

- B. Applicant - Juan Cervantes (24-016691)
Location - 63 Maria Avenue
Zoning - H1
Purpose: Minor Variance
The applicant is proposing to demolish the existing detached garage and construct a new attached garage, rear kitchen, and second-story addition onto this existing one-story single-family home in the H1 zoning district. The zoning code requires a side yard setback of 5'; a setback of 3' is proposed from the eastern property line for the attached garage wall, for a zoning variance of 2'.
Approved with condition 6-0
- C. Applicant - Andrew & Jaclyn Wainwright (24-017987)
Location - 121 Virginia Street
Zoning - RM2
Purpose: Minor Variance
The applicant is proposing to demolish an existing detached garage and construct an addition with an attached garage and living space onto this existing single-family home in the RM2 zoning district. The zoning code requires a side yard setback of 9'; 4.2' is proposed from the southern property line, for a zoning variance of 4.8'.
Approved 6-0
- D. Applicant - Snelling Midway Redevelopment LLC (24-023058)
Location - 450 Snelling Avenue North
Zoning - T4M
Purpose: Major Variance
The applicant is proposing to construct a new surface off-street parking facility on this property to serve a future commercial building on the adjoining property to the east. Four variances are requested:
1.) Surface parking areas and entrance drives accessory to a principal building or use may occupy no more than sixty (60) feet of the total lot frontage; 371 feet is proposed, for a zoning variance of 311 feet.
Approved 6-0
2.) Surface off-street parking spaces shall be a minimum of four (4) feet from all lot lines; no setback is proposed from the eastern property line, for a variance of four (4) feet.
Approved 5-1

3.) Screening shall be provided consisting of a masonry wall or decorative fence (not including chain link) supplemented with landscape material, forming a screen a minimum of three (3) feet in height, a maximum of four and one-half (4½) feet in height not including trees, and not less than fifty (50) percent opaque; no masonry wall nor decorative fence and no screening is proposed, for a variance of this requirement.

Approved **4-2**

4.) A minimum of at least one (1) shade tree shall be planted for every five (5) parking spaces in a surface parking lot, meaning that 19 trees would be required for the 99 surface parking spaces proposed; no trees are proposed, for a variance of 19 trees.

Approved **4-2**

E. Applicant -
Location -
Zoning -
Purpose: Major Variance

Snelling Midway Redevelopment LLC **(24-023545)**
1566 University Avenue West
T4M

City Council Resolution 23-1442 requires that all new commercial buildings have window and door openings that comprise at least 30 percent of the area around the ground floor along street facing facades; for the northern building, 19.6% and 22.3% are proposed on the northern and eastern façades, for variances of 10.4% and 7.7% respectively. For the southern building, 15.1% is proposed on the eastern façade, for a zoning variance of 14.9%.

Requests pertaining to window and door opening percentages on eastern facades along Simpson Street approved w/ condition. Request for window and door opening percentage (19.6%) on northern façade along Spruce Tree Avenue denied. **5-0**

City Council Resolution 23-1442 requires that all new buildings have a primary pedestrian building entrance on street facing facades; no primary pedestrian building entrances are proposed on the northern and eastern facades of the northern building nor on the eastern façade of the southern building, for variances of this requirement.

Requests to omit primary pedestrian entrances on eastern façades along Simpson Street approved w/ condition. Request to omit primary pedestrian entrance on northern façade along Spruce Tree Avenue denied. **5-0**

V. Adjourn.