

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**APRIL 9, 2018 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 26, 2018

II. APPROVAL OF RESOLUTION  
18-031286 Como Park Place LLC for Approval

III. OLD BUSINESS

- a. Applicant - **Metamorphosis Design & Build(#18-034785)**  
Location - 299 Warwick Street  
Zoning - R4  
Purpose: MINOR VARIANCE - The applicant is proposing to demolish an existing house down to the foundation and construct a new single-family dwelling. The following variances are being requested: 1) The zoning code requires a minimum side yard setback of 4' in the R4, single family zoning district; a side yard setback of 3' is proposed for a variance request of 1'. 2) In Planning District 14, in which this property is located, the maximum building height for a single-family dwelling is 22' at a 4' side yard setback. The proposed 3' side yard setback allows a maximum building height of 21' and a 21.2' building height is proposed for a variance request of .2'.

IV. NEW BUSINESS

- A. Applicant - **Kristi Chan (#18-045329)**  
Location - 1499 Goodrich Avenue  
Zoning - R4  
Purpose: MINOR VARIANCE - The applicant is proposing to construct a second-story addition over an existing one-story bump-out on the rear portion of the house and is requesting the following variances: 1) In Planning District 14, in which this property is located, the maximum

building height allowed for a single-family dwelling in the R4 zoning district is 22'; the applicant is proposing a building height of 22.6' for a variance request of .6'. 2) In Planning District 14, a sidewall articulation is required on sidewalls that are greater than 35' in length. The existing sidewall on the west side is 51.4' in length and the east sidewall is 42.5' in length. The applicant is requesting a variance of the sidewall articulation on both sides of the structure.

- B. Applicant - **Robert J. Willimson** (#18-045344)  
Location - 1717 - 7<sup>th</sup> Street East  
Zoning - B1  
Purpose: MAJOR VARIANCE - The applicant is proposing to construct a 1,280-square foot garage to serve a mixed use, commercial/residential building. The zoning code requires accessory buildings on corner lots to be set back from the street a distance equal to that required of the principal structure, in this case, 6'; the applicant is proposing a side yard setback of 3', for a variance request of 3'.
- C. Applicant - **Henry Elgersma** (#18-045347)  
Location - 1048 Dayton Avenue  
Zoning - RT1  
Purpose: MAJOR VARIANCE - The applicant is proposing to construct a duplex on a vacant lot. The following variances are being requested: 1) The zoning code requires a lot area of 6,000 for a duplex; a lot area of 4,760 square feet is available, for a variance request of 1,240 square feet and 2) A lot width of 50' is required for a duplex; the lot is 40' in width for a variance request of 10'.
- D. Applicant - **Nancy Sparrow** (#18-045350)  
Location - 1190 Orange Avenue East  
Zoning - R4  
Purpose: MINOR VARIANCE - The applicant is proposing a sun room addition to the front of an existing single-family dwelling. A setback of 34' is required from the front property line; a setback of 29' is proposed for a variance request of 5'.

- E. Applicant - **Philip M. Hanson** (#18-045355)  
Location - 2014 Norfolk Avenue  
Zoning - R2; RC-3  
Purpose: MINOR VARIANCE - The applicant is proposing to construct a second-story addition to the front half of the existing single-family dwelling. The following variances are being requested: 1) The zoning code requires a side setback of 8' in the R2 zoning district. The existing structure has nonconforming side setbacks of 7.2' on the east side of the lot and 5.5' on the west side. The addition will be constructed along the existing sidewalls of the dwelling and the applicant is requesting a variance of .8' and 2.5' respectively. 2) A front yard setback of 34.2' is required; a setback of 34' is proposed for a variance request of .2'.
- F. Applicant - **Hope Engine Company LLC** (#18-045361)  
Location - 200 Grand Avenue  
Zoning - T2  
Purpose: MAJOR VARIANCE - The applicant is proposing to install two projecting signs for the Residence Inn that is currently under construction. One sign would be located on the northwest corner of the building and the other would be located on the southeast corner. The T2, Traditional Neighborhood Zoning District states that the maximum allowed display area for a projecting sign is 16 square feet per street frontage; the applicant is proposing 2 signs on the northeast and southeast corners of the site that are 87.5 each for a total of 175 square feet for a variance of 143 square feet.

#### 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.**