

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**FEBRUARY 27, 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 FEBRUARY 13, 2017

*Minutes will be available at a later date.*

II. OLD BUSINESS

- a. Applicant - **Nate Golin – ISD 625** (#16-067184)  
Location - 1023 Osceola Avenue  
Zoning - R4  
Purpose: MAJOR VARIANCE - Two variances in order to construct an addition onto Linwood Monroe Arts Plus Lower Campus school building: 1) A building footprint occupying a maximum of 35% of the lot or 28,452 square feet is allowed, the proposed building would occupy 38.5% of the lot or 31,300 square feet for a variance of 3.5% or 2,848 square feet. 2) A building height of 30 feet is allowed, the proposed addition, at three stories, would be constructed to match the height of the existing classroom spaces of 47 feet for a height variance of 17 feet.
- b. Applicant - **Wayne Fischer** (#16-109677)  
Location - 1560 Lincoln Avenue  
Zoning - R4  
Purpose: MAJOR VARIANCE - The applicant is requesting a variance of the accessory building requirement in order to remove the existing two-car detached garage and construct a new, three-car detached garage in the rear yard. Accessory buildings cannot exceed 1,000 square feet in size; the applicant is proposing to construct a 1,251 square foot garage, requiring a variance of 251 square feet.

- c. Applicant - **Hamline United Methodist Church** (#17-002425)
  - Location - 1514 Englewood Avenue
  - Zoning - I1
  - Purpose: MAJOR VARIANCE - A variance of the sign code requirements in order to replace an existing free standing sign in a required front yard for Hamline United Methodist Church. 1) A maximum height of 5 feet is allowed and a height of 8 feet is proposed, for a variance of 3 feet. 2) A thirty square foot maximum size is allowed and a 43.33 square foot sign is proposed for a variance of 13.33 square feet.

III. NEW BUSINESS

- A. Applicant - **Alan Hupp** (#17-006710)
  - Location - 617 Laurel Avenue
  - Zoning - RM2
  - Purpose: MAJOR VARIANCE - The applicant is requesting three variances in order to construct a new, three-unit row house development and a three-car detached garage onto this vacant lot. 1) A lot size of at least 9,000 square feet is required; a lot size of 7,204 square feet is existing for a variance 1,796 square feet. 2) Four off-street parking spaces are required; three spaces are proposed for a variance of one parking space. 3) A side yard setback of nine feet is required along Dale Street for the apartment building; a setback of two feet is proposed for a variance of seven feet. 4) A side yard setback of nine feet is required along Dale Street for the garage; a setback of three feet is proposed for a variance of six feet.

- B. Applicant - **Ted Macleod** (#17-006763)
  - Location - 615 Chatsworth Street South
  - Zoning - R4
  - Purpose: MAJOR VARIACE - The applicant is requesting variances in order to construct an addition onto the Adams Spanish Immersion and is requesting the following variances: 1) A building Height of 30' is allowed; 40' 3" to match the height of the existing building is proposed, for a variance 9' 7". 2) The applicant is requesting a variance from the section of the code that prohibits transformers being placed in the

required front yard. 3. The applicant is requesting a variance from the section of the code that prohibits off-street loading spaces from any yard adjoining a residential use or zoning district.

- C. Applicant - **Bryan Sowieja** (#17-010463)  
Location - 199 Robie Street West  
Zoning - RT1  
Purpose: MAJOR VARIANCE - The applicant is requesting two zoning variances in order to construct a 720 square foot, one-story addition onto the back of the house in order to change the use from a single family dwelling to a duplex. 1) The zoning code requires that a primary entrance to a dwelling unit must be located within the front third of the house, be off of a porch, courtyard or similar architectural feature, and be set back at least 8 feet from the side yard lot line. The applicant is requesting a variance from this requirement to allow the entryway to the rear unit from a new side door off of a porch on the east side that would be located further back than the front third of the building. 2) A side yard setback of 9 feet is required for a duplex. The existing building is currently setback 8 feet, 4 inches from the west side property line, requiring a side setback variance of 8 inches.

IV. BOARD ELECTION

V. 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.**