

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
WEDNESDAY, JANUARY 4, 2017 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 19, 2016

II. OLD BUSINESS

- a. Applicant - **Richard J. Graff** (#16-098931)
Location - 2381 Commonwealth Avenue
Zoning - R3
Purpose: MAJOR VARIANCE - The applicant is requesting a variance in order to split this parcel and create a new lot that would be suitable for a new single family dwelling. A lot width of 50 feet is required at the required front setback line and a width of 46.68 feet is proposed for the future lot and a width of 49.16 feet is proposed for the existing lot, for variances of 3.32 feet and .84 feet. The minimum lot width must be met for the entire length of the principal building and there is no plan at this point for the proposed new dwelling.

III. NEW BUSINESS

- A. Applicant - **Hmong Village LLC** (#16-095892)
Location - 1001 Johnson Parkway
Zoning - IT
Purpose: MINOR VARIANCE - The applicant is requesting a variance of the off-street parking requirement that states parking cannot be located within 25 feet of the front property line. The applicant is proposing a zero foot setback from the property line along Johnson Parkway, requiring a front yard setback variance of 25 feet.

- B. Applicant - **CH Owner LLC** (#16-105094)
Location - 180 Kellogg Boulevard East
Zoning - B4; RC-4
Purpose: MAJOR VARIANCE - The applicant is requesting two variances of the sign code requirements in order to install a new permanent projecting sign over the public right of way on the Custom House at the northeast intersection of Jackson Street and 2nd Street for Acorn Mini Storage. The sign would project into the public right of way 5.5 feet and would be 13.5 feet tall. 1) A maximum projection of 4 feet is allowed, 5.5 feet is proposed for a projection variance of 1.5 feet. 2) The portion of the sign that projects more than 18 inches into the public right of way cannot exceed 25 square feet; 54 square feet is proposed for a variance of 29 square feet.
- C. Applicant - **St. Paul Public Schools** (#16-105467)
Location - 2180 Knapp Street
Zoning - RT2
Purpose: MAJOR VARIANCE - The applicant is requesting two variances in order to build several additions onto the existing elementary school: an addition on the Knapp Street side, a small addition on the Gordon Avenue side and a partial second floor addition, for a total of 15,000 square feet of new building. 1) Currently, the school footprint occupies 38.95% of the lot and 35% coverage is allowed. The proposed addition would increase the footprint of the school to 42.25% for a 3.3% increase in lot coverage over what is existing. 2) The required off-street parking for elementary schools is one space per full time employee, 4 off-street parking spaces exist on the property; the project is not required to make up the existing parking deficit. The applicant is requesting a variance for 10 additional off-street parking spaces to accommodate the 10 new full time employees.

- D. Applicant - **McKenna Skrypek – CMBR LLC (#16-107288)**
- Location - 373 Ruth Street North
- Zoning - T2
- Purpose: MAJOR VARIANCE - The applicant is requesting a variance of the minimum floor area ratio (FAR) in order to construct a new commercial building with three business spaces in the T2 Traditional Neighborhood zoning district. This zoning district requires a minimum FAR of .3 and a maximum FAR of 2.0. The FAR is the total floor area of the building divided by the area of the lot, meaning the gross square footage of the building area must be at least 30% of the size of the lot area and cannot exceed 2 times the size of the lot area. The applicant is proposing a one-story building that would have a FAR of .23, not meeting the minimum FAR. The variance is for the difference between the minimum FAR required and that being proposed for an FAR variance of .07.
- E. Applicant - **Jennifer Sweat – Metro Deaf School (#16-107415)**
- Location - 1471 Brewster Street
- Zoning - I1
- Purpose: MAJOR VARIANCE - The Metro Deaf School is requesting a variance from the off-street parking requirement because they lost their shared parking lease with First Student Bus Company which previously occupied the property at 1515 Brewster Street and because the number of staff working at the school has increased. The off-street parking requirement for this school is 62 off-street parking spaces, 29 on-site parking spaces are available, for a variance of 33 parking spaces.

IV. ADJOURNMENT

Board of Zoning Appeal Members: Please call Sean Westenhofer(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.