

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
APRIL 11, 2016 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 28, 2016

II. APPROVAL OF RESOLUTION

16-016941 John Hink for Metropolitan Council for Approval

III. OLD BUSINESS

- a. Applicant - **Ryan Burke** (#16-012819)
Location - 1174 Grand Avenue
Zoning - RM2; Sign-Grand
Purpose: MAJOR VARIANCE - The applicant is requesting variances of the setback and lot coverage requirements in order to construct an eight - unit apartment building. 1) A front yard setback of 23.4 feet is required, a setback of 22 feet is proposed for a variance of 1.4 feet. 2) A rear yard setback of 25 feet is required, a setback of 22 feet is proposed at the southeast corner to accommodate a stair tower and a trash enclosure for a variance of 3 feet. 3) A side yard setback of 9 feet is required, a setback of 7.5 feet is proposed from both the east and west property lines for a variance of 1.5 feet on each side. 4) A building footprint occupying a maximum of 35% of the lot or 3,339 square feet is allowed, the proposed building would occupy 47.5 % or 4,528 square feet of the lot for a variance of 12.5 % or 1,189 square feet.
- b. Applicant - **Ryan P. North** (#16-013374)
Location - 929 7th Street West
Zoning - B2
Purpose: MAJOR VARIANCE - A variance of the off-street parking requirement in order to remodel an existing vacant building into an assembly hall without fixed seating to be known as the North Garden Theater for an artistic and

community rental facility for plays, musicals, comedy, bands, films, business meetings, weddings, reunions, parties and receptions. Off-street parking must be provided for the difference between the previous use and the proposed use.
1) The proposed use requires 27 off-street parking spaces, the previous retail use required 15 off-street parking spaces. No spaces are available for a variance request of 12 off-street parking spaces.
2) The property is allowed 80 square feet of total signage, 99 square feet of signage is proposed for a variance of 19 square feet.

IV. NEW BUSINESS

- A. Applicant - **Charles Stephens** (#16-020983)
Location - 151 Goodrich Avenue
Zoning - RT1; RC-4
Purpose: MINOR VARIANCE - Variances of the River Corridor setback standards in order to construct a stairway from the lower level and a terrace within the required setback of the bluffline. A setback of 40 feet from the bluffline is required; the proposed setbacks are 29 feet for the stairway and 12 feet for the terrace for variances of 11 feet and 28 feet respectively.
- B. Applicant - **Gary Findell & Jim Erchul** (#16-021085)
Location - 427 Mount Ida Street
Zoning - RT1
Purpose: MAJOR VARIANCE - The applicant is requesting two variances in order to construct a new single family dwelling on this vacant lot. 1) The zoning code requires that a primary entrance be located within the front third of the house, be off of a front porch, foyer, courtyard or similar architectural feature, and be set back at least 8 feet from the side lot line. The proposed primary entry would be located in the middle of the west side facade, beyond the front third of the house, would not have any architectural element distinguishing the door and would be setback 5 feet from the side lot line, requiring an entryway variance. 2) The zoning code limits the width of a garage door facing a public street to no more than 60% of the width of the house. The house is 22 feet wide, the proposed first floor attached two-car

garage door would be 14 feet wide which is 64% of the width of the house, requiring a variance of 4 %.

V. BOARD DISCUSSION
Speaker Time Limits

VI. BOARD ELECTION

VII. ADJOURNMENT

Board of Zoning Appeal Members: Please call Yaya Diatta (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.