

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
APRIL 14, 2014 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 MARCH 31, 2014

II. OLD BUSINESS

- a. Applicant - **Brian Niehaus** (#14-096208)
Location - 1209 7th 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.

III. NEW BUSINESS

- A. Applicant - **Joanna Brooks** (#14-096548)
Location - 2105 Wilson Avenue
Zoning - R2
Purpose: MAJOR VARIANCE - The applicant is proposing to remove an existing free standing sign and install two wall signs on the east and south elevations of the building as part of

the Sun Ray Library renovation. 1) The zoning code allows one sign not exceeding 30 square feet in size per street frontage; the applicant is proposing two signs for a variance of one sign. 2) The code limits the amount of signage to 30 square feet for this property; the applicant is proposing a total of 50 square feet of signage for a variance of 20 square feet.

- B. Applicant - **Joanna Brooks** (#14-096641)
Location - 1974 Ford Parkway
Zoning - T2
Purpose: MAJOR VARIANCE - A variance of the sign code requirement pertaining to the height requirement in order to install three new wall signs on the north elevation of the building as part of the Highland Library and Hillcrest Recreation Center renovation project. This property is located in the Highland Village Special Sign District. In this sign district, the zoning code limits the highest point on a wall sign to 30 feet; the applicant is proposing a sign that would be 38 feet at the highest point for a variance of 8 feet.
- C. Applicant - **Jon Thoma** (#14-188133)
Location - 1478 Sheldon Street
Zoning - R4
Purpose: MINOR VARIANCE - A variance of the side yard setback requirement in order to construct a second floor addition over the existing house. A side yard setback of 4 feet from the property line is required; the existing setback from the north property line is 3 feet; the addition would be in line with the existing house on the north side for a variance of 1 foot.
- D. Applicant - **Daniel Grove** (#14-188150)
Location - 316 Jackson Street
Zoning - B4; HPL-LT
Purpose: MAJOR VARIANCE - The applicant is requesting a variance from the sign code requirement in order to remove four existing projecting signs and install two projecting signs (one on the building facade facing Jackson Street and another one on the facade facing Sibley) for the Lowertown Parking Ramp. The code limits the

projection over the public sidewalk to no more than 4 feet in the B4 zoning district. Both signs would project 5 feet over the public sidewalk resulting in a projection variance of one foot each.

- E. Applicant - **David C. Rowley** (#14-188453)
Location - 1767 Burns Avenue
Zoning - R3
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 legalize an existing parking space constructed in front of the house west of the driveway prior to his ownership of this single family property.
- F. Applicant - **Diane Kaye Johnson** (#14-188902)
Location - 1374 Edgumbe Road
Zoning - R2
Purpose: MINOR VARIANCE - A variance of the setback requirement in order to remove an existing deck attached to the house and the garage and construct a new expanded deck in line with both the house and the garage on the south side. A side yard setback of 8 feet is required; 5 feet-3 inches is proposed from the south property line for a variance of 2 feet- 9 inches.
- G. Applicant - **David M. Lincoln** (#14-188907)
Location - 225 Lexington Parkway North
Zoning - RM2
Purpose: MINOR VARINACE - A front yard setback variance was approved in 2006 for the construction of an enclosed covered porch addition to the front of the house but the porch was not constructed and the variance subsequently expired. The applicant is requesting the same front yard setback variance in order to construct the same porch. A front yard setback of 38 feet from the sidewalk is required, 30 feet is proposed for a variance of 8 feet.

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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.