

MINUTES OF THE MEETING OF THE BOARD OF ZONING APPEALS
CITY COUNCIL CHAMBERS, 330 CITY HALL
ST. PAUL, MINNESOTA SEPTEMBER 09,2019

PRESENT: Gloria Bogen, , Robert Clarksen, Daniel Miller, Luis Rangel Morales, Thomas Saylor, Danielle Swift, Diane Trout-Oertel, Peter Warner City Attorney, Jerome Benner II DSI, Maxine Linston DSI, Suzanne Donovan DSI

Note: The August 23, 2019 minutes will be signed at the September 23, 2019 BZA Hearing.

ABSENT: None

The meeting was chaired by Thomas Saylor -Chair

All applicants were present for each file case

1. (File #19-075916) 1845 Jefferson Ave: The applicant is proposing to demolition an existing attached garage and construct a two-story addition with an attached garage on the main floor and livable space on the second. The zoning code requires a minimum rear yard setback of 25'; the proposed addition would be 17.6' from the rear property line for a variance request of 7.4'.

Mr. Benner II presented slides of the site and reviewed the staff report with a recommendation for approval based on findings 1-6. **Approved:** Moved By: Bogen; Second By: Clarksen

2. (File #19-075921) 1849 Norfolk Ave: The applicant is proposing to do construction of an attached, two-car garage to the rear of the existing single-family dwelling. The minimum required rear yard setback is 25'; the proposed plan shows a garage setback of 9' from the rear property line for a variance request of 16'.

Mr. Benner II presented slides of the site and reviewed the staff report with a recommendation for approval based on findings 1-6. **Approved** Moved By: Trout-Oertel; Second By: Clarksen

3. (File #19-075972) 446 Saratoga St S: The applicant is proposing to do construction of a second-story, master bedroom addition to the rear of an existing single-family dwelling. In Planning District 14, a sidewall articulation is required on sidewalls that are greater than 35' in length. The existing sidewalls are 27' in length and with the addition, the total length would be 39.5'; the applicant is requesting a variance of this condition.

Mr. Benner II presented slides of the site and reviewed the staff report with a recommendation for approval based on findings 1-6. **Approved** Moved By: Clarksen; Second By: By: Trout-Oertel

4. (File #19-075973) 384 Hall Ave: The applicant is proposing to construct a detached, one-car garage and a parking pad in the rear yard of an existing single-family dwelling. The following variances are being requested: 1) When an accessory structure is within 6' of a principal structure, it is considered attached for zoning purposes. The required minimum rear yard setback is 25'; a rear setback of 2' is proposed for a variance request of 23'. 2) The minimum side yard setback required in the R4 single family zoning district is 4'; a 0' setback is proposed for the garage and the parking pad for a variance request of 4'.

Mr. Benner II presented slides of the site and reviewed the staff report with a recommendation for approval based on findings 1-6. **Approved with Conditions** Subject to verbal maintenance agreement with 19 Delos Street West. Moved By: Bogen; Second By: By: Trout-Oertel

5. (File #19-075976) 106 Douglas St: The applicant is proposing to remodel an existing multifamily structure into a mixed-use building. The proposed first floor would be a dental clinic and the second floor would consist of three apartment units; one two-bedroom unit and two studio units. The applicant is requesting the following variances: 1) Zoning code states that side and rear yards of at least 6' must be required when a nonresidential use adjoins a side yard of a residential property. The applicant is proposing a setback of 1.7' from the south side property line and a 0' setback from the west side property line for variance requests of 4.3' and 6', respectively. 2) The required minimum setback for an off-street parking space is 4'; the proposed plans indicate a setback of 3.6' from the west property line for a variance request of .4'. 3) The zoning code allows seven or fewer parking spaces to be located off an alley; nine spaces are proposed for a variance request of two spaces.

Mr. Benner II presented slides of the site and reviewed the staff report with a recommendation for approval based on findings 1-6. **Laid Over** – by City Attorney Perter Warner for two (2) weeks due to language correction needed (**change westside to eastside**). Moved By: Morales; Second By: Bogen

6. (File #19-075934) 1946 Wellesley Ave: The applicant is proposing to construct a 2-story addition to an existing single-family dwelling and a detached, two-car garage in the rear yard of the property. The following variances are being requested: 1) In Planning District 14, the maximum building height in the R4 zoning district is 22'; the applicant is proposing a building height of 23'-10", for a variance request of 1'-10". 2) The minimum side yard setback for a single family dwelling in the R4 is 4'; the existing setback is nonconforming at 3.1' and the addition would continue along the existing sidewall for a variance request of .9'. 3) In this district, a sidewall articulation is required on sidewalls that are greater than 35' in length. The existing sidewall is 27' in length and with the addition, the total length would be 50'; the applicant is requesting a variance of this condition.

Mr. Benner II presented slides of the site and reviewed the staff report with a recommendation for denial based on findings. **Approved:** Side yard setback on the west. Moved By: Bogen; Second By: Clarksen; **Denied:** Sidewall Articulation and Height. Moved By: Clarksen; Second By: Bogen

Submitted by:
Maxine Linston

Jerome Benner II

Approved by:

Thomas Saylor, Secretary

