

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**OCTOBER 24, 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 OCTOBER 10, 2016

II. OLD BUSINESS

- a. Applicant - **Bonita J. Benson** (#16-079979)  
Location - 707 Woodlawn Avenue  
Zoning - R2; RC-3  
Purpose: MINOR VARIANCE - The applicant is proposing to construct a 16' x 4.4', one-story addition on the north side of the house and is requesting a variance of the District 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. 1) The length of the house including the proposed addition would be 44.4 feet, resulting in a need for a building façade articulation along the north side of the house. The applicant proposes no sidewall articulation for a variance of this requirement. 2) A side yard setback of 8' is required; a setback of 3.6' is proposed from the north property line for a variance of 4.4'.

III. NEW BUSINESS

- A. Applicant - **Daniel E. Charles** (#16-084232)  
Location - 1394 Mississippi River Boulevard South  
Zoning - R2; RC-3  
Purpose: MINOR VARIANCE - The applicant recently expanded the turn-around area in the front yard into a parking pad and a variance of the zoning requirement that prohibits parking in the front yard is being requested.

- B. Applicant - **Mary Barrie for owner Steven L. Derfler** (#16-085208)
- Location - 1691 Highland Parkway
- Zoning - R3
- Purpose: MAJOR VARIANCE - The applicant is requesting variances in order to split this parcel down the middle and create a new lot that would be suitable for a new single-family dwelling. 1) A lot size of 6,000 square feet is required in this R3 single family zoning district; the proposed future lot would be 5,836 square feet in size for a variance of 164 square feet. 2) A minimum lot width of 50 feet is required and a width of 45.74 feet is proposed for the new lot, for a variance of 4.26 feet.
- C. Applicant - **David Montgomery** (#16-085506)
- Location - 1514 Chelsea Street
- Zoning - R4
- Purpose: MAJOR VARIANCE - The applicant is proposing to demolish the existing single family dwelling and construct a new single family dwelling with a two-car attached garage that projects 8.5' in front of the house. The zoning code specifies that garages must be set back from the front lot line at least as far as the house. The applicant is requesting a variance from this requirement to allow the garage to project in front of the house.

#### IV. 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.**