

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

II. APPROVAL OF RESOLUTIONS:

19-008585 Christian P. Dennehy 1132 Hague Avenue for Approval

19-012762 Hylden Advocacy & Law 1328 Point Douglas Road South for Approval

19-012891 KJD Rental Properties LLC 2105 Selby Avenue for Approval

II. NEW BUSINESS

- A. Applicant - **Eric Heard** (**#19-014820**)  
Location - 37 King Street East  
Zoning - RT1  
Purpose: MAJOR VARIANCE - The applicant is proposing to convert an existing attic into livable space and construct an attached, two-car garage. The following variances are being requested. 1) Principal buildings must not cover more than 35% (1,102.5 square feet) of any zoning lot. The existing building footprint covers 29% (921 square feet) of the lot and the applicant is proposing a 528-square foot addition totaling 46% (1,449 square feet) coverage of the lot, for a variance request of 11% (346.5 square feet). 2) A minimum side setback of 9' is required for a duplex; the existing east side has a nonconforming setback of 2.2' and the proposed conversion would expand along the same setback for a variance request of 6.8' 3) Accessory structures that are attached to principal buildings are required to meet the same setbacks as the principal building. The attached garage would have a side setback of 5.4' from the west property line for a variance request of 3.6'. 4) A minimum rear setback of 25' is required; the

proposed garage addition would be aligned with the existing house and set back 15.3' for a variance request of 9.7'.

- B. Applicant - **DG Equities LLC** (#19-016684)  
Location - 405 Saratoga Street South  
Zoning - R4  
Purpose: MINOR VARIANCE - The applicant is proposing to demolish an existing second-story and construct a new second-story addition to a single-family dwelling. The following variances are being requested. 1) The minimum side yard setback required is 4'; the existing house has a nonconforming setback of 3.8' and the proposed addition would be built along the existing sidewall for a variance request of .2'. 2) In Planning District 14, in which this property is located, the maximum building height is 22' at a 4' side yard setback; the proposed building height is 24.5' for a variance request of 2.5'.
- C. Applicant - **David Hovda** (#19-016688)  
Location - 940 Goodrich Avenue  
Zoning - RT1  
Purpose: MAJOR VARIANCE - The applicant is proposing to split this parcel with an existing single-family dwelling in order to create a new lot suitable for a single-family dwelling. The following variances are being requested: 1) The minimum lot width required is 40'; the new lot would be 39.85' in width for a variance request of .15' 2) The minimum required side yard setback is 4'; the existing house would have a setback of 2' for a variance request of 2'.
- D. Applicant - **Jeffrey S. Arundel** (#19-016696)  
Location - 5 Heather Place  
Zoning - R2  
Purpose: MAJOR VARIANCE - There are two residential structures on this property; a principal building and an accessory building that includes a three-car garage and dwelling unit. The applicant is proposing to split the zoning lot so that each structure is on its own, separate parcel. Once the lot is split, the accessory building becomes a principal building and must meet all setback and lot coverage requirements. The following variances are being requested: 1) A minimum rear yard setback of 25' is required; a

setback of 5.1' is existing for a variance request of 19.9'. 2) Accessory buildings and uses must not be established in a required yard except a rear yard. The minimum required side yard is 8' in the R2, single family zoning district; The proposed side yard setback for the accessory structure is 5' for a variance request of 3'.

- E. Applicant - **Strole Company (Olov Strole) (#19-016701)**  
Location - 700 Johnson Parkway  
Zoning - R4  
Purpose: MAJOR VARIANCE - The applicant is proposing to construct an addition to the rear of an existing church building. The following variances are being requested: 1) A minimum front yard setback of 25' is required and a front setback of 18.6' is proposed for a variance request of 6.4'. 2) A minimum side yard setback of 9' is required and the proposed setback is 3.8' for a variance request of 5.2'. 3) A minimum rear yard setback of 25' is required and the proposed setback is 5.4' for a variance request of 19.6'.

### III. 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.**