

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**FEBRUARY 12, 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 JANUARY 17 & 29, 2018

II. OLD BUSINESS

- a. Applicant - **David K. Thompson** (#17-225051)  
Location - 949 Goodrich Avenue  
Zoning - RT1  
Purpose: MINOR VARIANCE - The house has an existing front porch with a second-story balcony. The applicant constructed a wooden canopy over the balcony without prior zoning approval. The applicant intends to install a solar panel system to function as the roof of the canopy. A front yard setback of 24' is required; the second-story canopy was constructed with the same setback as the existing front porch at 20.75' for a variance request of 3.25'.

III. NEW BUSINESS

- A. Applicant - **Pinehurst LLC – Jeff Cragg** (#18-018308)  
Location - 1790 Hampshire Avenue  
Zoning - R2  
Purpose: MINOR VARIANCE - The applicant is proposing to construct a second story addition over the existing house that would include a new, two-car attached garage accessed from the street. Once attached, the garage is subject to the same setback requirements as the house. The following variances are being requested: 1) A side yard setback of 8' from the west property line is required; a setback of 4.3' is proposed for a variance request of 3.7' and 2) Based on the side yard setback proposed, the maximum building height allowed is 22'; a height of 24.5' is proposed for a variance request of 2.5'.

- B. Applicant - **William J. Marquardt** (#18-021904)  
Location - 674 Geranium Avenue East  
Zoning - RT1  
Purpose: MAJOR VARIANCE - The applicant is proposing to remodel the upper unit of an existing duplex by adding a dormer. The duplex has a nonconforming setback of 8' from the property line on the east side of the structure. The zoning code requires a side setback of 9'. By vertically expanding the building, the house is required to meet the side yard setback requirements. The applicant is request a variance of 1' from the east side property line.
- C. Applicant - **Lawerence Sign Company** (#18-021907)  
Location - 428 Minnesota Street  
Zoning - B4  
Purpose: MAJOR VARIANCE - The applicant is proposing to install a projecting sign to read, "The 428", to identify a new office use, formerly known as Woolworth Department store. The zoning code states that signs projecting more than 18" over the right-of-way must not exceed 25 square feet in area; the applicant is proposing a projecting sign of 168 square feet in size for a variance request of 143 square feet.

#### 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.**