

AGENDA AMENDED
BOARD OF ZONING APPEALS PUBLIC HEARING
OCTOBER 12, 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 SEPTEMBER 28, 2015

II. APPROVAL OF RESOLUTIONS

15-157953 Catherine McGuire 1684 Dayton Avenue for Approval

15-158127 Darren S. Ginther 26 Hilltop Lane for Approval

III. NEW BUSINESS

A. Applicant

- **Emily Stover for District Heating Development CO** (#15-163170)

Location

- 76 Kellogg Boulevard West

Zoning

- B5; RC-4

Purpose: MAJOR VARIANCE

- A variance of the sign code requirement in order to install one temporary banner for the "Light the Plume" art project. The banner will be located on the north elevation of the District Energy building facing Kellogg Blvd and scheduled to be in place from November 1, 2015 through March 1, 2016. A temporary banner sign with a maximum size of 32 square feet is allowed and the applicant is proposing a 120 square foot banner for a variance of 88 square feet.

B. Applicant

- **Joe Bergman for Ironton Custom House LLC** (#15-163189)

Location

- 180 Kellogg Boulevard East

Zoning

- B4; RC-4

Purpose: MAJOR VARIANCE

- A variance of the sign code requirement in order to install a temporary real estate sign on the building. The code permits one real estate development sign not exceeding 100 square feet. The applicant is proposing a 525 square foot sign for a variance of 425 square feet.

- C. Applicant - **Scott Belsaas for Shepard Development LLC** (#15-163202)
Location - 1465 Davern Street
Zoning - T3; RC3
Purpose: MAJOR VARIANCE - A variance of the sign code requirement in order to legalize an existing projecting sign over the parking ramp entrance approved in error. The zoning code allows a maximum size of 16 square feet per side for a projecting sign. The existing sign is 102.7 square feet for a variance of 86.7 square feet.
- D. Applicant - **Kathryn A. Weese** (#15-163228)
Location - 1121 Oxford Street North
Zoning - R4
Purpose: MINOR VARIANCE - A variance in conjunction with the Como - Chatsworth Street Vitality Project to allow a driveway from the street to an existing parking space within the required front yard.
- E. Applicant - **Ryan Burke for Bleuant LLC** (#15-163947)
Location - 1174 Grand Avenue
Zoning - BC; Sign-Grand
Purpose: MAJOR VARIANCE - This property was recently rezoned from a BC community business district to a RM2 multiple family zoning district. The applicant is requesting variances of the setback and lot coverage requirements in order to remove the existing duplex and construct an eight - unit apartment building. 1) A front yard setback of 23.4 feet is required, a setback of 22 feet is proposed for a variance of 1.4 feet. 2) A rear yard setback of 25 feet is required, a setback of 19 feet is proposed for a variance of 6 feet. 3) A side yard setback of 9 feet is required, a setback of 7.5 feet is proposed from both the east and west property lines for a variance of 1.5 feet on each side. 4) A building footprint occupying a maximum of 35% of the lot or 3,339 square feet is allowed, the proposed building would occupy 51.4% or 4,905 square feet of the lot for a variance of 16.4% or 1,566 square feet.

- F. Applicant - **Eric T. Johnson** (**#15-164010**)
Location - 477 Grand Avenue
Zoning - RM2
Purpose: MINOR VARAINCE - The applicant is proposing to construct a new attached two-car garage with a deck above that would extend to the front sidewalk. 1) The zoning code specifies that an attached garage must be set back from the front lot line at least as far as the principal structure and dwellings must be set back from the front property line 19 feet and the proposed setback at zero feet requires a 19 foot variance. 2) A side yard setback of 4 feet is required, a zero foot setback is proposed from the east property line for a variance of 4 feet. 3) A building footprint occupying a maximum of 35% of the lot or 1,433 square feet is allowed, the existing building and the proposed garage addition would occupy 38 % or 1,578 square feet of the lot for a variance of 3 % or 145 square 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.