

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**JULY 2, 2018 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 JUNE 18, 2018

***Approved***

II. APPROVAL OF RESOLUTIONS

18-070117 416 Lexington Parkway South for Approval with conditions.

***Approved***

III. OLD BUSINESS

a. Applicant

- **Reemo Corp DBA Rice Street Tobacco**  
**(#18-069917)**

Location

- 1196 Rice Street

Zoning

- B2

Purpose: MAJOR VARIANCE

- The applicant is requesting a variance of the separation requirement between tobacco products shops in order to operate a new tobacco products shop. The zoning code requires a tobacco products shop to be located at least one-half mile (2,640 feet) from another tobacco products shop. The proposed shop would be 2,400 feet from a similar shop at 956 Rice Street, for a variance request of 240 feet.

***Approved***

**5-0**

IV. NEW BUSINESS

A. Applicant

- **Saint Mary's Romanian Orthodox Church**  
**(#18-073074)**

Location

- 179 Atwater Street

Zoning

- RT1

Purpose: MAJOR VARIANCE

- The applicant is proposing to construct a parking lot that would serve the congregation of St. Mary's Church. The following variances are being requested: 1) Residential zoning districts dimensional standards require a front yard setback of 25'; the proposed parking lot would be set back

4.5' for a variance request of 20.5'. 2) The RT1, one- and two-family residential district requires a side yard setback of 9'; a setback of 7.5' is proposed for a variance request of 1.5'.

**Approved** **5-0**

- B. Applicant - **Del Arthur Kauss** **(#18-073150)**  
Location - 31 Battle Creek Road  
Zoning - R1; RC-3  
Purpose: MINOR VARIANCE - The applicant is proposing to construct an addition onto an existing attached, two-car garage. The zoning code states when an accessory structure is attached to the main building, it must meet the same setbacks as the principle structure. The R1, single family residential district, requires a minimum side setback of 10'; the proposed garage would be setback 4' from the south property line for a variance request of 6'.

**Approved w/cond.** **5-0**

- C. Applicant - **Jean E. Schroefer** **(#18-073086)**  
Location - 1185 Dayton Avenue  
Zoning - RT1  
Purpose: MAJOR VARIANCE - The applicant is proposing to convert an existing single-family dwelling into a duplex. The following variances are being requested: 1) A minimum lot width of 50' is required for a duplex; the existing lot width is 39.6' for a variance request of 10.4' and 2) A side yard setback of 9' is required; the existing side setback is 3.8' on the west side for a variance request of 5.2'.

**Denied** **5-0**

#### V. ADJOURNMENT

Board of Zoning Appeal Members: Please call Jerome Benner II (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.**