

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
AUGUST 14, 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 JULY 31, 2017

II. RE-APPROVAL OF REVISED MINUTES

17-053849 Marvin Anderson for Rondo Avenue Inc.

III. OLD BUSINESS

- a. Applicant - **Sunrise Banks – Corey Welke (#17-061048)**
Location - 2525 Wabash Avenue
Zoning - T4
Purpose: MAJOR VARIANCE - The applicant is proposing to install a 28-square foot monument sign at Curfew Avenue for Sunrise Banks. The total amount of signage allowed for this property is 370 square feet. The applicant has used 367 square feet of signage, with 3 square feet remaining. The applicant is requesting a sign variance of 25 square feet.

IV. NEW BUSINESS

- A. Applicant - **Brian Perry (#17-053838)**
Location - 1008 Lexington Parkway North
Zoning - RT1
Purpose: MINOR 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.

BOTH LEXINGTON CASES LAID OVER TO AUGUST 28, 2017

- 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 - **Pompeyo Sanchez** (#17-064222)
Location - 1999 Bordner Place
Zoning - R3
Purpose: MAJOR VARIANCE - The applicant constructed an attached pergola over a patio on the east side of a single family dwelling up to the property line. The required side yard setback is 6' in the R3 single family zoning district in which located and attached accessory structures are required to meet the same setbacks as the principal structure. The applicant is requesting a 0' setback for a side setback variance of 6'.
- D. Applicant - **Chris Garrison** (#17-064774)
Location - 593 Summit Avenue
Zoning - RT2; HPL-Site
Purpose: MINOR VARIANCE - The applicant is proposing to construct an addition to an attached garage to an existing townhouse unit at the Summit Terrace – F. Scott Fitzgerald House. The following zoning variances are being requested: 1) The zoning code requires a rear yard setback of 25'; the current setback is at 9.3', the applicant is proposing an addition with a rear yard setback of 2.7' for a variance of 6.6'. 2) The zoning code requires that structures cannot cover more than 35% of the total lot area. The existing dwelling and garage cover 61% of the lot area; with the garage addition, the applicant is proposing to cover 70% of lot area, for a variance of 9%.

E. Applicant - **Kamal Kabeto** (#17-054118)
Location - 1530 Albemarle Street
Zoning - RM2
Purpose: MAJOR VARIANCE - The applicant is proposing to convert an existing duplex into a triplex. The zoning code states that a lot that of at least 9,000 square feet is required for three units. The lot size for this property is 7,536 square feet for a variance request of 1,464 square feet.

F. 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.

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.