

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**NOVEMBER 21, 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 NOVEMBER 7, 2016

II. APPROVAL OF RESOLUTIONS

16-079979 Bonita J. Benson 707 Woodlawn Avenue for Approval

16-088726 Joy N. Roman 1165 Palace Avenue for Approval

II. NEW BUSINESS

A. Applicant - **Gary G. Jager** (#16-094716)  
Location - 1783 Dayton Avenue  
Zoning - RT1  
Purpose: MINOR VARIANCE - The applicant started demolishing a portion of the back of the house in order to construct a larger two-story addition. A side yard setback of 9 feet is required; side yard setbacks of 6.7 feet from the east property line and 5.8 feet from the west property line are proposed for variances of 2.3 feet and 3.2 feet respectively.

B. Applicant - **James D. Eggleston** (#16-095406)  
Location - 215 Vernon Street  
Zoning - R3  
Purpose: MINOR VARIANCE - The applicant is proposing to remove the existing shed and detached two-car garage and construct a new three-car garage with storage and a family room. Accessory buildings cannot exceed 1,000 square feet in size; the applicant is proposing to construct a 1,760 square foot garage, requiring a variance of 760 square feet.

- C. Applicant - **Philip J. Gerlach** (#16-095528)  
Location - 1031 Davern Street  
Zoning - R1  
Purpose: MINOR VARIANCE - The applicant removed the house and is rebuilding a new single family dwelling. He is proposing to construct a detached, 576 square foot, two-car garage on the south side of the rear yard near the house and a 600 square foot shop building on the north side of the rear yard toward the back of the lot. The zoning code states that accessory building cannot exceed 1,000 square feet in size. The two accessory buildings would total 1,176 square feet, requiring a variance of 176 square feet.

- D. Applicant - **Kevin P. Henseler** (#16-095584)  
Location - 386 Mississippi River Boulevard South  
Zoning - R2; RC-3  
Purpose: MINOR VARIANCE - The applicant is requesting a variance to keep a recently installed hot tub closer to the side property line than allowed. The zoning code requires an 8-foot side yard setback for the hot tub; the hot tub was installed with a 3.6 side yard foot setback, requiring a variance of 4.4 feet.

***E. Has been continued for 2 weeks for more information.***

- E. Applicant - **Hmong Village LLC** (#16-095892)  
Location - 1001 Johnson Parkway  
Zoning - IT  
Purpose: MINOR VARIANCE - The applicant is requesting a variance of the off-street parking requirement that states parking cannot be located within 25 feet of the front property line. The applicant is proposing a zero foot setback from the property line along Johnson Parkway, requiring a front yard setback variance of 25 feet.

III. 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.**