

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**MARCH 31, 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 MARCH 17, 2014  
*Approved*

II. APPROVAL OF RESOLUTION

14-098231 Daniel Tilsen 492 Marshall Avenue for Approval  
*Approved*

III. NEW BUSINESS

- A. Applicant - **Brian Niehaus** (#14-096208)  
Location - 1209 7<sup>th</sup> Street West  
Zoning - B2; VP  
Purpose: MAJOR VARIANCE - This property currently has an unpaved parking lot accessed from both the street and the alley. 1) The applicant is proposing to pave the parking lot but does not want to provide a visual screen between this commercial property and the residential uses to the north and to the west as required under the zoning code. He is requesting a variance from this requirement. 2) The zoning code does not allow alley access to a parking lot located in a commercial zoning district when there is residentially zoned land across an alley; the applicant is requesting a variance to allow access to the parking lot from the street and the alley. 3) The zoning code requires 15 square feet of interior landscaping area for every 100 hundred square feet of paving. The paved parking area requires 1,292 square feet of interior landscaping, the applicant is proposing no landscaping for a variance of 100% of their interior landscaping requirement.  
*Continued 2 weeks.*

- B. Applicant - **Hazelden Foundation** (#14-099332)  
Location - 599-680 Stewart Avenue  
Zoning - T2; RC-4  
Purpose: MAJOR VARIANCE - The Hazelden Foundation is requesting three variances in order to remove the existing 1978 portion of the community residential facility, leaving the older portion, and construct a larger, new community residential facility building in a T2, Traditional Neighborhood zoning district. 1) The zoning code currently allows 16 facility residents; the applicant is requesting 55 residents, the same number as currently existing, for a variance of 39 residents. 2) A variance of the minimum building size in order to construct a smaller building than the zoning code requires. This zoning district requires that the building have a FAR (floor area ratio, meaning the footprint of the building in relationship to the lot size) of at least 30% of the lot. The request is for a building with a FAR of 19.5% for a variance of 10.5%. 3) This property is located in the Critical Area of the River Corridor. In this area, the zoning code prohibits construction on slopes greater than 18 %; the applicant is requesting a variance from this standard because a portion of the proposed building that would be located east of the current building would affect a small area of the slope.  
**Approved** 6-0

**WITHDRAWN BY APPLICANT**

- C. Applicant - **Signs by RSG** (#14-185340)  
Location - 80 Snelling Avenue North  
Zoning - B3  
Purpose: MAJOR VARIANCE - A variance of the sign code requirement in order to install new signage for Jimmy John's Restaurant. This retail center is permitted 689 square feet of signage and there is currently 683 square feet of signage existing, which allows 6 square feet of additional signage. The applicant is proposing 96 square feet of signage resulting in a variance request of 90 square feet.

- D. Applicant - **Brandon Misok** (#14-185820)  
Location - 1709 Selby Avenue  
Zoning - RM2  
Purpose: MINOR VARIANCE - The applicant is requesting a variance from the parking regulations that prohibit off-street parking spaces within the front yard in order to construct a new parking space for this single family dwelling in front of the house on the southwest corner of the lot.  
**Denied** 4-2

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.**