

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
FEBRUARY 17, 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 FEBRUARY 1, 2016

II. APPROVAL OF RESOLUTIONS

15-187773 Jay & Michelle Paska 1485 Sargent Avenue for Approval.

III. OLD BUSINESS

- a. Applicant - **Xavier Lopez** (#15-180987)
Location - 860 Hague Avenue
Zoning - RT1
Purpose: MAJOR VARIANCE - The applicant is proposing to remove the existing church building and construct a new daycare & pre-school facility with an outdoor playground and seven off-street surface parking spaces, which requires three variances. 1) A building footprint occupying a maximum of 35% of the lot or 6,673 square feet is allowed, the proposed building would occupy 42% or 8,000 square feet of the lot for a variance of 7% or 1,327 square feet. 2) Eight off-street parking spaces are required; seven spaces would be provided for a variance of one parking space. 3) The zoning code specifies that off-street parking spaces are not allowed in the front yard; the proposed parking spaces would be located in the front yard along Laurel Avenue.

IV. NEW BUSINESS

- A. Applicant - **Manuel J. Cervantes** (#15-188987)
Location - 310 Ryan Avenue
Zoning - RT-1; HPL-IP; RC-4
Purpose: MINOR VARIANCE - Variances of the River Corridor setback standards in order to construct a two-story garage addition

onto the bluff side of the existing detached garage and to legalize an outdoor fireplace constructed in the rear yard without prior approval. A setback of 40 feet from the bluffline is required; a setback of 35.8 feet is proposed for the garage addition and a setback of 26 feet is existing for the fireplace for variances of 4.2 feet and 14 feet respectively.

- B. Applicant - **David Cardenas** (#16-006479)
Location - 2004 Nokomis Avenue
Zoning - R4
Purpose: MINOR VARIANCE - This parcel currently has a one- and one-half story single family house. The applicant is proposing to remove the half story and construct a larger second story over the first floor. The second floor would not extend over the front porch but would be in line with the main house that does not meet the current zoning code setback of 22 feet. The setback for the addition would be 18 feet, for a front yard setback variance request of 4 feet.
- C. Applicant - **Gary Findell & Jim Erchul** (#16-006502)
Location - 673, 677, 681, 685, 689, 693, 697, 701, 705, 709, 713 & 717 **RIVOLI STREET**
Zoning - R4
Purpose: MAJOR VARIANCE - The applicant is proposing to construct twelve new single family homes with attached garages in front as part of a development project for the "Village on Rivoli". The zoning code specifies that garages must be set back from the front lot line at least as far as the principal structure (in case of attached garages, this refers to the non-garage part of the structure). The applicant is requesting a variance from this requirement.
- D. Applicant - **Nachman Goldberg** (#16-007611)
Location - 1809 Yorkshire Avenue
Zoning - R2
Purpose: MINOR VARIANCE - The applicant was granted variances of the side yard setback requirements by the Board of Zoning Appeals in August 2015 to allow the construction of an addition onto this house. The house previously had a chimney on the east elevation located 4 feet

from the east property line. The construction plans approved for the new building addition included a new chimney located at the same side yard setback as the previous chimney but the new chimney was not part of the BZA's approval. A side yard setback of 8 feet is required however a chimney may project 1 foot into the required side yard. The chimney would be setback 4 feet from the side lot line for a variance of 3 feet.

V. 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.