

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**SEPTEMBER 26, 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 SEPTEMBER 12, 2016

II. NEW BUSINESS

- A. Applicant - **James R. Johnson** (#16-076773)  
Location - 1365 Burns Avenue  
Zoning - R4  
Purpose: MINOR VARIANCE - The applicant is requesting a variance in order to construct a new 1,200 square foot, two-car detached garage in the rear yard accessed from the existing driveway on the east side of the house. The zoning code specifies that accessory structures cannot exceed a total of 1,000 square feet. There is an existing 528 square foot single-car detached garage in the rear yard. The new proposed garage and the existing garage would total 1,728 square feet for a variance request of 728 square feet.
- B. Applicant - **David T. Moua & Ong Yang** (#16-077345)  
Location - 1492 Burns Avenue  
Zoning - R2  
Purpose: MINOR VARIANC - The applicant is proposing to expand the existing front driveway in order to provide additional parking. He is requesting a variance from the zoning code requirement that states that off-street parking spaces shall not be located within the front yard and the requirement that paving cannot exceed the width of the garage door by more than four feet.

- C. Applicant - **Rocky Allen Berndt** (#16-077359)  
Location - 1677 Juno avenue  
Zoning - R4  
Purpose: MINOR VARIANCE - The applicant is proposing a remodeling project that includes a second story over the existing one- and a half-story single family dwelling, a new covered front porch, the removal and replacement of the existing side entry on the east side, a new screened porch on the east side and a new covered back entry porch. The proposed project requires two zoning variances. 1) A side yard setback of 4 feet is required; the southwest corner of the house is set back 3.4 feet from the west property line. The southwest corner of the second floor addition and the front porch would be at the same setback line of 3.4 feet, requiring a variance of .6 feet. 2) A variance of the District 15 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 including the proposed front porch addition would be 47'. The new screened porch and the side entry on the east side create an articulation on the east side, meeting the sidewall articulation requirement, but there would no articulation on the west side of the house, requiring a variance of the sidewall articulation standard on the west side.
- D. Applicant - **Robert J. Ray** (#16-077401)  
Location - 1359 Kent Street  
Zoning - R3  
Purpose: MINOR VARIANCE - A variance of the side yard setback requirement in order to construct an attached deck covered with a pergola on the north side of the house. A setback of 6' is required from the side property lines; a 2.5' foot setback is proposed from the north property line for a variance of 3.5'.

### III. 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.**