
Location - 1155 Raymond Avenue  
Zoning - RT2  
Purpose: MINOR VARIANCE - The applicant is proposing to construct a one-story addition to the rear of an existing single-family dwelling. The existing rear setback is nonconforming at 12.7' from the rear property line and the proposed addition would be 7.5' for a variance request of 5.2'.
- C. Applicant - **Gary Brown** (#19-012886)  
Location - 117 Bates Avenue  
Zoning - RT1  
Purpose: MINOR VARIANCE - The applicant is proposing to construct a one-story addition with a deck above to the rear of an existing single-family dwelling. The minimum required side yard setback is 4' for a single-family dwelling; the existing setback is nonconforming at 2' and the proposed addition would be 1.5' from east property line for a variance request of .5'.
- D. Applicant - **KJD Rental Properties LLC** (#19-012891)  
Location - 2105 Selby Avenue  
Zoning - R4  
Purpose: MAJOR VARAINCE - The applicant is proposing to convert an unfinished attic into livable space by vertically expanding the roof structure. The minimum side yard setback for duplexes is 9'. The proposed conversion would expand along nonconforming side setbacks of 3.3' on the east side and 5.4' on the west, for a variance request of 5.7' and 3.6' respectively.
- E. Applicant - **Carol J. Allen** (#19-012894)  
Location - 2241 Princeton Avenue  
Zoning - R3  
Purpose: MINOR VARIANCE - The applicant is proposing to construct a second-story addition to an existing single-family dwelling. In Planning District 14, in which this property is located, a sidewall articulation is required on sidewalls that are greater than 35' in length. The existing house is 25' in length and the 12' long addition would result in a sidewall of 37' in length. The applicant is requesting a variance of this condition.

IV. 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.**