

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**OCTOBER 23, 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 9, 2017

II. 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.

III. NEW BUSINESS

- A. Applicant - **Timothy M. Schmidt** (#17-201582)  
Location - 1406 Cleveland Avenue S  
Zoning - R2 RC-3  
Purpose: MINOR VARIANCE - On June 8, 2015 the property owner was granted a zoning variance from the Board of Zoning Appeals (BZA) to allow a detached garage be located in the front yard, provided the applicant met the following

conditions: 1) An access easement must be provided in perpetuity to the property at 1716 Mississippi Blvd S., so that the owners can have access to their garage across that portion of the applicant's property. 2) The portion of the driveway from the garage up to the shared driveway is removed and landscaping is restored. 3) The garage is constructed as shown on the plans submitted with this variance application. 4) Shutters are installed on the garage side facing Cleveland Avenue to match the shutters on the house.

It was discovered during a follow-up inspection that conditions 3 and 4 have not been met; the siding on the garage is vertical which does not match the horizontal siding on the house and the shutters were not installed on the garage. The applicant has requested that the BZA consider deleting conditions 3 and 4 of the approved variance request. The applicant had two years to establish the use and comply with the conditions of the variance.

- B. Applicant - **Mathew G. Reinartz** (#17-202115)  
Location - 2163 James Avenue  
Zoning - R4  
Purpose: MINOR VARIANCE - The applicant is proposing to construct a screened-in porch addition to the front of an existing single-family dwelling. The porch would extend 8' into the required front yard then wrap around along the east side of the house. The applicant is requesting the following variance: the required front yard setback for this property is 26.3'; the applicant is proposing a front yard setback of 20.8' for a variance request of 5.5'.
- C. Applicant - **Adam T. Fjelstad** (#17-202124)  
Location - 994 Idaho Avenue W  
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 of request of 2%.

***Laid over 2 weeks to November 6, 2017***

- D. 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'.
- E. Applicant - **Chuck Repke** (#17-081644)  
Location - 1 Leech Street  
Zoning - T2  
Purpose: MINOR VARIANCE - The applicant is proposing to convert the historic Hope Engine Company Firehouse into a wine bar. The number of off-street parking spaces required is determined by the total Gross Floor Area (GFA) of the use. The number of off-street spaces required for a bar is 1 space per 150 square feet of GFA; the number of spaces required for the wine bar is 17 off street parking spaces. The applicant is requesting a variance of 17 off-street parking spaces.

#### IV. ADJOURNMENT

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