## AGENDA BOARD OF ZONING APPEALS PUBLIC HEARING DECEMBER 27, 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 DECEMBER 12, 2011
- II. APPROVAL OF RESOLUTION

11-286387 Exeter Realty Company - Herb Tousley for Denial

## III. 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.

## IV. NEW BUSINESS

A. Applicant - Alex Aqel - Landmark Investment (#11-

306633)

Location - 1208 Arcade Street
Zoning - T2; Arcade Sign District

Purpose: MAJOR VARIANCE - Three variances in order to construct a new retail

building and accessory off-street parking lot. 1) The Traditional Neighborhood zoning district conditions the placement of surface parking to the rear of the principal building or within the rear yard of the parcel or in an interior side yard if rear parking is impractical or insufficient. The proposed parking lot would be located on the corner of Arcade and Maryland and not in the rear yard or an interior side yard. 2) The Traditional Neighborhood district design standards require that surface parking shall

not be located within 30 feet of a corner; the proposed parking would be 10 feet from the corner for a variance of 20 feet. 3) The Traditional Neighborhood district design standards require that new buildings anchor the corner and shall be oriented to the corner and both public streets. The proposed new building would be located away from the corner along the alley at the northern property line and the storefronts would orient toward Maryland Avenue but not toward Arcade Street.

- JJ Haywood – Pizza Luce (#11-306845) Applicant

- 1170 Selby Avenue Location

Zonina

Purpose: MAJOR VARIANCE - Two variances in order to build a new parking lot. 1) Access to a parking facility must be at least 25 feet from the nearest residential district. The driveway for the new parking lot will have a zero setback from the residential district to the west, for a variance of 25 feet. 2) A side yard setback of 4 feet is required for parking spaces and a 1foot setback is proposed from the east property line, for a variance of 3 feet.

## **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.