

**AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
APRIL 13, 2020 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.

NOTE TO COMMISSIONERS AND MEMBERS OF THE PUBLIC: The Chairperson of the Board of Zoning Appeals (BZA) has determined that it is not practical nor prudent for the BZA to meet in-person or pursuant to Minnesota Statutes, Section 13D.02. In light of the COVID-19 health pandemic, it is not feasible for any member of BZA to be present at the regular location, and all members of the BZA will attend this meeting by telephone or other electronic means.

It is also not feasible for members of the public to attend the meeting at its regular location due to the health pandemic and emergency. Accordingly, no meeting will be held in City Hall, Room 330, at 15 W. Kellogg Boulevard.

Members of the public may monitor this meeting remotely at:

1. Online meeting: <https://meet.ci.stpaul.mn.us/matthew.graybar/4WBRQHJ1>
2. Join by Phone – choose one: (651) 267-3988, (651) 266-5758, (651) 266-5767
3. Conference ID: 1241672

I. APPROVAL OF MINUTES FOR MARCH 09, 2020

II. OLD BUSINESS NONE

III. NEW BUSINESS

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|--------------------------------|--|-------------|
| A. Applicant - | Carol Mollner | (20-018745) |
| Location - | 1808 Princeton Avenue | |
| Zoning - | R3 | |
| Purpose: <u>MINOR VARIANCE</u> | The applicant is proposing to convert the existing tuck-under, two-car garage in the rear yard into livable space and construct a two-car attached garage to the back of the house accessed from the existing driveway. The zoning code requires a 25' rear yard setback, 19.6' is proposed, for a variance of 5.4'. | |

- B. Applicant - Cretin-Derham Hall – Paul Solomon **(20-019732)**
 Location - 555 Hamline Avenue South
 Zoning - R4
 Purpose: MAJOR VARIANCE The applicant is requesting variances from the sign code requirements in order to allow signs previously installed without prior approval to remain and to install new signage on an approved building addition for Cretin-Derham Hall. The following variances are required: 1.) The zoning code permits one sign per street frontage. This property fronts on four streets, which allows a total of 4 signs, 17 signs are proposed, for a variance of 13 signs. 2.) Each sign cannot exceed 30 square feet in size, a 40.4 square foot sign is proposed on the new building addition, for a variance of 10.4 square feet.
- C. Applicant - Stephen Maresh
 Location - 1687 Highland Parkway **(20-021261)**
 Zoning - R3
 Purpose: MINOR VARIANCE The applicant is proposing to convert the existing tuck-under, two-car garage in the rear yard into livable space and construct a two-car attached garage to the back of the house accessed from the existing driveway. The zoning code requires a 25' rear yard setback, 19.6' is proposed, for a variance of 5.4'.
- D. Applicant - Bryan Sowieja
 Location - 265 Curtice Street West **(20-021283)**
 Zoning - R4
 Purpose: MAJOR VARIANCE The applicant is proposing to construct a new single-family dwelling on this lot. The following variances are requested: 1.) The zoning code requires a minimum building width of 22', 18.75' is proposed, for a variance of 3.25'. 2.) A side yard setback of 4' is required, 3.21' is proposed on both sides, for a variance of .79' for each side. 3.) A 25' rear yard setback is required, 5.11' is proposed, for a variance of 19.89'. 4.) A building can occupy up to 35% of the lot, 48.43% is proposed, for a variance of 13.43%.

- E. Applicant - Oladimeji Iselewa
 Location - 656 Desoto Street (20-021334)
 Zoning - RT1
 Purpose: MAJOR VARIANCE The applicant is proposing to construct a duplex on this vacant lot. Duplexes in the RT1 zoning district are required to have 50' of lot width, 45' is proposed, for a variance of 5'.
- F. Applicant - Bigos-Winslow Commons LLC
 Location - 160 Western Avenue South (20-021371)
 Zoning - RM3
 Purpose: MAJOR VARIANCE This property has an existing affordable senior apartment building that houses 121-units. The applicant is proposing to construct a second principal building on this lot that would accommodate 47 more affordable senior housing units. The following variances are requested: 1.) The zoning code requires a front yard setback of 25' is required, 5' is proposed, for a variance of 20'. 2.) A minimum lot size of 800 square feet per unit is required, 772 square feet per unit is proposed, for a variance of 28 square feet per unit.

IV. ADJOURN.

Board of Zoning Appeal Members: Please call Matthew Graybar at 651-266-9080 or matthew.grabar@ci.stpaul.mn.us or call Zoning General Line at 651-266-9008 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.