AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
WEDNESDAY JANUARY 23, 2013 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 JANUARY 7, 2013

Approved

II. OLD BUSINESS

a. 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 until a signed parking agreement is submitted to DSI Zoning.

III. NEW BUSINESS

A. Applicant - **Daniel B. Lager** **(#12-222499)**
Location - 395 Hall Avenue
Zoning - RT1; RC-4

Purpose: MAJOR VARIANCE - A variance of the side yard setback requirement in order to construct a covered deck addition onto this duplex. A side yard setback of 9 feet is required, 4 feet is proposed from the north property line for a variance of 5 feet.
Approved w/conds. ***5-0***

IV. Election of Officers
Joyce Maddox re-elected as Chair
Gloria Bogen elected as Vice-Chair
Gladys Morton elected as Secretary

V. 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.