

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
JANUARY 14, 2019 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 DECEMBER 17, 2018

II. APPROVAL OF RESOLUTION:

18-126266 Tiffany G. & Tom Lauria 2040 Itasca Avenue for Approval.

III. NEW BUSINESS

- A. Applicant - **Bayard Haus LLC – James Eischens (#18-126229)**
Location - 1400 Bayard Avenue
Zoning - R4
Purpose: MINOR VARIANCE - The applicant is proposing to construct a second story to an existing, one- and a half-story single-family dwelling. For properties zoned R4 in Planning District 15, the maximum building height allowed is 22' at a 4' side yard setback. The existing west side yard setback is 4.3', allowing a maximum building height of 22.3'; the applicant is proposing a height of 25.3' for a variance request of 3'.
- B. Applicant - **Andrew Douglas Fraser (#18-132850)**
Location - 2123 St. Clair Avenue
Zoning - RT1
Purpose: MAJOR VARIANCE - The applicant is proposing a construction project that includes an enclosed entryway to the front of the building and a one-story addition that wraps around the east and north sides of the existing duplex. The following variances are being requested: 1) The minimum required front yard setback is 29.2'; the existing front setback is nonconforming at 28.7' and the proposed setback is 25.7', for a variance request of 3'. 2) When an

accessory structure is within 6' of the principal building, it is considered attached for zoning purposes and must meet all setbacks and lot coverage requirements. The recently constructed garage is required to meet the minimum rear yard setback of 25'; the garage is 5.5' from the rear yard property line for a variance request of 19.5'. 3) The maximum footprint allowed for all principal structures is 35% (2,800 sq. ft.) of the lot; with the additions, a lot coverage of 36% (2,917 sq. ft.) is proposed, for a variance request of 1% (117 sq. ft.).

- C. Applicant - **RHL – Inc., Troy Rheume (#18-132857)**
Location - 1388 Maryland Avenue East
Zoning - T2
Purpose: MAJOR VARIANCE - The applicant is proposing to convert existing, static menu display boards to dynamic display signs for drive-thru menus for MacDonald's. The zoning code states that dynamic displays must be monochromatic, not change the display faster than every 20 minutes, and turned off between the hours of 11:00 p.m. and 7:00 a.m., or after business hours, whichever is later. The menu display boards would be full color, displays will change faster than every 20 minutes to display customers' orders, and turned on at 5:00 a.m. when the restaurant opens, for variance requests of these conditions.
- D. Applicant - **Charles G. Matthews (#18-132901)**
Location - 1457 Hazelwood Street
Zoning - R3
Purpose: MAJOR VARIANCE - The applicant is proposing to construct a single-family dwelling and a detached, two-car garage on a vacant lot. The maximum size allowed for an accessory structure is 35% of the rear yard or 1,000 square feet, whichever is less. The applicant is proposing a 1,200-square foot garage for a variance request of 200 square feet.
- E. Applicant - **Karen E. Rue (#18-134453)**
Location - 2141 Knapp Street
Zoning - I2
Purpose: MINOR VARIANCE - The applicant is proposing to remove an existing detached garage and construct a new, two-car detached garage with an accessory dwelling unit

above. Accessory buildings that contain dwelling units may not exceed 25' in height or the height of the principal structure, whichever is less. The height of the house is 11.25'; the applicant is proposing a height of 20.5', for a variance request of 9.25'.

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.