AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
JUNE 22, 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 JUNE 8, 2015

II. APPROVAL OF RESULUTION
15-029650 Peter Stitzel 844 Fairmount Avenue for Approval.

15-029410 James J. Esparza 340 Morton Street East for Approval.

III. NEW BUSINESS

A. Applicant - **Brent Feller** **(#15-039207)**
Location - 899 Cleveland Avenue South
Zoning - RM3
Purpose: MAJOR VARIANCE - A variance of the side setback requirement in order to construct a new 9-space parking lot on the northwest side of the existing building. A setback of 50 feet is required from the side property line in the RM3 zoning district; a 21.6 foot setback is proposed from the north property line for a variance of 28.4 feet.

B. Applicant - **R. A. Kresse Co. Inc.** **(#15-125984)**
Location - 1405 Mechanic Avenue
Zoning - R2
Purpose: MINOR VARIANCE - The applicant is requesting a side yard variance in order to construct a new, attached, one-car garage. The minimum required side yard setback is 8'. The applicant proposes to construct the attached garage on the south side of the principal structure. The attached garage at 14' in width would have a setback from the south property line of 3.2', for a side yard setback variance of 4.8'.

C. Applicant - **David W. Lundy (#15-126074)**
Location - 1756 Berkeley Avenue
Zoning - R4
Purpose: MINOR VARIANCE - The applicant is requesting a height variance in order to construct a new 24' x 24' detached garage with roof dormers. The maximum height allowed is 15'; 18.25' is proposed for a variance of 3.25'.

D. Applicant - **Yamthongkam Properties LLC(#15-126078)**
Location - 1141 Rice Street
Zoning - T2
Purpose: MAJOR VARIANCE - The applicant is requesting a parking variance in order to remodel an existing building and construct a 600 square foot addition on the west side of the existing building for a new Thai restaurant serving beer and wine (closing before midnight). The total number of off-street parking spaces required is 16. The applicant is proposing 13 off-street parking spaces for a variance of 3 off-street parking spaces.

E. Applicant - **Tim Powers for Church of St. Agnes (#15-039410)**
Location - 530 Lafond Avenue
Zoning - R4
Purpose: MAJOR VARIANCE - The applicant is requesting a variance of the maximum number of signs and the amount of identification signage allowable in order to install a sign on the new building addition for Saint Agnes School. The code permits one identification sign not exceeding a total of 30 square feet for each street frontage. 1) There is an existing wall sign on the school building elevation facing Lafond Avenue and the proposal is for a second sign on the new building addition facing the same street for a variance to allow one additional sign. 2) The existing sign is 77 square feet in size, the proposed new sign would be 37 square feet for a total of 114 square feet of signage facing this street, for a variance of 84 square feet of additional signage.

F. Applicant - **Peter Martin** **(#15-125451)**
Location - 995 Scheffer Avenue
Zoning - R4
Purpose: MINOR VARIANCE - The applicant is proposing to remove the existing detached garage and carport and construct on the rear of the house a new, one-story two-car attached garage with a studio for teaching harp and piano lessons. Once attached, the garage becomes part of the house and must meet the required rear yard setback of the house. 1) A rear setback of 25 feet is required; a 4.5 foot setback is proposed from the rear property line for a variance of 20.5 feet. 2) A setback of 4 feet is required from the side property lines; the existing house setback from the west property line is 3.2 feet, the addition would be in line with the west wall of the house for a side yard setback variance of .8 feet.

G. Applicant - **Inga S. Oelschlager** **(#15-126189)**
Location - 1916 Fairmount Avenue
Zoning - R3
Purpose: MAJOR VARIANCE - The applicant is requesting a lot width variance in order to divide the parcel at 1916 Fairmount Avenue and create a buildable lot east of the existing house. The proposed new dividing lot line would have an approximate 9' x 36' jog around the sunroom of the existing house. Consequently, the newly created, vacant parcel would result in a reduced lot width of 40.98'. The minimum required lot width is 50', for a lot width variance of 9.02'.

H. Applicant - **Kodet Architectural Group LTD(#15-126595)**
Location - 690 Birmingham Street
Zoning - I1
Purpose: MAJOR VARAINCE - The applicant is requesting two variances in order to construct a new charter school building, athletic fields, and off-street parking at 690 Birmingham Street. 1) The T1 traditional neighborhood zoning district that the site is being rezoned to, requires that a building have a minimum floor area ratio (meaning the footprint of the building in relationship to the lot size) of at least 30%. The applicant is proposing that a portion of the building, in the T1 district have a floor area ratio of 14%, for a variance

of 16%. 2) A variance to allow off-street parking in the front yard of the proposed RT1 portion of the site.

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.