

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**DECEMBER 02, 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 FOR November 18, 2019

II. OLD BUSINESS, LAID OVER - NONE

III. NEW BUSINESS

A. Applicant -	Chue Vang	(19-097169)
Location -	35 Winthrop St. N	
Zoning -	R2	
Purpose: <u>MINOR VARIANCE</u> -	The applicant recently paved a parking pad in the front yard without prior city approval. He is requesting a variance from the parking regulations that prohibit off-street parking spaces within the front yard.	

B. Applicant -	Matt Majka, Minnesota Wild	(19-099285)
Location -	199 Kellogg Blvd W.	
Zoning -	B4	
Purpose: <u>MAJOR VARIANCE</u> -	The applicant is proposing to install a temporary banner of 2,900 square feet for a duration of three years. Temporary banners cannot exceed 120 square feet and can be displayed for no more than 90 days a year. The applicant is requesting a variance of 2,780 square feet and 1,005 days.	

C. Applicant -  
Location -  
Zoning -  
Purpose: MAJOR VARIANCE -

The Sanneh Foundation (19-100990)  
2090 Conway St.  
R2

The applicant is proposing to construct a seasonally domed structure over an existing sports field at the Conway Recreation Center. 1) The zoning code states that residential and institutional uses located in an R2 zoning district are limited to a building height of 30'. The height of the proposed dome is 75', resulting in a variance request of 45'. 2) The sign code limits parks, community centers, and religious, civic, educational or philanthropic institutions to one (1) identification sign, not exceeding a total of thirty (30) square feet in area for each street frontage. The proposed sign is 120 square feet in area, for a variance of 90 square feet.

D. Applicant -  
Location -  
Zoning -  
Purpose: MAJOR VARIANCE -

Blue Ridge Capital LLC (19-101031)  
1132 Grand Ave  
BC

The applicant is requesting two variances: 1) The zoning states that residential uses shall be limited to no more than fifty (50) percent of a basement; the applicant is proposing to convert 100% of the basement of an existing, two-story mixed residential and commercial building into a second dwelling unit, for a variance of 50%. 2) There are currently four off-street parking spaces available and the conversion requires one additional off-street parking space which cannot be provided, for a variance request of one off-street parking space.

E. Applicant -  
Location -  
Zoning -  
Purpose: MAJOR VARIANCE -

883 Front Avenue, LLC (19-100974)  
883 Front Ave  
B2

Applicant is requesting variances of the exterior lighting standards for mixed-use building. 1) The zoning requires all outdoor lighting in all use districts, including off-street parking facilities to be shielded to reduce glare and to be so arranged as to reflect lights away from all adjacent residential districts or adjacent residences in such a way as not to

exceed three (3) footcandles measured at the residence district boundary; the existing lighting was measured up to 153.7 footcandles, for a variance of 150.7 footcandles. 2) Lighting in all districts used for the external illumination of buildings shall be placed and shielded so as not to interfere with the vision of persons on adjacent highways or adjacent property; the applicant is requesting a variance from this requirement.

F. Applicant -  
Location -  
Zoning -  
Purpose: MAJOR VARIANCE -

Vik LLC (19-101032)  
1254 7<sup>th</sup> St W  
B1

The applicant is proposing to add a Tap Room to an existing brew on premises store. According to the zoning code, Tap rooms require one off-street parking space per 400 square feet gross floor area. The applicant is proposing a 400-square foot Tap room, resulting in an increase in the off-street parking requirement by one space. This property was grandfathered in with three off-street parking spaces, resulting in a variance request of one off-street parking space.

#### **IV. ADJOURNMENT**

Board of Zoning Appeal Members: Please call Matthew Graybar (266-9080) or Maxine Linton (266-9150) 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.**