

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**MAY 23, 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. MINUTES OF APRIL 25 and MAY 9, 2016 will be available at a later hearing.

II. APPROVAL OF RESOLUTION  
16-024989 Mark L. Stanton for approval

III. OLD BUSINESS **(Continued from May 9, 2016)**

a. Applicant	- <b>Morris Mesenbring</b> <b>(#16-030407)</b>
Location	- 1296 Palace Avenue
Zoning	- RT4
Purpose: <u>MINOR VARIANCE</u>	- The applicant is proposing to remove the existing second story on this single family dwelling. He would construct a new second story with an expanded roofline and build a two-story addition at the southeast corner of the house that would fill in an existing jog. The proposed project requires two zoning variances. 1) A side yard setback of 4 feet is required; the setback from the east property line is currently 3.5' and the new second floor and addition would continue along that setback line for a variance of .5 feet. 2) A variance of the Dist. 14 design standards that require a design feature in the form of an articulation of at least 1 foot by 6 feet to break up a side wall greater than 35' in length is being requested. The length of the house is 38.7' and the rear addition would eliminate the existing articulation, resulting in a need for a building façade articulation variance.

IV. NEW BUSINESS

A. Applicant	- <b>John Thompson</b> <b>(16-035509)</b>
Location	- 128 Cleveland Avenue North
Zoning	- RT1
Purpose: <u>MAJOR VARIANCE</u>	- A variance of the off-street parking setback requirement in order to expand the existing parking lot by adding 6 compact off-street parking spaces on the east side of the building further toward the front for The 128 Café. A side yard setback of 9 feet is required; a 3.3 foot setback is proposed from the east property line for a variance of 5.7 feet.

- B. Applicant - **Jordan James** (#16-035312)  
Location - 2005 Nokomis Avenue  
Zoning - R4  
Purpose: MINOR VARIANCE - Two variances in order to split this parcel north/south and create a new lot that would be suitable for a new single-family dwelling. The south lot has the house on it and requires a rear yard setback of 25 feet from the newly created rear property line. 1) With the proposed lot split, the house on this parcel would be set back 21 feet from the new rear property line for a variance of 4 feet. 2) A lot size of 5,000 square feet is required; this lot would be 4,290 square feet in size for a variance of 710 square feet.

- C. Applicant - **Jordan James** (#16-035341)  
Location - 2005 Nokomis Avenue  
Zoning - R4  
Purpose: MAJOR VARIANCE - A variance in order to split this parcel north/south and create a new lot facing Algonquin, just east of 833 Algonquin Avenue that would be suitable for a new single-family dwelling. A lot size of 5,000 square feet is required in this R4 single family zoning district; the newly created Algonquin lot would be 4,290 square feet in size for a variance of 710 square 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.**