AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
WEDNESDAY, DECEMBER 26, 2012 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 10, 2012
Approved

II. OLD BUSINESS VOTE ONLY

a. Applicant - **Christopher Barron** **(#12-208275)**
Location - 208 Victoria Street South
Zoning - R4
Purpose: MINOR VARIANCE - The applicant is requesting two variances in order to construct a new, one-car detached garage in the front yard in front of the existing house. 1) The code requires that garages be set back from the front lot line at least as far as the house. The applicant proposes to construct the garage in front of the house for a variance of that requirement. 2) A side yard setback of 3 feet from the property line is required, one foot is proposed from the south property line for a variance of 2 feet.
Denied ***4-1***

III. NEW BUSINESS

A. Applicant - **Jaeger Construction Co.** **(#120213164)**
Location - 1999 Shepard Road West
Zoning - I1; RC3
Purpose: MAJOR VARIANCE - A variance of the River Corridor bluff setback standards in order to construct an addition on the south side of the existing warehouse building. A setback of 40 feet from the bluffline is required and a 31 foot setback is proposed for a variance of 9 feet.
Approved ***6-0***

B. Applicant - **Jorj Ayaz** **(#12-216942)**
Location - 256 Marshall Avenue
Zoning - RM2
Purpose: MAJOR VARIANCE - Several variances in order to remove a nonconforming 10-unit apartment building and construct a new 10-unit apartment building. 1) The code requires a minimum lot size of 1,500 square feet per unit or 15,000 square feet for a 10 unit-building in the RM2 zoning district, 6,000 square feet is available for a variance of 9,000 square feet. 2) The footprint of the building is allowed to occupy 35% of the lot or 2,100 square feet, the applicant is proposing a building that would cover 58% of the lot or 3,458 square feet for a variance of 1,358 square feet or 23%. 3) A rear yard setback of 25 feet is required, 12 feet is proposed for a variance of 13 feet. 4) A side yard setback of half the height of the building is required. The proposed 34 foot high building requires a side yard setback of 17 feet, the applicant proposes a setback of 5 feet from both the east and west property lines for a variance request of 12 feet. 5) Eleven (11) off-street parking spaces are required, zero parking is proposed for a variance of 11 spaces.
Continued 2 weeks.

IV. 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.