

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**JUNE 20, 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. SWEARING IN OF NEW BOARD MEMBER

Luis E. Rangel Morales

II. APPROVAL OF MINUTES OF MAY 9, & JUNE 6, 2016

III. OLD BUSINESS

- a. Applicant - **Hoang Do for GG Home Invest.(#16-038261)**  
Location - 824 Carroll Avenue  
Zoning - RT1  
Purpose: MINOR VARIANCE - The applicant wants to construct a two-story attached garage on the east side of the house with driveway access from Fisk St. and a second floor at the rear of the house over the one-story portion. 1) A setback of 25 feet from the rear property line is required, the existing house has a rear setback 14.25 feet from the south property line; the addition would be in line with the south wall of the building for a variance of 10.75 feet. 2) A side yard setback of 4 feet from the side property lines is required, the existing house is set back 1.8 feet from the west property line; the addition would be in line with the west wall for a variance 2.2 feet.

IV. NEW BUSINESS

- A. Applicant - **John M. Knippel (#16-043091)**  
Location - 1795 Beechwood Avenue  
Zoning - R2  
Purpose: MAJOR VARIANCE - The applicants are proposing to remove the existing house in order to divide the parcel east/west at 1795 Beechwood Avenue to create two buildable lots. The east lot would be 60 feet wide, meeting the required lot width in the R2 single family zoning district. However, the west lot would be 54 feet wide and requires a variance of 6 feet.

- B. Applicant - **Kathy M. Thomsen** (#16-043135)  
Location - 1733 James Avenue  
Zoning - R4  
Purpose: MINOR VARIANCE - A variance of the side yard setback requirement in order to construct a 4' x 13' addition that would enclose an existing side entry on the west side of the house. A side yard setback of 4 feet from the property lines is required; a setback of 1.75 feet is proposed from the west property line for a variance of 2.25 feet.
- C. Applicant - **Kahder Safi** (#16-043196)  
Location - 1475 University Avenue West  
Zoning - T2; CC  
Purpose: MAJOR VARIANCE - The applicant is requesting a variance of the separation requirement between tobacco products shops in order to open a new shop. The zoning code requires a tobacco products shop to be located at least one-half mile (2,640 feet) from another tobacco products shop. The proposed shop would be located 528 feet from a similar shop at 1418 University Avenue for a variance request of 2,112 feet.
- E. Applicant - **Robert J. Hagstrom** (#16-043974)  
Location - 1546 Arundel Street  
Zoning - R3  
Purpose: MINOR VARIANCE - The applicant is proposing to construct a new 44' x 16' garage on the south side of the house that would project into the required front and side yards. Two zoning variances are required. 1) The zoning code specifies that the garage cannot be in front of the house. The required front yard on this block is 43' from the curb, the garage is proposed to be set back 34.7' from the curb for a variance request of 8.3'. 2) The garage must be set back 6' from the side property line. The garage would be set back 2.2' from the south property line for a variance of 3.8'.

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.**