

WEST. ST. PAUL COMMITTEE OF ADJUSTMENTS

The regular meeting of the West St. Paul Committee of Adjustments was called to order by Chair Kavanaugh on Tuesday, February 19, 2019 at 7:01 p.m. in the Municipal Center Council Chambers, 1616 Humboldt Avenue, West St. Paul, Minnesota 55118.

ROLL CALL

Commissioners Present: Stevens, Franzmeier, McPhillips, Chair Kavanaugh, Leuer, Strohmeier, and Green

Absent:

None

Also Present:

Council Liaison Justen

Ayes: 7 Nays: 0

ADOPT MINUTES **from the Committee of Adjustment meeting of December 18, 2018 and other minutes from the packet of August 2nd 2018 that the committee will be polling to do some corrections on and any changes or corrections from that of December 18, 2018.**

PUBLIC HEARINGS

[Case #19-01 – Variance to allow for a reduction in rear yard building setback at 831 Deppe St. W. - Mark Schroeder & Emmett Booker.](#)

Mr. Boike presented the draft findings & facts for the committees review and approval. Mr. Mark Schroeder & as Emmett Booker are requesting a variance mentioned to offer reduction in rear yard building setback for a construction of a new home at 831 Deppe St which is at the SW corner of Winona and Deppe. Packets included draft findings & facts, copies of the applications, site plan drawing and public notice for the meeting.

The subject property is zoned a single family home and is currently vacant. The properties to the north is a single family residential and mixed-use and B2 neighborhood business, to the east and south are single family homes and directly to the west is a commercial property and to the south-west a small apartment building zoned B2 neighborhood business.

The applicants are requesting a variance to the rear yard building setback for a new home specifically to allow an attached garage on the west side of the house versus a detached garage which could need zoning. The home that was there previously was demolished a few years back. The EDA acquired a funding from the county and took down 15 of the worst foreclosed and vacant homes. This house was one of them. This property was sold along with 4 other properties of the 15 to applicants who agreed to purchase lots and build single family homes on these lots.

The zoning setback requirement is 30ft if the garage is attached. Because the lot is very narrow.,

WEST ST. PAUL COMMITTEE OF ADJUSTMENTS

Meeting Minutes – February 19, 2019

Page 2 of 3

its depth being 85 ft from east to west, the applicant is requesting the ability to setback reduced to 8 ft requiring a variance of 22 ft. The applicant could essentially put a detached garage on the 5ft on the side and rear yard as was done previously but they prefer a connection to the house for saleability and amenity for the house. Being a corner lot, this case is a different.

The staff does not feel that the request is detrimental to the public nor does it present inconsistency with the Comp Plan. Staff does believe the request is proposing to utilize the property in a reasonable manner which is the construction of a new single-family home in a single family neighborhood and the practical difficulties related to the property with the shallow lot depth. Since the property was formerly occupied by a single family home, the proposed change should not alter the essential character of the single family neighborhood so Staff is recommending approval based on the one condition that the applicant should apply for and obtain all the applicable building permits for the construction of the house.

Commissioner Strohmeier although finding the proposal logical and amenable to working with residential type of issues raised a question if there were any concerns if the extra 6ft harm the environment/ water flow. Mr. Boike ascertained that the engineering department has already reviewed the house construction building plan in terms of elevation and no such concerns were raised.

The public hearing was then opened to the public. The applicants were also present in case of any questions. Mr. Robert Denell the neighbor liked that the plan proposed did not have the new house creating any issues for their house.

The applicants were then called forward in case there were any questions.

Mark Schroeder corrected that the lot depth was actually only 83.5ft and that it would be a 4 bedroom house around 2400 sq ft and a split entry style home with an access to the rear to the side yard should be a nice addition to the neighborhood.

He was asked if they had looked at any other options to the placement of the house and what was the deciding factor with going with their proposed option.

Given the 20ft side yard setback of Winona, they really wanted a variance coming off of Winona as well but it wasn't supported. With the 20ft side yard setback back at Winona and 30ft of the house width got them a nice compound of 30ft by 80ft of side yard with fencing. That's kind of why the placement wound up in the proposed location than further to the south.

ON MOTION by Commissioner Stevens, seconded by Commissioner Leuer, to approve variance to allow reduction in rear yard building setback at 831 Deppe St W. Motion approved 7-0.

No other business.

WEST ST. PAUL COMMITTEE OF ADJUSTMENTS

Meeting Minutes – February 19, 2019

Page 3 of 3

Motion to ADJOURN the 19 February, 2019 regular meeting of the Planning Commission at 8:36 PM. Motion approved 7-0.

Pajacta (Alex) Eveland
Recording Specialist