

AGENDA - RESULTS
BOARD OF ZONING APPEALS PUBLIC HEARING
DECEMBER 17, 2018 3:00 P.M.
ROOM 330 - CITY HALL
ST. PAUL, MINNESOTA

I. APPROVAL OF MINUTES OF DECEMBER 3, 2018
Approved

II. APPROVAL OF RESOLUTIONS:

18-117903 RHL Inc., 2322 7th Street West for Approval -
Approved

18-118951 Wittkamper Studio 1585 Marshall Avenue for Approval
Approved

III. OLD BUSINESS

- a. Applicant - **Buell Consulting LLC (#18-117888)**
Location - 469 Ada Street
Zoning - RM3; RC-4
Purpose: ADMINISTRATIVE REVIEW - The applicant is appealing a decision made by the Zoning Administrator denying a request to install a new cell tower antenna because it exceeds the allowed height.
Stricken – matter resolved

IV. NEW BUSINESS

- A. Applicant - **Venture Capital LLC (#18-126261)**
Location - 1111 Reaney Avenue
Zoning - RT1
Purpose: MAJOR VARIANCE - The applicant is proposing to convert an existing single-family dwelling into a duplex. The work will be done completely on the interior of the structure. The following variances are being requested: 1) A minimum side yard setback of 9' for a duplex is required; the existing side setback is 4' along the west property line, for a variance request of 5'. 2) The minimum number of off-street parking spaces required for a duplex is three; there is an existing detached, two-car garage in the rear and there is no available room for another space, for a variance request of one parking space.
Approved 7 - 0

- B. Applicant - **Robert Murray Frame III (#18-126246)**
Location - 178 Goodrich Avenue
Zoning - RM1
Purpose: MINOR VARIANCE - The applicants are requesting a variance of the River Corridor setback standards in order to construct a detached, two-car garage in the rear yard, on the bluff side of the existing single-family dwelling. A setback of 40' from the bluffline is required; a setback of 8' is proposed for a variance of 32'.
Approved 7 - 0

- C. Applicant - **Bayard Haus LLC – James Eischens (#18-126229)**
Location - 1400 Bayard Avenue
Zoning - R4
Purpose: MINOR VARIANCE - The applicant is proposing to construct a second story to an existing, one- and a half-story single-family dwelling. For properties zoned R4 in Planning District 15, the maximum building height allowed is 22' at a 4' side yard setback. The existing west side yard setback is 4.3', allowing a maximum building height of 22.3'; the applicant is proposing a height of 24.3' for a variance request of 2'.

1400 Bayard Avenue is being laid over to 1-14-19 at applicant's request.

- D. Applicant - **Tiffany G. Laurie (#18-126266)**
Location - 2040 Itasca Avenue
Zoning - R3
Purpose: MINOR VARIANCE - The applicant is proposing to construct a single-story, rear addition to an existing single-family dwelling and a detached, two-car garage. The following variances are being requested: 1) A minimum side yard setback of 6' is required for a single-family dwelling in the R3 zoning district; a setback of 4.9' is proposed for a variance request of 1.1.' 2) In Planning District 15, in which this property is located, a sidewall articulation is required on sidewalls that are greater than 35' in length; the existing west sidewall is 24' in length and the proposed sidewall would be 39.6' for a variance request of this condition. 3) For accessory structures, the maximum building height allowed is 12' for a shed style roofs; a height of 14' is proposed for a variance request of 2'.
Approved 7 - 0

- E. Applicant - **Town Mart Inc., (#18-125238)**
Location - 1980 Stillwater Avenue
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 one. The proposed tobacco product shop would be 1,885 feet from the existing shop for a variance request of 755'.
Denied 5 – 1 (1 abstention)

V. ADJOURNMENT