

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**MARCH 30, 2015 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 2, 2015

II. APPROVAL OF RESOLUTIONS

15-000893 Dennis D. Gudim 2146 Grand Avenue for Approval

15-006892 Katherine Moerke & Michael Andresen 467 Woodlawn Avenue for Approval

15-006906 Thomas Frattallone - Frattallone's Ace Hardware 2286 Como Avenue for  
Approval

III. NEW BUSINESS

- A. Applicant - **Jerome Hedlund** (#15-016666)  
Location - 1436 Westminster Street  
Zoning - RM1  
Purpose: MAJOR VARIANCE - The applicant is proposing to convert the existing duplex into a triplex by adding a unit in the basement of the building and is requesting the following variances: 1) The zoning code requires a setback of 9 feet from all side property lines; a 3.5 foot setback is existing from the south property line for a variance of 5.5 feet. 2) The zoning code requires off-street parking spaces to be set back at least 4 feet from any lot line in the rear yard; a zero foot setback is proposed along the east property line for a variance of 4 feet. 3) A variance of surface material is requested. Off-street parking spaces must be paved and the applicant is proposing an unpaved parking surface.

***Continued to 4-13-15 at customer request.***

- B. Applicant - **Joseph G. Grau** (#15-016687)  
Location - 1295 Edmund Avenue  
Zoning - R4  
Purpose: MINOR VARIANCE - A variance of the side yard setback requirement in order to construct a new, two-story addition to the back of the house. A side yard setback of 4 feet from the property lines is required; the existing setback from the west property line is 3 feet; the addition would be in line with the existing house on the west side for a variance of 1 foot.  
**Approved with conditions.**
- C. Applicant - **Matt Halley & Edward Bertges**(#15-017087)  
Location - 946 Payne Avenue  
Zoning - B2  
Purpose: MAJOR VARIANCE - The applicants, Matt Halley of Cookie Cart, a proposed bakery at 946 Payne and Edward Bertges of the existing Schwietz Saloon at 956 Payne are jointly applying for a variance of the off-street parking requirement in order to:  
1) Provide 6,386 square feet of additional bakery space in the basement for Cookie Cart. The proposed expansion requires an additional 16 off-street parking spaces.  
2) Extend Schwietz Saloon's hours of operation until 2 a.m. Extending the hours after midnight requires an additional 19 off-street parking spaces. The total parking variance request is for 35 spaces. The lots to the east provide 26 spaces and they will be shared by both uses.  
**Approved with conditions.**

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.**