

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
MAY 8, 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 April 24, 2017 Minutes.

2. Approval of Resolutions:

400 Wabasha Street North, Saint Paul Port Authority (17-023925)

787 Hampden Avenue, Devin Quist – Loucks (17-025962)

210 Victoria Street South, Chris Carlson (17-025420)

451 Fairview Avenue North, Klainmon Realty Co. (17-026758)

3. New Business:

A. Todd Johnson, Applicant, 539 Holly Avenue (17-030581)

Zoning: RT2; HPL-Hill

Purpose: The applicant is proposing to remove the rear portion of this two-story single-family dwelling and replace it with a larger two-story addition. The zoning code requires a side yard setback of 4' from the property line; the applicant is proposing a side yard setback of 3' for the new addition, for a variance of 1'. (Minor Variance)

B. Peter Currie, Applicant, 2356 Carter Avenue (17-030585)

Zoning: R3

Purpose: The applicant is proposing to replace an existing 440 square foot detached garage in the front of the house with a 702 square foot detached garage that would have the same front setback. 1) The code requires that garages be set back from the front lot line at least as far as the house; the applicant is requesting a variance from this requirement. 2) A front yard setback equal to the average setback of the houses on the block, (57.5 feet) is required from the front property line; a setback of 2.2 feet is proposed for a variance of 55 feet. (Minor Variance)

C. Julia Welter, Applicant, 318 Irvine Avenue (17-030603)

Zoning: R3

Purpose: The applicant is proposing to remove an existing one-car detached garage and construct a two-car garage that will be attached to a proposed rear addition to the house. The garage would be setback from the northeast property line the same distance as the existing garage. Two zoning variances are needed: 1) The zoning code requires a side yard setback of 6' from the property line; the applicant is proposing a side yard setback 1.8' from the northeast property line, for a variance of 4.2'. 2) The zoning code requires that walls facing a public street must be comprised of 15% of glazing (windows and door openings except for garage doors); the applicant is proposing approximately 7% of glazing for the façade facing Irvine Ave. for a variance request of 8%. (Minor Variance)

- D. William Richardson, Applicant, 2305 Edgcumbe Road (17-030620)
Zoning: R1
Purpose: The applicants are proposing to construct a one-story, 300 square foot addition to the rear portion of this single family dwelling. The proposed addition will have the same setback as the existing structure. The zoning code requires a side yard setback of 10'; the applicants are proposing a side yard setback of 5.3', for a variance of 4.7'. (Minor Variance)
- E. Michael Waldman o/b/o St. Paul Jewish Community Center, Applicant,
1375 St. Paul Avenue (17-030628)
Zoning: RM2
Purpose: The applicant is proposing to remove a rear portion on the south side of the Jewish Community Center building containing the pool and locker rooms area and construct a larger, new addition for the same purpose at the existing rear setback as the portion removed. A rear yard setback of 25' is required; a setback of 8' is proposed for a variance of 17'. (Major Variance)
- F. Teng Veng, Applicant, 2203 Carver Avenue (17-030628)
Zoning: RL RC-3
Purpose: The applicant is proposing to demolish the existing garage on the west side of the rear yard and the attached porch on the north side of the house and construct a new 1,200 square foot attached garage to the north side of the house. He is requesting a variance from the River Corridor setback requirement which requires a 40' setback from the bluffline. The applicant is proposing a setback of 25.6' from the bluffline, for a variance of 14.4'. The deck on the west side of the house was built without city approval and without the required building permit 25' from the bluffline. A variance of the 15' setback requirement is being requested for this deck. (Minor Variance)

4. Adjourn.

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