

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**AUGUST 12, 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 JULY 29, 2019

III. OLD BUSINESS

- a. Applicant - **Chad Haller** (19-062869)  
Location - 1886 Ford Parkway  
Zoning - RT1  
Purpose: MAJOR VARIANCE - The applicant is proposing to demolish an existing duplex and construct a daycare facility. Based on the number of employees, the daycare facility is required to provide 12 off street parking spaces; the proposed site plan indicates a total of 6 off street parking spaces for a variance request of 6 off street parking spaces.

IV. NEW BUSINESS

- A. Applicant - **TC PROP CO LLC** (19-067044)  
Location - 902 Farrington Street  
Zoning - RT1  
Purpose: MAJOR VARIANCE - The applicant is proposing to construct a new-single-family dwelling on a vacant lot. The following variances are being requested: 1) The zoning code requires a minimum building width of 22'; a building width of 16' is proposed, for a variance request of 6'. 2) The minimum required side yard setback for a single-family dwelling in the RT1 zoning district is 4', a side setback of 3' is proposed on the north side, for a variance request of 1'. 3) In residential districts, the maximum building footprint allowed is 35% (864 square feet) of the lot area; a building footprint of 41% (1,020 square feet) is proposed, for a variance request of 6% (156 square feet).

- B. Applicant - **Andrew Horowitz** (19-066379)  
Location - 1137 Grand Avenue  
Zoning - BC Sign-Grand  
Purpose: MAJOR VARIANCE - The applicant is proposing to remodel an unfinished basement that is currently used for storage into an office space. The zoning code requires one off-street parking space per 400 square feet of gross floor area for an office use. This conversion requires an additional three off-street parking spaces, which cannot be provided, for a variance request of three spaces.
- C. Applicant - **Waxing Woodworking** (19-066384)  
Location - Dennis Mirosky  
Location - 2084 Roblyn Avenue  
Zoning - R3  
Purpose: MINOR VARIANCE - The applicant is proposing to construct a front porch addition to an existing single-family dwelling. The minimum required side yard setback is 6' in the R3 single-family zoning district. The existing west side yard setback is nonconforming at 5' and the addition would continue along the existing setback for a variance request of 1'.
- D. Applicant - **JB Vang** (19-066382)  
Location - 471 Magnolia  
Zoning - R4  
Purpose: MAJOR VARIANCE - The applicant, Community of Peace Academy, is proposing to construct a 13,400-square foot, 2-story addition to a 37,100-square foot existing school building. The following variances are being requested: 1) In residential districts, the principal building must not cover more than 35% (24,150-square feet) of a lot. The existing building covers 53% (37,100-square feet) and with the addition, the new building footprint would cover 73% (50,500-square feet) for a variance request of 20% (13,400-square feet). 2) The maximum building height for this zoning district is 30', the existing building height is at 34', and the addition would be built to the existing height for a variance request of 4'. 3) Based on the number of additional employees needed for the school, the 26 off-street parking spaces are required; the proposed site plan indicates 5 off-street parking spaces for a variance request of 21 spaces.

V. ADJOURNMENT

Board of Zoning Appeal Members: Please call Jerome Benner II (266-9080) or Der Vue (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.**