City of Saint Paul

City Hall and Court House
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Legislation Details (With Text)

File #:	ABZA 11-4 **Version:** 1		
Type:	Appeal-BZA	**Status:**	Archived
		In control:	City Council
		Final action:	6/15/2011
Title:	Public hearing to consider the appeal of Guadalupe Alternative Programs to a decision of the Board of Zoning Appeals (BZA) adding conditions to three variances granted for lot coverage, rear and side yard setbacks in order to build a new single family home at 472 Concord Street.		
Sponsors:	Dave Thune		
Indexes:			
Code sections:	Sec. 34.30. - Appeals.		
Attachments:	1. 472 Concord Application for Appeal, 2. 472 Concord Application, 3. 472 Concord BZA Staff Report, 4. 472 Concord BZA Resolution, 5. 472 Concord BZA Minutes, 6. 472 Concord Photos		

Date	Ver.	Action By	Action	Result
6/15/2011	1	City Council	Granted with Conditions	Pass

Public hearing to consider the appeal of Guadalupe Alternative Programs to a decision of the Board of Zoning Appeals (BZA) adding conditions to three variances granted for lot coverage, rear and side yard setbacks in order to build a new single family home at 472 Concord Street.

The applicant applied for three variances in order to build a new single family home. 1) The footprint of the house with an attached garage is allowed to occupy 35% of the lot, or 964 square feet; a lot coverage of 1,232 square feet is proposed that would occupy 45% of the lot for a variance of 10% or 268 square feet. 2) A side yard setback of 4 feet is required and 3 feet is proposed from the northwest property line for a variance of 1 foot. 3) A rear yard setback of 25 feet is required and a setback of 14.5 feet is proposed for a variance of 10.5 feet. A public hearing was held on May 16, 2011. The applicant did not attend the public hearing. Staff recommended denial of the variances but the BZA approved the variances subject to conditions that: 1)There is no excavating of the front yard and no retaining walls are installed in the front yard. 2)There is only one entry door in the front of the building facing Concord Street.

The applicant is appealing the conditions placed on the approved variances by the BZA. On the grounds for appeal, the applicant states: "We are appealing the decision of not allowing us basement access. We feel the use of a basement access would improve the use of the home and the site is an ideal location for it".

Does this issue fall within the 60 day rule? yes

If yes, when does the 60 days expire? June 13, 2011

Has an extension been granted? yes

If so, to what date? August 12, 2011

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