

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
DECEMBER 16, 2019 3:00 P.M.
ROOM 330 - CITY HALL
ST. PAUL, MINNESOTA
AGENDA RESULTS

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 December 02, 2019

II. APPROVAL OF RESOLUTION 19-096470 as amended on November 18, 2020

III. OLD BUSINESS, LAID OVER -

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 variances from 1.) the parking regulations that prohibit off-street parking spaces within the front yard, 2.) the paving regulations that prohibit driveways from expanding 4' wider than the garage door.	
	DENIED	5-2

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.	
	APPROVAL	4-3

IV. NEW BUSINESS

A. Applicant - Baum Revisions (19-100955)
Location - 550 Vandalia Street
Zoning - I2
Purpose: MAJOR VARIANCE - The applicant is requesting a variance from the off-street parking requirement in order to construct a new parking lot. This multi-use center requires 322 parking spaces, the applicant is proposing 203 spaces, for a variance request of 119 parking spaces.
APPROVAL 7-0

B. Applicant - Todd Huebert (19-099246)
Location - 499 Burlington Road
Zoning - R1
Purpose: MINOR VARIANCE - The applicant is proposing to build a new, two-car detached garage in the front yard and he is requesting a variance from the zoning code requirement stating that garages shall be set back from the front lot line at least as far as the principal structure.
APPROVAL 7-0

C. Applicant - Paul Anderson (19-104333)
Location - 1858 Sargent Ave
Zoning - R3
Purpose: MINOR VARIANCE - The applicant is proposing to construct a second story addition over the existing one-story, single family dwelling. The required side yard setback is 6'; the existing west side of the house has a nonconforming side yard setback of 3.75'. The applicant is proposing to align the addition with the existing west wall, for a variance request of 2.25'.
APPROVAL 7-0

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

Michael Buelow (19-104322)
754 Payne Avenue
T2
The applicant is proposing to modify a previously approved site plan for (4) off-street parking spaces to a new site plan that can accommodate only three (3) parking spaces, for a variance request of one (1) parking space.
APPROVAL 7-0

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

Sean Kershaw (19-104328)
273 Goodhue St
R4
The applicant is proposing to construct a two-story attached accessory dwelling unit (ADU) that would be connected to the rear of the house via a new breezeway. A rear yard setback of 25' is required; a setback of 9.5' is proposed, for a variance request of 15.5'.
APPROVAL 7-0

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

Erick Forbes (19-104320)
969 Rice Street
T2
The applicant is proposing to construct a surface parking lot along with a building addition that includes a restaurant and a dwelling unit. The zoning code requires off-street parking spaces to be set back 4' from the property line; a setback of 2' is proposed from the North property line, for a variance request of 2'.
APPROVAL 7-0

G. Applicant -
Location -
Zoning -
Purpose: MINOR VARIANCE -

Margot & James Lair (19-104335)
1827 Highland Pkwy
R3
The applicants are removing a one-car detached garage and constructing a two-car attached garage with living space above. They are requesting the following variances: 1.) A rear yard setback of 25' is required; a setback of 2' is proposed, for a variance request of 23'. 2.) A side yard setback of 6' is required; 4'-9" is proposed, for a variance request of 1'-3".
APPROVAL 6-1

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

883 Front Avenue, LLC (19-100974)
883 Front Ave
B2
The 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.
DENIED WITH CONDITIONS 7-0

V. 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.