

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
WEDNESDAY MAY 28, 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 MAY 12, 2014

Approved

II. APPROVAL OF RESOLUTION

14-196908 Elizabeth M. Watzel 600 Iowa Avenue East for Approval

Approved

III. OLD BUSINESS

- a. Applicant - **Steven Rorem** (#14-193327)
Location - 871 Payne Avenue
Zoning - B2
Purpose: MAJOR VARIANCE - A variance of the off-street parking requirements in order to convert a vacant warehouse building into a commercial use. A commercial use requires 9 off-street parking spaces, no parking spaces are available for a variance request of 9 spaces.
Denied 4-1

IV. NEW BUSINESS

- A. Applicant - **Brad Belka** (#14-193507)
Location - 1599 Portland Avenue
Zoning - R3
Purpose: MINOR VARIANCE - Two variances in order to remove the existing garage and construct a detached garage building with a single stall garage at each end and a 1-level studio space in the middle that would have access from the alley. 1) A 12 foot maximum height is allowed for a detached flat roof accessory structure; 13 feet is proposed for a variance of 1 foot. 2) The zoning code no longer permits parking access from the street when there is parking off of an improved alley. Because the applicants would provide parking off of the alley, the existing curb cut and driveway must be removed. However, the applicants want to keep the driveway up to the end

of the house and are requesting a variance to allow the existing curb cut and driveway along the side of the house to remain in order to provide additional parking.

- 1) **Height variance Approved** 6-0
- 2) **Curb cut/driveway variance Approved** 5-1

- B. Applicant - **Rebecca Krull Kraling** (#14-199028)
Location - 1712 Randolph Avenue
Zoning - R4
Purpose: MAJOR VARIANCE - The applicant is requesting a height variance in order to remove an existing parking lot located at the southeast corner of Wheeler and Randolph in order to construct a theater addition for Saint Paul Academy & Summit School. A building height of 30 feet is allowed, the proposed building would have a portion in middle that would be 50.1 feet high for a variance of 20.1 feet. Other parts of the new building would range from 14 to 35 feet in height. A new parking lot will be built west of Wheeler.
Approved 6-0
- C. Applicant - **Dennis & Kathryn Getten** (#14-199046)
Location - 1338 Bayard Avenue
Zoning - R4
Purpose: ADMINISTRATIVE REVIEW - An appeal of a decision by the Zoning Administrator that the proposed use of the property at 1338 Bayard Avenue for Getten Credit Co., a state licensed regulated lender, is an alternative financial institution which is not a permitted use in this R4 one family residential zoning district.
Denied 4-0
- E. Applicant - **Rick Olsen** (#14-201375)
Location - 784 Osceola Avenue
Zoning - R4
Purpose: MINOR VARIANCE - A variance of the setback requirement in order to remove the existing two-car detached garage and construct a larger, new, two-car detached garage in the rear yard. A setback of three feet is required from the property lines; the applicant is proposing a one foot setback from the east property line for a variance of 2 feet.
Approved 6-0

- F. Applicant - **Jeffrey P. Agnes** (#14-202203)
Location - 2121 Old Hudson Road
Zoning - B2
Purpose: MAJOR VARIANCE - The Sunray Shopping Center is initiating a signage improvement project consisting of remodeling the main pylon sign on Hudson road. As part of this project, the applicant has removed an existing reader board that was attached to the main pylon and is proposing to remove two existing pylons along Hudson Road resulting in a total of 308 square feet of signage removed. The shopping center is allowed 3,776 square feet of signage. An updated sign survey indicates that there is currently 3,700 square feet of signage existing on this site, leaving 76 square feet of signage available without a variance. The applicant is proposing a total of 5,200 square feet of shopping center signage for a variance of 1,424 square feet of signage.
Approved 4-2

VI. 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.