

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
DECEMBER 21, 2015 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 DECEMBER 7, 2015

II. APPROVAL OF RESOLUTION

15-181025 Willow Creek Development LLC 1443 Jefferson for Approval/Denial

III. OLD BUSINESS

- | | | | |
|----|--------------------------------|--|---------------------|
| a. | Applicant | - J. Eagle Vang | (#15-176826) |
| | Location | - 1897 Lacrosse Avenue | |
| | Zoning | - RM2 | |
| | Purpose: <u>MAJOR VARIANCE</u> | - The building on this property is a 4-unit structure with four separate tuck-under garages. The applicant is proposing to convert all four garages into living space for each of the dwelling units. The proposed building expansion requires six off-street parking spaces; two surface parking spaces would be provided off of the alley for a variance of four parking spaces. | |

IV. NEW BUSINESS

- | | | | |
|----|--------------------------------|--|---------------------|
| A. | Applicant | - Xavier Lopez | (#15-180987) |
| | Location | - 860 Hague Avenue | |
| | Zoning | - RT1 | |
| | Purpose: <u>MAJOR VARIANCE</u> | - The applicant is proposing to remove the existing church building and construct a new daycare & pre-school facility with an outdoor playground and seven off-street surface parking spaces, which requires three variances. 1) A building footprint occupying a maximum of 35% of the lot or 6,673 square feet is allowed, the proposed building would occupy 42% or 8,000 square feet of the lot for a variance of 7% or 1,327 square feet. 2) Eight off-street parking spaces are required; seven spaces would be provided for a variance of one parking | |

space. 3) The zoning code specifies that off-street parking spaces are not allowed in the front yard; the proposed parking spaces would be located in the front yard along Laurel Avenue.

V. 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.