

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
AUGUST 1, 2016 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 JULY 18, 2016

II. APPROVAL OF RESOLUTION

16-047761 Shannon Ingham 492 Bay Street for Approval

16-048501 Garry Potts Professional Permits 30 Fairview Avenue South for
Approval/denial

III. NEW BUSINESS

A. Applicant

- **Brent Tyler for Housing & Redevelopment**
(#16-053188)

Location

- 314 Harrison Avenue

Zoning

- R4

Purpose: MAJOR VARIANCE - The applicant is requesting a variance of the front yard setback requirement in order to construct a new single family dwelling with a detached garage in the rear yard on this vacant parcel. A front yard setback of 30 feet is required; a setback of 19.6' is proposed from the front property line for a variance of 10.4 feet.

B. Applicant

- **Quarve Contracting Inc. for Mark McGough**
(#16-056082)

Location

- 605 Fairview Avenue South

Zoning

- R3

Purpose: MINOR VARIANCE - The applicant is requesting a variance in order to raise the building roof on the west side. He would then vertically extend the walls of the existing dormer on the south side and construct a similar new dormer on the north side. A 6' setback from side lot lines is required for the expansion. The existing setback from the north lot line is 4'; the north dormer addition would be in line with the existing north wall of the house for a side yard setback variance of 2'.

- C. Applicant - **Amy Her** (#16-056641)
Location - 360 Wheelock Parkway East
Zoning - R3
Purpose: MAJOR VARIANCE - A variance in conjunction with the Wheelock Parkway Street Vitality Project in order to legalize an existing parking space within the required front yard.
- D. Applicant - **Timothy N. Ackerman** (#16-057717)
Location - 196 Saratoga Street North
Zoning - RM2
Purpose: MAJOR VARIANCE - The lot currently has a single family dwelling and the applicant is proposing to construct a second single family dwelling with an attached, one-car garage in the rear yard and 4 off-street parking spaces between the two dwellings. Access to the new dwelling and to the parking spaces would be from a shared driveway between this property and the adjacent lot to the south. The zoning code allows a second dwelling on a lot in a multiple family residential zoning district providing it meets all zoning code requirements. 1) A side yard setback of 4' from the side lot lines is required; the proposed house would be set back 2' from the north property line and 3' from the south property line for side yard setback variances of 2' and 1' respectively. 2) The zoning code requires that off-street parking spaces be set back 4' from any side lot line; a 2' setback is proposed along the north property line for a variance of 2'.
- E. Applicant - **Chris Carlson** (#16-058086)
Location - 210 Victoria Street South
Zoning - R4
Purpose: MINOR VARIANCE - The applicant is requesting variances in order to construct a new, two-car garage attached to the front of the existing house. 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 of 30 feet is required from the front property line; a setback of 16 feet is proposed for a variance of 16 feet.

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.