

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
FEBRUARY 10, 2020 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 FOR JANUARY 27, 2020

II. OLD BUSINESS NONE

III. NEW BUSINESS

A. Applicant - Location - Zoning - Purpose: <u>MINOR VARIANCE</u> -	Margaret Klein (20-008740) 468 Case Avenue RT1 The applicant is proposing to construct a single story one-car garage 6' from the house in the rear yard. A garage located within 6' of the house is considered attached for zoning purposes. The following variances are required: 1.) A rear yard setback of 25' is required, 2' is proposed, for a variance of 23'. 2.) A side yard setback of 4' is required, 2' is proposed, for a variance of 2'. 3.) The house and attached garage can occupy up to 35% of the lot, 40% is proposed, for a variance of 5%.
--	---

B. Applicant - Location - Zoning - Purpose: <u>MAJOR VARIANCE</u> -	Remission Group LLC (20-008660) 228 Front Avenue B2 This property previously had a mixed-use building consisting of retail on the first floor and a dwelling unit on the second floor but it has been vacant since 2018. The applicant is proposing to convert the building into a studio space and office on the first floor and a 4-bedroom unit on the second floor. The previous use required three (3) parking spaces and the property was grandfathered in with two (2) parking spaces. This building conversion requires five (5) off-street parking spaces, two spaces are existing, for a variance of three (3) parking spaces.
--	---

IV. Adjourn.

Board of Zoning Appeal Members: Please call or email Matthew Graybar at 651-266-9080 or matthew.graybar@ci.stpaul.mn.us or call the Zoning General Line at 651-266-8989 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.