

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
APRIL 22, 2019 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 MARCH 25, 2018

II. APPROVAL OF RESOLUTIONS

19-012762 Hylden Advocacy & Law 1328 Point Douglas Road South for Approval

19-016696 Jeffrey S. Arundel 5 Heather Place for Approval

19-016701 Olov Strole – Strole Company 700 Johnson Parkway for Approval

III. OLD BUSINESS

- a. Applicant - **David Hovda** (#19-016688)
Location - 940 Goodrich Avenue
Zoning - RT1
Purpose: MAJOR VARIANCE - The applicant is proposing to split this parcel with an existing single-family dwelling in order to create a new lot suitable for a single-family dwelling. The following variances are being requested: 1) The minimum lot width required is 40'; the new lot would be 39.85' in width for a variance request of .15' 2) The minimum required side yard setback is 4'; the existing house would have a setback of 2' for a variance request of 2'.

III. NEW BUSINESS

- A. Applicant - **MCR Property Holdings LLC** (#19-026900)
Location - 2150 Grand Avenue
Zoning - RM2
Purpose: MAJOR VARIANCE - The applicant is proposing to construct a multi-family development consisting of four, two-bedroom units. The zoning code requires a minimum lot size of 9,000 square feet for developments consisting of

three or more dwelling units; the existing lot size is 6,388 square feet for a variance request of 2,612 square feet.

- B. Applicant - **Pope Architects** (#19-026908)
Location - 1668 Montreal Avenue
Zoning - R1
Purpose: MAJOR VARIANCE - The applicant, Urban Academy Charter School, is proposing a 21,000-square foot addition to an existing two-story classroom building. The following variances are being requested: 1) For properties zoned R1-R4 located in Planning District 15, a sidewall articulation is required for building faces that exceed 35' in length. The proposed sidewalls exceed 35' in length and the applicant is requesting a variance of this condition. 2) For principal buildings, above grade window and door openings shall comprise at least fifteen (15) percent of the total area of exterior walls facing a public street or sidewalk. The proposed west building wall would have no openings, for a variance request of 15 percent.
- C. Applicant - **Wold Architects** (#19-029380)
Location - 555 Hamline Avenue South
Zoning - R4
Purpose: MAJOR VARIANCE - The applicant, Cretin-Derham Hall, is proposing to construct an entryway addition to the west side of the existing school building. The maximum building height for properties zoned R4 in Planning District 15 is 35'; the applicant is proposing a building height of 45' for a variance request of 10'.

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.