

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
DECEMBER 19, 2016 3:00 P.M.
ROOM 330 - CITY HALL
ST. PAUL, MINNESOTA

Results Agenda

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 DECEMBER 5, 2016

Approved

II. APPROVAL OF RESOLUTION

#16-095528 Philip J. Gerlach 1031 Davern Street for Approval

Approved

III. OLD 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.
Approved w/conds. **5-1**

b. Applicant - **Gnia D. Kong** (#16-099004)
Location - 312 Wheelock Parkway East
Zoning - RT1
Purpose: MINOR VARIANCE - In conjunction with the Wheelock Ground Round street reconstruction project, this property was found to have parking in the front yard that is not allowed under the zoning code. The applicant is proposing to keep the existing front parking although there is already three surface spaces and a one-car detached garage in the rear yard. The applicant is requesting a variance from the zoning code requirement to allow the front yard parking to remain.
Denied **7-0**

III. NEW BUSINESS

- A. Applicant - **Corey John Reiman** (#16-100341)
Location - 799 Snelling Avenue South
Zoning - R2
Purpose: MINOR VARIANCE - The front yard of this property, for zoning purposes, is Hillcrest Avenue. The applicant is requesting a variance of the front setback requirement in order to install a 120 square foot storage shed in the front yard. The proposed front yard setback is 0 feet, the zoning code requires a front yard setback of 37 feet (based on the adjusted average setback of the block face); the applicant is requesting a 37-foot variance.
Denied 7-0
- B. Applicant - **JJH Real Estate** (#16-100433)
Location - 1106 James Avenue
Zoning - R4
Purpose: MINOR VARIANCE - The applicant is proposing to convert the existing tuck-under garage in the rear yard into living space and construct a new 19' by 24', two-car attached garage in the rear yard and is requesting the following variances: 1) A rear setback of 25' is required from the rear property line; a 10.6' setback is proposed requiring a 14.6' variance. 2) The zoning code requires that the principal building (including an attached garage) not exceed 35% of the lot, which would allow a maximum building size of 2,008 square feet. The proposed garage addition, along with the house, would be 2,456 square feet or 36.5% lot coverage for a variance of 83 square feet or 1.5%.
Approved w/conds. 7-0
- C. Applicant - **John G. Porter** (#16-100815)
Location - 1396 Grand Avenue
Zoning - RM2
Purpose: MINOR VARIANCE - The applicant is proposing to construct a 13.8' x 16', one-story screen porch to the back of the single family 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. The length of the house including the proposed addition would be 58 feet, resulting in a need for a sidewall articulation variance that the applicant does not want to provide.

Approved w/conds. 709

- D. Applicant - **Mark Lageson (#16-102876)**
Location - 1084 Dale Street North
Zoning - RM2
Purpose: MAJOR VARIANCE - The applicant is requesting a variance of the side yard setback requirement in order to construct a 31.2 square foot, one-story roofed expansion to an existing entry porch on the north side of this 4-unit apartment building. The required side yard setback is 9 feet; the proposed side yard setback is 6 feet, the applicant is requesting a 3 foot variance.
Approved w/conds. 7-0

- E. Applicant - **The Hopetown Group LLC (#16-102883)**
Location - 1256 Juliet Avenue
Zoning - R4
Purpose: MINOR VARIANCE - The applicant is requesting a variance of the front setback requirement for the second floor cantilever encroaching into the front setback by 2.75 feet. The required front yard setback is 19 feet (based on the adjusted average setback of the block face); the proposed front yard setback is 16.25 feet, the applicant is requesting a 2.75-foot variance.
Approved 7-0

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.