AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
WEDNESDAY, FEBRUARY 18, 2015 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 FEBRUARY 2, 2015

II. OLD BUSINESS

a. . Applicant - **Dennis D. Gudim** **(#15-000893)**
Location - 2146 Grand Avenue
Zoning - RM2; Sign- Grand
Purpose: MAJOR VARIANCE - A variance of the minimum distance requirement between student dwellings in order to legalize a single family student dwelling. The code requires a student dwelling to be located at least 150 feet from another student dwelling. The applicant is proposing a 40 foot separation from the existing student dwelling to the east at 2138 Grand Avenue and a zero foot setback from the existing student dwelling to the west at 2150 Grand for variances of 110 feet and 150 feet respectively.

III. NEW BUSINESS

A. Applicant - **Kerry Antrim** **(#15-006832)**
Location - 168 Font Avenue
Zoning - RT1
Purpose: MAJOR VARIANCE - A variance of the lot size requirement under Zoning Code Sec.65.515 (a) which allows a farmers market in a residential district on a lot that is at least one acre in area. The proposed farmers market would have a maximum of 5 vendors but the lot it would be located on is 6,417 square feet in area for a lot size variance of 37,143 square feet.

B. Applicant - **Katherine Moerke & Michael Andresen (#15-006892)**
Location - 467 Woodlawn Avenue
Zoning - R2; RC-3
Purpose: MAJOR VARIANCE - A variance of the side yard setback requirement in order to remove the existing single family dwelling and construct a new single family dwelling. A setback of 8 feet from side property lines is required in this zoning district (R2); the proposed setback is 6 feet from the north and the south property lines for a variance of 2 feet on each side.

C. Applicant - **Thomas Frattallone for Frattallone's Ace Hardware (#15-006906)**
Location - 2286 Como Avenue
Zoning - T2
Purpose: MAJOR VARIANCE - The applicant is requesting a variance of the off-street parking requirement in order to convert a post office building into retail space for Frattallone's Ace Hardware. The previous use required 14 off-street parking spaces, none are available; the new use requires 17 off-street parking spaces for a variance request of the difference between the two, or 3 spaces.

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.