

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**OCTOBER 13, 2014 3:00 P.M.**  
**ROOM 330 - CITY HALL**  
**ST. PAUL, MINNESOTA**

**RESULTS AGENDA**

**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 SEPTEMBER 29, 2014

***Approved***

II. OLD BUSINESS

- |    |                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                     |
|----|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| a. | Applicant                      | - <b>Steven L. Virkus</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>(#14-315255)</b> |
|    | Location                       | - 814 Grand Avenue                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                     |
|    | Zoning                         | - T2; Sign-Grand                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                     |
|    | Purpose: <u>MAJOR VARIANCE</u> | - Two variances of the parking and setback requirements in order to legalize the use of the garage as a dwelling unit. 1) One of the three required off-street parking spaces was removed when the garage was converted into a dwelling unit without prior approval by the previous property owner. The applicants are requesting a variance because a replacement parking space cannot be provided. 2) In the T2 zoning district in which this property is located, a side yard setback of 6 feet is required for structures with windows facing a side yard, 3 feet is existing from the east property line and 4 feet is existing from the west property line for variances of 3 feet and 2 feet respectively. |                     |
|    |                                | <b><i>Variance 1 Denied</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b><i>5-0</i></b>   |
|    |                                | <b><i>Variance 2 Approved</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b><i>5-0</i></b>   |
|    |                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                     |
| b. | Applicant                      | - <b>John Krausert</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>(#14-328149)</b> |
|    | Location                       | - 2310 Benson Avenue                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                     |
|    | Zoning                         | - RM1; Shep/Dav Res                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                     |
|    | Purpose: <u>MAJOR VARIANCE</u> | - The applicant is proposing to remove and regrade a portion of the existing parking lot in order to correct a drainage problem and is requesting a variance from the provision of Section 63.319 (a) that requires stormwater runoff from parking lots to be released into the City sewer system at a controlled rate.                                                                                                                                                                                                                                                                                                                                                                                           |                     |
|    |                                | <b><i>Approved w/conds.</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b><i>5-0</i></b>   |

### III. NEW BUSINESS

- A. Applicant - **Jody Martinez** (**#14-328261**)  
Location - 360 Broadway Street  
Zoning - B5  
Purpose: MAJOR VARIANCE - The applicant is requesting a variance of the maximum number of signs and the amount of signage for temporary real estate development signs in order to legalize signs installed at the Saint Paul Saints Ballpark construction site without prior approval. 1) The zoning code permits one temporary real estate development sign; 6 signs are existing for a variance of 5 signs. 2) The code limits the amount of signage to 100 square feet; the four signs combined are 1,408 square in size for a variance of 1,308 square feet.  
**Approved** **5-0**
- B. Applicant - **S W W Realty Partnership** (**14-332890**)  
Location - 790 7<sup>th</sup> Street East  
Zoning - T2  
Purpose: MAJOR VARIANCE - 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.  
**Continued 2 weeks until 10-27-14.**

### 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.**