

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**NOVEMBER 10, 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 27, 2014

II. APPROVAL OF RESOLUTION

14-315255 Steven L. & Jenny Virkus 814 Grand Avenue - Setback - Approved;  
Parking - Denied.

14-328149 John Krausert 2310 Benson Avenue for Approval.

14-332890 S. W. W. Realty Partnership(Rogers Printing) 790 7<sup>th</sup> Street East for Approval

III. OLD 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. <del>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.</del> 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.<br><b>Variance 3 - Parking variance granted.</b> |                     |

III. NEW BUSINESS

- A. Applicant - **Joe Whebbe** (#14-339975)  
Location - 632 Holly Avenue  
Zoning - RM2  
Purpose: MINOR VARIANCE - The applicant recently installed an air conditioning unit in the front yard and is requesting a variance from the Zoning Code Sec.63.106 (e) which prohibits air conditioning condensers in the required front yard.
- B. Applicant - **Elisabeth Gebreyesus** (#14-339984)  
Location - 143 Annapolis Street East  
Zoning - R4  
Purpose: MINOR VARIANCE - The applicant is requesting a variance from the parking regulations of Zoning Code Sec.63.501(b)(2) that prohibit off-street parking spaces within the front yard in order to construct a new parking space in the front yard.
- C. Applicant - **Rebecca Krull Kraling** (#14-340357)  
Location - 345 Washington Street  
Zoning - B4  
Purpose: MAJOR VARIANCE - The applicant is requesting variances from the sign code requirements in order to install 4 projecting permanent banners on the building along 5th Street for the Ordway Center. 1) The zoning code allows one projecting sign per entrance on a street frontage; four signs are proposed for a variance of three signs. 2). The zoning code limits the projection over the public sidewalk to no more than 4 feet in the B4 zoning district; all four signs would project 6 feet over the public sidewalk resulting in a projection variance of 2 feet each. 3) A sign which projects over the public sidewalk beyond 18 inches is limited to 25 square feet in size; the proposed signs are 180 square feet each for a variance of 155 square feet each. 4) The highest point on a projecting sign shall be no more than 30 feet above grade; the proposed signs are 47 feet in height each for a variance of 17 feet each.

- D. Applicant - **John Sharkey** (**#14-340458**)  
Location - 315 Pascal Street South  
Zoning - R4  
Purpose: MINOR VARIANCE - A variance of the side yard setback requirement in order to construct a second floor addition and an eight foot deep, two-story addition to the back of the single family dwelling. A setback of 4 is required from side property lines in the R4 zoning district, in which this property is located; the existing setback from the north property line is 2.48' feet; the addition would be in line with the house on the north side for a variance request of 1.52 feet.

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.**