

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
NOVEMBER 25, 2013 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 NOVEMBER 13, 2013

II. OLD BUSINESS

- a Applicant - **Ronald E. Nelson** (#13-237069)
Location - 490 Jefferson Avenue
Zoning - RT1; RC-4
Purpose: MINOR VARIANCE - As part of an inspection for a lot subdivision application, this property was found to have a nonconforming driveway in the city right-of-way on Jefferson Avenue. The zoning code prohibits a driveway that does not lead to a legal parking space. The applicant is requesting a variance of that requirement in order to keep the driveway for parking.

III. NEW BUSINESS

- A. Applicant - **Bill Bergmann** (#13-247876)
Location - 576 Lincoln Avenue
Zoning - RM2
Purpose: MAJOR VARIANCE - The applicant wants to remodel the attic space of the existing two-car detached garage in the rear yard into a dwelling unit which would result in two principal single family buildings on the property. The zoning code allows a second dwelling on a lot in a multiple family residential zoning district providing it meets a 4' side yard setback, is at least 12' from the main house and has a 25' setback from the rear property line. Additionally, two dwelling units on one lot require a total of 3 off-

street parking spaces. The side setback and separation from the house are met, but the applicant is requesting two zoning variances: 1) The existing rear yard setback is 4 feet requiring a variance of 21 feet. 2) Two off-street parking spaces are available within the garage for a variance of one parking space.

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.