

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
APRIL 24, 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 APRIL 10, 2017

II. APPROVAL OF RESOLUTION

17-021975 John Neubauer 1217 Bandana Boulevard North for Approval

III. NEW BUSINESS

- A. Applicant - **Saint Paul Port Authority** (#17-023925)
Location - 400 Wabasha Street North
Zoning - B4
Purpose: MAJOR VARIANCE - The applicant is proposing to convert the former Macy's department store located in downtown Saint Paul into a 6-level office/retail building, with a recreational ice facility and practice facility for the Wild Hockey team on top of the roof to be known as the Treasure Island Center. As a part of the remodeling, the applicant is proposing to install 3,600 square feet of signage on the building and the adjacent parking ramp. Based on the lot frontage, this property is allowed 2,400 square feet of signage for a variance of 1,200 square feet.
- B. Applicant - **Chris Carlson** (#17-025420)
Location - 210 Victoria Street South
Zoning - R4
Purpose: MINOR VARIANCE - The applicant is proposing to construct a new, two-car garage attached to the front of the existing house. The applicant was granted a variance for a 16' front yard setback in 2016, however, during the construction process the contractor learned that the structural integrity of the original footings on the house had been compromised and the garage had to be projected further out than he had anticipated. The applicant is requesting a new front yard setback of 14'-3", for an additional variance of 1'-7".

- C. Applicant - **Ben Olin for John Olin** (17-025747)
Location - 12 B Street
Zoning - R1
Purpose: MAJOR VARIANCE - The applicant is proposing to construct a single family dwelling with an attached garage on this vacant lot. The zoning code requires that exterior walls facing a public street or sidewalk must be comprised of an area of at least 15 percent with above grade windows. The garage faces A Street on the north side of the property and would have 40 square feet of windows on the exterior wall; 90 square feet of windows are required, for a variance request of 50 square feet.
- D. Applicant - **Loucks – P.J. Disch** (#17-025962)
Location - 787 Hampden Avenue
Zoning - T3
Purpose: MAJOR VARIANCE - The applicant is intending to construct a 4-story multifamily development with 216 affordable housing units with both underground and surface parking. This property is zoned T3, traditional neighborhood district. A minimum front yard setback of 10' feet is required along Hampden Avenue. The applicant is proposing to have balconies on each level that project into the required front yard setback 5', for a setback variance of 5'.
- E. Applicant - **Kleinmon Realty Co** (#17-026758)
Location - 451 Fairview Avenue North
Zoning - RM2
Purpose: MAJOR VARIANCE - This is an 18-unit residential apartment building with 1,350 square feet of vacant commercial space located on the ground floor of the northwest part of the building. The applicant is proposing to convert the commercial space into two one-bedroom dwelling units. The property is located in a RM2 multiple family residential zoning district which requires 1,500 square feet of land per dwelling unit. The lot size requirement for the 18 units is 27,000 square feet, for the 20 units the requirement would be 30,000 square feet for a variance request of 3,000 square feet.

- F. Applicant - **A-1 Truck & Trailer** (**#17-027009**)
Location - 777 Vandalia Street
Zoning - I2
Purpose: MAJOR VARIANCE - The applicant is proposing to use the property for a semi-truck and trailer repair business. Based on the gross floor area of the building and the number of service stalls proposed, 37 off-street parking spaces are required. The applicant wants to provide 24 parking spaces, for a variance request of 13 off-street parking spaces.

IV. BOARD ELECTION

V. 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.