

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
NOVEMBER 24, 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 NOVEMBER 10, 2014

II. APPROVAL OF RESOLUTION

14-336195 Sean Morrell 323 Oneida Street for Approval.

III. OLD BUSINESS

- | | | | |
|----|--------------------------------|--|---------------------|
| a. | Applicant | - Rafic Chechouri | (#14-332913) |
| | 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. | |

Variance 3 - Parking variance granted.

Customer requested 2 week continuance until 12/8/14

III. NEW BUSINESS

- | | | | |
|----|--------------------------------|---|----------------------|
| A. | Applicant | - Carol & Cliff Carey | (#14-3440199) |
| | Location | - 725 7 th Street East | |
| | Zoning | - T2; HPL-DB | |
| | Purpose: <u>MAJOR VARIANCE</u> | - A variance of the off-street parking requirement in | |

order to expand Swede Hollow Cafe into a space previously used as a dwelling unit on the second floor of the building and to construct an addition to the side of the building for an enclosed stairway. The restaurant expansion requires two off-street parking spaces; none are available for a variance request of two parking spaces.

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|---------------------------------------|--|---------------------|
| B. Applicant | - John Rupp | (#14-344402) |
| Location | - 173 Western Avenue North | |
| Zoning | - B2 | |
| Purpose: <u>ADMINISTRATIVE REVIEW</u> | -An administrative appeal from the October 30, 2014 decision of the Zoning Administrator regarding the calculation of parking required for a proposed use at 173 Western Avenue. | |

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.