

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**OCTOBER 27, 2014 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 OCTOBER 13, 2014

II. APPROVAL OF RESOLUTION

14-328149 John Krausert 2310 Benson Avenue for Approval.

III. OLD BUSINESS

- |    |                                |  |                    |
|----|--------------------------------|--|--------------------|
| a. | Applicant                      | - <b>S W W Realty Partnership</b>  | <b>(14-332890)</b> |
|    | Location                       | - 790 7 <sup>th</sup> Street East  |                    |
|    | Zoning                         | - T2   |                    |
|    | Purpose: <u>MAJOR VARIANCE</u> | - The applicant is requesting a variance of the off-street parking requirement in order to remodel the building from 100% production and processing space to 60% office and retail space and 40% production and processing space. The previous use required 5 off-street parking spaces, none are available; the new uses require 17 off-street parking spaces for a variance request of the difference between the two, or 12 spaces. |                    |

IV. NEW BUSINESS

- |    |                                |   |                     |
|----|--------------------------------|---|---------------------|
| A. | Applicant                      | - <b>Rafic Chechouri</b>  | <b>(#14-332913)</b> |
|    | Location                       | - 945 Grand Avenue  |                     |
|    | Zoning                         | - BC; Sign-Grand  |                     |
|    | Purpose: <u>MAJOR VARIANCE</u> | - Variances of the setback and off-street parking requirements in order to enlarge an existing retail store. 1) A front yard setback of 25 feet is required; a zero foot setback is proposed, for a front yard setback variance of 25 feet. 2) A 4 foot setback is required from side property lines; the addition would be in line with the building on both sides but the existing setback is 3.5 feet from the west property line for a variance of .5 feet. 3) The existing use |                     |

requires 5 off-street parking spaces but only 3 spaces are available; the use in the proposed expanded building requires 7 off-street parking spaces for a variance request of the difference in parking between the existing use and the proposed use which is 2 parking spaces.

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|--|---|
| B. Applicant<br>Location<br>Zoning<br>Purpose: | <ul style="list-style-type: none"><li>- <b>Sean Morell</b> <b>(#14-336195)</b></li><li>- 323 Oneida Street</li><li>- R4</li><li>- The applicant is requesting a variance in order to legalize a lean-to addition to the existing garage, constructed without prior approval. Accessory structures cannot exceed a total of 1,000 square feet. The existing garage is 960 square feet and the addition is 212.5 square feet for a combined footprint of 1,172.5 square feet in size, resulting in a variance request of 172.5 square feet.</li></ul> |
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V. 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.**