

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**AUGUST 29, 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 AUGUST 15, 2016

II. APPROVAL OF RESOLUTIONS

16-058086 Chris Carlson 210 Victoria Street South for Approval.

III. NEW BUSINESS

A. Applicant

- **Susan MontPetit for Wulff Family Mortuary Inc. (#16-051574)**

Location

- 1485 White Bear Avenue North

Zoning

- B3

Purpose: MAJOR VARIANCE

- A variance of the front yard setback requirement was approved in 2011 to allow the construction of a new, 24-space parking lot on two parcels (one fronting a lot previously known as 1756 Nebraska and the other fronting a lot previously known as 1755 Nevada Avenue) for Wulff Funeral Home at 1485 White Bear Avenue North. The parking lot was not constructed and the variance subsequently expired. The applicant is requesting the following variances: 1) Front yard setbacks of 29.5' from the front property line along Nevada and 31' along Nebraska are required; a setback of 5' is proposed from both front property lines for variances of 24.5' and 26' respectively. 2) A side yard setback of 4' is required; a zero foot setback is proposed from the east property line on both parcels for a variance of 4'. 3) Maneuvering space to access the parking lot must be provided on the property; the applicant is proposing to use the adjacent public sidewalk to maneuver vehicles for a variance of this requirement.

- B. Applicant - **Daniel W. Miller** (#16-067028)  
Location - 985 Chatsworth Street North  
Zoning - R4  
Purpose: MINOR VARIANCE - A variance of the side yard setback requirement in order to construct a second floor addition over the existing house. A side yard setback of 4' from side lot lines is required. The existing setback from the north property line is 3'; the addition would be in line with the north wall of the house for a side yard setback variance of 1'.
- C. Applicant - **Mike Dockendorf** (#16-067038)  
Location - 1330 7<sup>th</sup> Street East  
Zoning - RM2  
Purpose: MAJOR VARIANCE - The applicant is proposing to construct a new single family dwelling with an off-street parking space on this vacant lot. A variance from the zoning code requirement specifying that parking cannot be located within the front yard is being requested.

#### 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.**