



HOUSING AND LAND USE COMMITTEE MEETING

SPECIAL MEETING

Macalester-Groveland Community Council
Wednesday, September 4th, 2019 – 6:30 p.m.
Groveland Rec Center, 2021 St Clair Avenue

Chair: Mike Moore

Secretary: Wendy Merrell

Staff: Alexa Golemo

AGENDA

6:30 I. Introductions

6:35 II. Estelle (1806 St Clair Avenue), request for waiver of 45-day notification waiting period for liquor license, Peter Sebastian, Jason Hansen

Application for: Liquor on Sale – 100 seats or less, Liquor on Sale – Sunday, Liquor-Outdoor Service Area (Sidewalk), and Liquor Catering

6:50 III. 1845 W Jefferson Avenue, rear yard setback variance request, Robert Marshall; Jennifer Otto, Gonye Custom Homes

Purpose: The applicant is proposing to demolish 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 applicant's proposed addition would be 17.6' from the rear property line for a variance request of 7.4'.

7:10 IV. 446 Saratoga Street S., sidewall articulation variance request, Carol Zoff and Bob Powell

Purpose: The applicant is proposing to construct a second story, master bedroom addition to the back 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.

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All times are approximate. Agenda is subject to change due to additions or deletions. All meetings of the Macalester-Groveland Community Council are open to the public and residents are invited to attend. For more information about the Macalester-Groveland Community Council or its committees, please call 651-695-4000 or visit www.macgrove.org.

7:30 V. 1946 Wellesley Avenue, building height, side yard setback, and sidewall articulation variance requests, Dorian & Mindy Nelson, Dave Nelson

Purpose: 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 heights 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 Planning District 14, 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.

8:00 VI. Adjourn

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