*Department of Safety and Inspections*

 *Ricardo X. Cervantes, Director*



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 March 13, 2019

**PUBLIC HEARING NOTICE – BOARD OF ZONING APPEALS**

**File #:** 19 – 016696 (Major Variance)

**Purpose:** There are two residential structures on this property; a principal building and an accessory building that includes a three-car garage and dwelling unit. The applicant is proposing to split the zoning lot so that each structure is on its own, separate parcel. Once the lot is split, the accessory building becomes a principal building and must meet all setback and lot coverage requirements. The following variances are being requested: 1) A minimum rear yard setback of 25’ is required; a setback of 5.1’ is existing for a variance request of 19.9’. 2) Accessory buildings and uses must not be established in a required yard except a rear yard. The minimum required side yard is 8’ in the R2, single family zoning district; The proposed side yard setback for the accessory structure is 5’ for a variance request of 3’.

**Property Address:** 5 Heather Place

**Applicant:** Jeffrey S. Arundel

5 Heather Place

St Paul MN 55102-2615

**Date**: Monday, March 25, 2019

**Time**: 3:00 p.m.

**Location**: 15 Kellogg Boulevard West (Room 330 – Courthouse)

You may attend the hearing to express your opinion regarding this matter. You may send written comments to the Department of Safety and Inspections’ staff person handling the case, Jerome Benner II, at the address listed in the letterhead above or E-mail him at jerome.benner.II@ci.stpaul.mn.us. If you have questions about this application, please call Jerome at 651-266-9080.

This property is located in the area represented by the Summit Hill Association, an independent organization that provides advisory recommendations to the City about a variety of issues. They may choose to discuss this item at a neighborhood meeting and provide a recommendation to the Board of Zoning Appeals. Please contact the Summit Hill Association, at 222-1222 or E-mail at director@summithillassociation.org if you are interested in participating in the neighborhood review process.