

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
NOVEMBER 6, 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.

I. APPROVAL OF MINUTES OF OCTOBER 23, 2017

II. APPROVAL OF RESOLUTION

17-201582 Timothy M. Schmidt 1406 Cleveland Avenue South for Approval

III. OLD BUSINESS

a. Applicant - **Susan L. Stacey** (#17-082109)

Location - 2208 Scudder Street

Zoning - RT2

Purpose: MINOR VARIANCE - On October 15, 2012, the property owner was granted a zoning variance from the Board of Zoning Appeals (BZA) to allow a new covered porch addition on the rear of the home to be too close to the existing detached garage subject to the condition that the exterior finish of the addition must match the finish of the house. The owner had two years to establish the use and comply with the conditions of the variance.

A follow-up inspection found that the siding on the rear addition was dark slate, which does not match the existing siding on the home as required by the condition of the approved variance.

The applicant has requested that the BZA consider deleting the condition requiring that the addition must match the exterior finish of the house and a hearing will be conducted to consider her request.

b. Applicant - **Josh Hanson** (#17-202119)

Location - 1662 James Avenue

Zoning - R4

Purpose: MAJOR VARIANCE -A new single family dwelling was constructed with a front setback of 19.3'; the required front yard setback or this dwelling is 20'. The applicant would

like the house to remain in its current location and is requesting a front yard setback variance of .7'.

IV. NEW BUSINESS

- A. Applicant - **Saint Mark's School** (#17-206690)
Location - 1983 Dayton Avenue
Zoning - R3
Purpose: MAJOR VARIANCE - Saint Mark's School has two new awnings with signage on the school building along Dayton Avenue. The zoning code permits one identification sign not exceeding a total of 30 square feet for each street frontage. There is an existing carved wall sign over the southwest door and the two new awning signs are not permitted without a zoning variance. The applicant is requesting a variance to allow the two awning signs to remain.
- B. Applicant - **Adam T. Fjelstad** (#17-202124)
Location - 994 Idaho Avenue West
Zoning - R3
Purpose: MINOR VARIANCE The applicant is proposing to construct a car port addition that would be attached to the existing dwelling and garage. The applicant is requesting the following variances: 1) the required side yard setback for a single-family dwelling in the R3, single-family zoning district, in which located, is 6'; the applicant is proposing a side setback of 2' for a variance request of 4' from the west property line. 2) In residential districts in which this property is located, principle structures may not cover more than 35% of the lot with lot. The applicant is proposing to cover 37% of the lot for a variance request of 2%. 3) The required rear yard setback for this property is 25'; the applicant is proposing a setback of 5' (same setback as existing house and garage) for a variance request of 20' from rear property line.

- C. Applicant - **J. Homes Inc. – John Eral (#17-206655)**
Location - 572 Burlington Road
Zoning - R1; RC-3
Purpose: MAJOR VARIANCE - The applicant is proposing to construct a single-family dwelling with an attached 4-car garage that would be accessed from Burlington Road on a vacant lot. The zoning code states that no residential development may be permitted on slopes greater than 18 percent. The applicant is requesting a variance of this requirement to allow the rear portion of the house to be constructed on a slope of 28 percent for a variance request of 10 percent.
- D. Applicant - **Taylor M. Phelps (#17-206716)**
Location - 1733 Highland Parkway
Zoning - R3
Purpose: MAJOR VARIANCE - The applicant is proposing to construct a one-story, 12.3' x 2.3' kitchen addition on the west side of the existing single-family dwelling. In the R3, single-family residential zoning district in which this property is located, the minimum required side yard setback is 6'; the structure has an existing nonconforming side setback of 5.3'. The applicant would like the addition to project 2.3' into the side setback area for a variance request of 3'.
- E. Applicant - **2210 Doswell Avenue- Phillip Broussard (#17-206727)**
Location - 918 Raymond Avenue
Zoning - B2
Purpose: MAJOR VARIANCE - The applicant is proposing to construct a 2-story, mixed use commercial and residential development on a vacant lot. The proposed use of the ground floor will be a veterinary clinic and the second floor would be two, two-bedroom apartments. Eight off-street parking spaces are required. Three off-street parking spaces would be in the front yard and four spaces would be off of the alley in the rear yard, for a total of 7 spaces, resulting in a request for a one space parking variance.

V. 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.