

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
DECEMBER 3, 2018 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 NOVEMBER 19, 2018

II. APPROVAL OF RESOLUTIONS:

18-117903 RHL Inc., 2322 7th Street West for Approval

18-118951 Wittkamper Studio 1585 Marshall Avenue for Approval

III. NEW BUSINESS

- A. Applicant - **City of St. Paul – Bruce Engelbrekt (#18-120784)**
- Location - 630 Pierce Butler Route
- Zoning - I1
- Purpose: MAJOR VARIANCE - The applicant is proposing to use a vacant property as a temporary parking lot for the patrons and employees of Dragon Star Foods. The following variances are being requested: 1) The zoning code requires that parking lot surfaces be paved with standard or pervious asphalt or concrete, or with brick, concrete or stone pavers. The applicant is requesting a variance of this condition in order gravel as a surface material. 2) The zoning code requires off-street parking lots to be set back 4' from a property line; the applicant is proposing a setback of 0' for a variance request of 4'.

630 Pierce Butler being laid over until 12-19-18.

- B. Applicant - **Buell Consulting LLC (#18-117888)**
- Location - 469 Ada Street
- Zoning - RM3; RC-4
- Purpose: ADMINISTRATIVE REVIEW - The applicant is appealing a decision made by the Zoning Administrator denying a request to install a new cell tower antenna because it exceeds the allowed height.

- C. Applicant - **Albrecht Sign Company (#18-123566)**
Location - 1180 Cushing Circle
Zoning - RM3
Purpose: MAJOR VARIANCE - The applicant is proposing to install a new sign to read, '**Burlington**', above the main entrance of the Burlington Apartments. The zoning code states that signs for multi-family residential developments on parcels larger than 25,000 square feet in size can have up to two signs on each street frontage and the total amount of signage must not exceed 24 square feet. In 2016, this property received a variance for a 43-square foot freestanding sign. The applicant is proposing to install a new sign that is 10.83 square feet, for a total of 53.83 square feet of signage on the same street frontage, for a variance request of 29.83 square feet.
- D. Applicant - **45 West Investment Properties LLC (#18-123560)**
Location - 1629 Hartford Avenue
Zoning - R4
Purpose: MINOR VARIANCE - The applicant is proposing to construct a second story addition to an existing, one and a half- story single family dwelling. For single family dwellings zoned R4 and located in Planning Districts 15, a maximum building height of 22' at a 4' side yard setback is allowed. The existing side setback for this structure is 3.8' on the west side, which would allow a maximum building height of 22' and the proposed height of the structure will be 24.8', for a variance request of 2.8' for height and a variance request of .2' for the west side yard setback.
- E. Applicant - **Marshall Avenue Partners LLC(#18-123411)**
Location - 2097 Marshall Avenue
Zoning - R3
Purpose: MAJOR VARIANCE - The applicant is proposing to convert an existing single-family dwelling into a duplex within the existing building footprint. The minimum required side yard setback is 9' for a duplex; this structure has an existing side setback of 5.7' for a variance request of 3.3'.

- F. Applicant - **Shadi El Said** (#18-124098)
Location - 781 7th Street East
Zoning - T2
Purpose: MAJOR VARIANCE - The applicant is requesting a variance of the separation requirement between tobacco products shops in order to operate a new tobacco products shop. The zoning code requires a tobacco products shop to be located at least one-half mile (2,640 feet) from another one. The proposed tobacco product shop would be 2,354 feet from the existing shop for a variance request of 286'.

IV. ADJOURNMENT

Board of Zoning Appeal Members: Please call Jerome Benner II (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.