

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
WEDNESDAY, JANUARY 18, 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 JANUARY 4, 2017

II. APPROVAL OF RESOLUTION

16-095892 Yia Vang for Chia Xavagh Hmong Village LLC for Approval

III. OLD BUSINESS

- a. Applicant - **Richard J. Graff** (#16-098931)
Location - 2381 Commonwealth Avenue
Zoning - R3
Purpose: MAJOR VARIANCE - The applicant is requesting a variance in order to split this parcel and create a new lot that would be suitable for a new single family dwelling. A lot width of 50 feet is required and a width of 39.8 feet is proposed for the future lot and a width of 49.16 feet is proposed for the existing lot, for variances of 10.2 feet and .84 feet.

IV. NEW BUSINESS

- A. Applicant - **Jonathan D. Scrafford** (#16-107848)
Location - 1601 Atlantic Street
Zoning - R3
Purpose: MAJOR VARIANCE - As part of a street reconstruction project, this property was found to have parking in the front yard that does not lead to a garage, which is not allowed under the zoning code. The applicant is proposing to keep the existing front parking although there is a two-car detached garage in the rear yard. The applicant is requesting a variance from the zoning code requirement to allow the front yard parking to remain.
- B. Applicant - **James D. Barnett** (#16-108702)
Location - 1618 Chamber Street

Zoning - R3
Purpose: MINOR VARIANCE - As part of a street reconstruction project, this property was found to have parking in the front yard that does not lead to a garage, which is not allowed under the zoning code. The applicant is proposing to keep the existing front yard parking although there is a two-car detached garage in the rear yard. The applicant is requesting a variance from the zoning code requirement to allow the front yard parking to remain.

C. Applicant - **Wayne Fischer** (#16-109677)
Location - 1560 Lincoln Avenue
Zoning - R4
Purpose: MAJOR VARIANCE - The applicant is requesting a variance of the accessory building requirement in order to remove the existing two-car detached garage and construct a new, three-car detached garage in the rear yard. Accessory buildings cannot exceed 1,000 square feet in size; the applicant is proposing to construct a 1,251 square foot garage, requiring a variance of 251 square feet.

D. Applicant - **Waxwing Woodworking Inc., for owner Scott C. Malm** (#16-110703)
Location - 1750 Highland Parkway
Zoning - R3
Purpose: MINOR VARIANCE - The applicant is requesting a variance of the side yard setback requirement in order to construct a 10' x 18' a second floor over the existing one-story portion of the house on the east side. A side yard setback of 6' from the side property lines is required; the addition would be in line with the existing east wall of the house, which has a setback of 4.1' from the east property line, requiring a variance of 1.9'.

VI. ADJOURNMENT

Board of Zoning Appeal Members: Please call Sean Westenhofer (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.