AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
MAY 14, 2012 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 APRIL 30, 2012

II. APPROVAL OF RESOLUTIONS

12-027818 Rawley D. Brodeen 9 Benhill Road - Modified variance – Approval

12-045050 Brent P. Gillen 1581 Stanford Avenue Denial

III. NEW BUSINESS

A. Applicant - **David Cossetta** **(#12-046263)**
Location - 211 7th Street West
Zoning - B5
Purpose: MAJOR VARIANCE - A variance from the stormwater runoff requirement in order to be exempt from providing an under drain system on this site.

B. Applicant - **Marshall Gifford** **(#12-049627)**
Location - 2170 Lower St. Dennis Road
Zoning - R1
Purpose: MINOR VARIANCE - The applicants are requesting a variance of the requirements that garages must be set back from the front lot line at least as far as the principal structure. They propose to convert the existing tuck-under garage into living space and construct a new three-car detached garage north of the existing garage in front of the house.

C. Applicant - **Ian McKiel** **(#12-049640)**
Location - 1152 Churchill Street
Zoning - R4
Purpose: MINOR VARIANCE - The applicant is requesting a variance of the setback requirement in order to allow a masonry fireplace installed in the required rear yard to remain. A setback of 3 feet is required for an accessory structure, the fireplace was built with a 2 foot setback from the north property line for a variance of one foot.

D. Applicant - **Mary Jane Morrison** **(#12-049655)**
Location - 1997 Princeton Avenue
Zoning - R3
Purpose: MINOR VARIANCE - The applicant is requesting two variances of the setback requirement in order to remove the existing detached garage and construct a new detached garage in the rear yard. 1) A setback of six feet from the side property line along Davern is required, zero is proposed for a variance of 6 feet. 2) A setback of one foot is required from the alley, zero is proposed for a variance of one foot.

E. Applicant - **Bramwell Higgins – Salvation Army (#12-049688)**
Location - 677 Transfer Road
Zoning - I2
Purpose: MAJOR VARIANCE - The applicant is requesting two variances in order to establish a transitional housing facility for 130 residents. 1) A maximum of sixteen residents are permitted. The applicant is proposing 130 residents for a variance of 114 residents. 2) No more than 1% of the population in the planning district may live in congregate living facilities, which in District 11 is 115 residents. The number of existing beds in the district is 63. The applicant is proposing 130 residents for a variance of 78 beds.

F. Applicant - **Richard R. Engler – Cretin Derham Hall(#12-049713)**

Location - 550 Albert Street South

Zoning - R4

Purpose: MAJOR VARIANCE - The applicant is requesting a variance of the maximum number of signs and the amount of identification signage allowed for Cretin-Derham Hall High School. The code permits one identification sign not exceeding 30 square feet for each street frontage. There is an existing sign on Hamline Avenue and the proposal is for a second sign on Hamline for a variance of one additional sign. The existing sign is 22 square feet in size, the applicant is proposing a 60 square foot additional sign for a variance of 38 square feet of signage.

IV. ADJOURNMENT

Board of Zoning Appeal Members: Please call Yaya Diatta (266-9080) 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.