AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
DECEMBER 12, 2011 3:00 P.M.
ROOM 330 - CITY HALL
ST. PAUL, MINNESOTA

NOTE: The order in which the items appear on this agenda is not necessarily the order in which they will be heard at the meeting. The Board of Zoning Appeals will determine the order of the agenda at the beginning of its meeting.

I. APPROVAL OF MINUTES OF NOVEMBER 28, 2011

II. OLD BUSINESS

a. Applicant - **Kevin D. Vanderaa (#11-282158)**
Location - 949 Grand Avenue
Zoning - B2; Sign-Grand
Purpose: MAJOR VARIANCE - The applicant is requesting a variance of the off-street parking requirements in order to obtain a wine and beer license for Cup Cake Restaurant. The previous retail use required 3 off-street parking spaces, the new use requires 10 off-street parking spaces for a variance of 7 parking spaces.

b. Applicant - **Exeter Realty Company – Herb Tousley (#11-286387)**
Location - 917 Grand Avenue
Zoning - B2; Sign-Grand
Purpose: MAJOR VARIANCE - The applicant is requesting two variances of the sign code requirement in order to relocate an existing freestanding sign for Salut Restaurant and install an additional freestanding sign for Park Dental at the Milton Mall property. The Grand Avenue Special Sign District requires that a freestanding sign be set back at least 5 feet from all property lines; the applicant is proposing a zero foot setback for both signs for a variance of 5 feet. The Grand Avenue Special Sign District further requires that there be no more than one freestanding sign per lot; the applicant is proposing one additional sign, one on each side of the parking lot driveway, for a variance of one sign.

III. NEW BUSINESS

A. Applicant - **Kaufman Sign Co for The Lexington (#11-302648)**

Location - 1096 Grand Avenue
Zoning - B2; Sign-Grand
Purpose: MAJOR VARIANCE - The applicant is requesting a variance of the Grand Avenue Special District Sign Plan in order to install two new business signs for The Lexington Restaurant. The code limits the height of letters on wall signs to be no more than eighteen (18) inches. The applicant is proposing to install the wall signs with some letters at thirty-six (36) inches high for a variance request of eighteen (18) inches.

IV. ADJOURNMENT

Board of Zoning Appeal Members: Please call Corinne Tilley (266-9085) or Debbie Crippen (266-9144) if you are unable to attend the meeting.

APPLICANT: You or your representative should attend this meeting to answer any questions the Board may have.