

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
JANUARY 17, 2018 3:00 P.M.
ROOM 330 - CITY HALL
ST. PAUL, MINNESOTA

RESULTS AGENDA

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 3, 2018
Approved

II. APPROVAL OF RESOLUTION:

17-214989 John Rupp 79 Western Avenue North.
Denied

III. OLD BUSINESS

a. Applicant - **Megan & Morgan Montgomery(#17-219389)**
Location - 1889 Selby Avenue
Zoning - R3
Purpose: MINOR VARIANCE - The applicants are proposing to remove the existing one-car detached garage and construct a new, two-story, two-car detached garage with a workshop on the second floor. A 15' maximum height measured to the midpoint of the roof is allowed; the applicant is proposing a height of 20' for a variance request of 5'.
Approved **4-2**

IV. NEW BUSINESS

A. Applicant - **Justin Fincher for JB Vang (#17-222947)**
Location - 1477-1485 Minnehaha Avenue East
Zoning - T2
Purpose: MAJOR VARIANCE - The applicant is proposing to construct 27 residential units for an adult care facility. Based on the number of occupants, this facility requires nine (9) off-street parking spaces. The applicant intends to meet the parking requirement by providing eight (8) parking spaces and four (4) bicycle stalls. The zoning code allows seven (7) or fewer parking spaces to be located off of the alley; eight (8) spaces are proposed for a variance request of one (1) space.
Approved **6-0**

- B. Applicant - **Matthew Finn representing Dorothy Day Place (#17-224624)**
Location - 183 Old 6th Street
Zoning - B5
Purpose: MAJOR VARIANCE - The existing Dorothy Day Place site is currently being redeveloped into a new homeless shelter and human services facility. The applicant is proposing to install a new freestanding pylon sign to read: "Catholic Charities" to be located on the southeast corner of the property. The zoning code states that a freestanding sign may not project higher than 37.5' above grade; the proposed sign would be 51' in height for a variance request of 13.5'.
Approved 6-0
- C. Applicant - **David K. Thompson (#17-225051)**
Location - 949 Goodrich Avenue
Zoning - RT1
Purpose: MINOR VARIANCE - The applicant is proposing to install a solar panel system on a pergola constructed on top of the existing open, covered front porch without prior zoning approval. The required front yard setback for this block is 24'. The porch has a nonconforming front yard setback of 20.75'; the pergola continues along the same front yard setback as the porch for a variance request of 3.25'.
Continued 4-weeks until 2-12-18
- D. Applicant - **Kyle Coglitore (#17-215020)**
Location - 2083 Marshall Avenue
Zoning - R3
Purpose: ADMINISTRATIVE REVIEW - This property was a registered Student Dwelling as defined in Sec.67.702. of the Zoning Code. However, its status was revoked after being found in violation of the Student Dwelling ordinance due to over occupancy. The applicant is appealing the revocation under Sec.67.708, which allows a revocation of a student dwelling status to be appealed to the Board of Zoning Appeals.
Denied 6-0

- E. Applicant - **AAA Properties LLC – Trevor Oliver (#17-223081)**
- Location - 1609 Marshall Avenue
- Zoning - RM2
- Purpose: ADMINISTRATIVE REVIEW -An appeal of a decision made by the Zoning Administrator stating that a Student dwelling as defined in Sec.67.702 of the zoning code was never legally established at this property.
Continued two weeks until 1-29-18.

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.