

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
AUGUST 28, 2017 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.

I. APPROVAL OF MINUTES OF AUGUST 14, 2017

II. OLD BUSINESS

- a. Applicant - **Tony Sanneh** (#17-064201)
Location - 1511 Grand Avenue
Zoning - RM2; Sign-Grand
Purpose: MAJOR VARIANCE - This is an 18-unit apartment building located in the RM2 multiple family residential zoning district. The applicant wants to add a one-bed unit in the basement. Three zoning variances are required: 1) A minimum of 9,000-square feet of land is required in order to add a dwelling unit to an existing building of more than three units; 8,000-square feet of land is available for a 1,000-square foot lot size variance. 2) A minimum of 1,500 square feet of lot area per dwelling unit is required, the additional unit requires a variance of 1,500 square feet. 3) A one-bedroom unit requires one off-street parking space; no additional parking spaces would be provided for a one space variance request.

III. NEW BUSINESS

- A. Applicant - **Brian Perry** (#17-053838)
Location - 1008 Lexington Parkway North
Zoning - RT1
Purpose: MAJOR VARIANCE - When this house was built in 1888, it was constructed over the lot line. In order for the property owners to sell their house, the mortgage company requires that the building be located within the property boundary which will require two variances. The applicant is proposing to adjust a common boundary property line with the neighboring property to the south at 1004 Lexington

Parkway North. 1) the house must be set back four feet from the south side property line. With the adjusted property line, the side yard setback will be 3.3 feet for a variance of .7 inches. 2) the adjusted lot size shall be 3,570 square feet. To meet the required lot size of 5,000 square feet, the property owner is requesting a variance of 1,430 square feet.

- B. Applicant - **Duane N. Jagiello** (#17-066669)
Location - 1004 Lexington Parkway North
Zoning - RT1
Purpose: MAJOR VARIANCE - The applicant is proposing to adjust a common boundary with the property to the north located at 1008 Lexington Parkway North. because the house to the north was built over the property line in 1889. The lot at 1004 Lexington Parkway North would be reduced from 3,496 square feet to 3,062 square feet for a lot size variance of 434 square feet.
- C. Applicant - **Michael Maurer** (#17-068815)
Location - 1315 Juliet Avenue
Zoning - R4
Purpose: MINOR VARIANCE - The applicant is proposing to build a 2-story addition on the southwest corner of the existing 2-story single-family dwelling. Two zoning variances are being requested for the addition: 1) In Planning District 14, in which this property is located, the maximum height allowed is 22'; the applicant is proposing a height of 23.5' for a variance request of 1.5'. 2) The required front yard setback for this block is 20', the addition would be setback 18.25' for a variance request of 1.75'.
- 1611 Ames Avenue will be continued to the next hearing 9-11-17.**
- D. Applicant - **Montessori Training Center MN**(#17-068845)
Location - 1611 Ames Avenue
Zoning - RT1; R3
Purpose: MAJOR VARIANCE - The applicant is proposing to demolish the existing garage in the rear yard and construct a surface parking lot on the west side of the property with 8 spaces located in the front yard at 1629 Ames Avenue, east of the Montessori Center of Minnesota educational facility located at 1611 Ames Avenue. The applicant intends to combine the parcels prior to installing the parking lot. There

will be landscaped screening between the parking and the first 25' of the front property. The zoning code states that parking must not be located in a front yard; the applicant is requesting a variance of this condition.

- E. Applicant - **FLATS VENTURE LLC** (#17-068850)
Location - 735 Raymond Avenue
Zoning - T3
Purpose: MAJOR VARIANCE - The applicant is proposing to install a 36-square foot projecting sign on top of a canopy for C&E Flats Apartments. The following variances are being requested: 1) The zoning code states that the maximum display area can be 16-square feet; the applicant is requesting a display area of 36-square feet for a variance of 20-square feet. 2) The zoning code states that signs may project into a public right-of-way up to 3'; the applicant is proposing to have the sign project 6' into the public right-of-way, for a variance of 3'.

IV. 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.