

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
SEPTEMBER 25, 2017 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 11, 2017

II. OLD BUSINESS

- a. Applicant - **James S. Eischens** (#17-074446)
Location - 1392 Bayard Ave
Zoning - R4
Purpose: MAJOR VARIANCE - The applicant is proposing to demolish an existing 1.5 story single-family dwelling but intends to use the existing foundation and first floor truss system to construct a new 2-story single family dwelling. The following variances are being requested: 1) In Planning District 15, where this property is located, the maximum height allowed for a single-family dwelling is 22'; the applicant is proposing a height of 24.5' for a variance request of 2.5'. 2) The R4 single family zoning district, in which this property is located, has a minimum side setback requirement of 4'; the applicant is proposing a side yard setback of 3.9' on the east side for a variance request of .1'.
Approved **5-2**

III. NEW BUSINESS

- A. Applicant - **Kamal Kabeto** (#17-054118)
Location - 1530 Albemarle Street
Zoning - RM2
Purpose: MAJOR VARIANCE - The applicant is proposing to convert an existing duplex into a triplex. The zoning code states that a lot of at least 9,000 square feet is required for three units. The lot size for this property is 8,040 square feet for a variance request of 960 square feet.
Denied. **7-0**

- B. Applicant - **Otogawa – Anschel Design & Build**
(#17-077143)
- Location - 216 Bates Avenue
Zoning - RT1; HPL-DB
Purpose: MAJOR VARIANCE - The applicant is proposing to convert a former commercial building into a single-family dwelling. The house portion would be in the two-story red-brick building at the south end of the lot. The one-story white-brick building at the north portion of the lot would be removed and a garage would be built at the corner with a connecting walkway between the garage and house built at the street. A courtyard would be in the middle of the site, behind the walkway. Access to the new garage would be by a curb cut from Bates Ave. The zoning code states that entrances and exits to and from a parking facility shall be at least 30' from a corner; the applicant is proposing to install the curb cut 23.5" from the corner for a zoning variance of 6.5'.
Approved with conditions. 7-0
- C. Applicant - **Alliance Wellness Center – Yussuf Shafie**
(#17-077160)
- Location - 983 Marion Street
Zoning - RT1
Purpose: MAJOR VARIANCE - The Alliance Wellness Center (AWC), a licensed Chemical Dependency Outpatient Program, is proposing a supportive housing facility for six individuals in a single-family dwelling. There would be support group meetings and other services provided to the clients on site but the majority of treatment services would take place at a different location outside of the city. The zoning code requires that supportive housing facilities be a minimum distance of 1,320 feet from any other supportive housing facility serving more than four adult residents. The proposed Alliance Wellness Center would be 1,208 feet away from an existing supportive housing facility, Northstar Behavioral Health, approved for a maximum of 16 residents located at 924 Rice Street, for a separation variance of 112 feet.
Denied. 7-0

IV. ADJOURNMENT

Board of Zoning Appeal Members: Please call Jerome Benner II (266-9080) or the Board Secretary at (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.