AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
JULY 22, 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 JULY 8, 2013

Approved

II. APPROVAL OF RESOLUTION

13-193418 Matthew Swanson, 2007 Sargent Avenue - Approval

Approved

III. NEW BUSINESS

A. Applicant - **Joel & Amy Stich (#13-205693)**
Location - 1955 Portland Avenue
Zoning - R3
Purpose: MINOR VARIANCE - A variance of the side yard setback requirement in order to construct an addition and a covered porch to the rear of the house. A side yard setback of 6 feet from the property line is required, 4 feet is proposed for the addition from the west property line, the same setback as exists for the house, for a variance of 2 feet.
Approved w/conds. 5-0

B. Applicant - **Michael Buelow for BB Housing Associates LLC (#13-205897)**
Location - 754 Payne Avenue
Zoning - T2
Purpose: ADMINISTRATIVE REVIEW - This was a three-story 12-unit apartment building in a T2, Traditional Neighborhood zoning district that is being converted to a 4-unit apartment building, two units on the 2nd floor and 2 units on the 3rd floor. The applicant wants to have a separate room on the 1st floor for each of the four units to be used as a family room or workspace for that unit. The room would be accessed from a common stairway. According to the zoning code, all rooms for a dwelling unit must be within the unit. Since the 1st floor rooms would not be within the unit they serve, the Zoning Administrator denied his

request to create the four rooms on the 1st floor. The applicant is appealing that decision.
Continued until 9-4-13

C. Applicant - **Arien Yineman for owner Chad Bogdan (#13-206604)**
Location - 2065 Wildview Avenue
Zoning - R1: RC-3
Purpose: MINOR VARIANCE - Variances of the River Corridor bluff standards in order to construct a bunkroom addition connecting the existing garage to the house. 1) A setback of 40 feet from the bluffline is required, the bluffline runs through the property resulting in a zero foot setback from the bluffline for variance of 40 feet. 2) In the River Corridor, the code prohibits any construction on slopes greater than 18 percent and prohibits creating slopes steeper than 18 percent, the applicant is requesting a variance from these standards in order to construct the addition.
CONTINUED TWO WEEKS UNTIL 8-5-13 AT APPLICANT'S REQUEST

IV. BOARD VOTE – REVISED VARIANCE GUIDELINES

1. Guidelines for variance requests to allow a front driveway to remain when a proposed off-street parking space is accessible from an improved alley.

2. Guildelines for variance requests to allow parking within a required yard for one- and two-family dwellings.

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.