

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
JANUARY 4, 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 DECEMBER 21, 2015

II. NEW BUSINESS

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|----|--------------------------------|---|---------------------|
| A. | Applicant | - Todd Dexheimer | (#15-186254) |
| | Location | - 1696 Juno Avenue | |
| | Zoning | - R4 | |
| | Purpose: <u>MAJOR VARIANCE</u> | - The applicant is proposing to demolish the existing single family dwelling and construct a new single family dwelling with an attached garage. 1) A front yard setback of 28 feet is required; 25 feet is proposed from the front property line along Juno for a variance of 3 feet. 2) A rear yard setback of 25 feet is required; 9 feet is proposed from the rear (south) property line for a variance of 16 feet. 3) A building height of 23 feet is allowed; a height of 23.6 feet is proposed for a variance of .6 feet. | |
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| B. | Applicant | - Kaj Reiter | (#15-186451) |
| | Location | - 1261 Grand Avenue | |
| | Zoning | - B2; Sign-Grand | |
| | Purpose: <u>MAJOR VARIANCE</u> | - The applicant was hired by Kowalski's to upgrade their store signage to include signs for a new wine shop and coffee shop that will be added to the store. Each would have a projecting sign on Grand and a wall sign on the east and west facades. The Grand Avenue Special District Sign Plan, in which the business is located, limits the height of letters on wall signs to no more than eighteen (18) inches. The two wall signs for "The Wine Shop" would have the word "Wine" at thirty (30) inches in height for a variance of twelve (12) inches. | |

- C. Applicant - **Brian Nelson** (#15-186539)
Location - 1369 Sargent Avenue
Zoning - R4
Purpose: MINOR VARIANCE - The applicant is proposing to raise the building roof on the back half of the house in order to construct additional living space and is requesting two variances. 1) A 4 foot setback from side property lines is required for the expansion. The existing building setback from the west property line is 3.1 feet; the addition would be in line with the west wall of the house for a variance of .9 feet. 2) A maximum building height of 22 feet is permitted; a 22.5 foot height is proposed for a variance of .5 feet.
- D. Applicant - **Bill Nagel** (#15-186551)
Location - 2208 Goodrich Avenue
Zoning - R3
Purpose: MINOR VARIANCE - The house currently has a one-story flat roofed garage attached on the south side. The applicant is proposing to construct a second floor over northern part of the garage and expand the remaining part of the one-story garage 8 feet further south, toward the alley. 1) A rear yard setback of 25 feet is required; a setback of 20.2 feet is proposed from the south property line for a variance 4.8 feet. 2) Sidewall articulation in the form of a minimum 1' by 6' projection is required for building faces that exceed 35' in length. The west sidewall with the garage addition would be 58.2 feet in length and the applicant is proposing no sidewall articulation on the west side.

III. 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.