

**AGENDA**  
**BOARD OF ZONING APPEALS**  
**JANUARY 29, 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, 2018 *Staff still working on minutes.  
May be a handout or available at a later date.*

II. APPROVAL OF RESOLUTION *Staff still working on resolutions.*  
17-219389 Megan & Morgan Montgomery 1889 Selby Avenue for Approval.  
  
17-215020 Kyle Coglitore 2083 Marshall Avenue for Denial  
*These both may be a handout or available at a later date.*

III. OLD BUSINESS

a. 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.

IV. NEW BUSINESS

A. Applicant - **Crockett & Crockett Builders Inc. (#18-018141)**  
Location - 1113 Pleasant Avenue  
Zoning - R4  
Purpose: MINOR VARIANCE - The applicant is proposing to raise the roof of this single-family dwelling by 5' in order to create a habitable space on the second floor. A side yard setback of 4' is required and the house has a nonconforming side setback of 2' from the west property line. The proposal is to continue along the same sidewalls as the first floor, resulting in a side yard setback variance request of 2'.

- B. Applicant - **Mortensen Construction** (#18-018157)  
Location - 400 Snelling Avenue North  
Zoning - T4  
Purpose: MAJOR VARIANCE - The applicant is proposing to install new permanent business signage at Allianz Field, the new Major League Soccer stadium and to legalize temporary real development signage installed at the site without prior approval. The following variances are being requested: 1) The zoning code allows a maximum of 1,987.5 square feet of permanent signage on this property; the applicant is proposing 3,187.5 square feet for a variance request of 1,200 square feet. 2) A maximum of 250 square feet of temporary signage to identify the real estate development and related construction companies is allowed; the applicant is proposing 3,237 square feet for a variance request of 2, 987 square feet.

- C. Applicant - **Jessica Day** (#18-018395)  
Location - 1620 7<sup>th</sup> Street West  
Zoning - B3  
Purpose: MAJOR VARIANCE - The applicant is proposing to convert an existing structure into a mixed commercial and residential use. The B3 zoning district, in which this property is located, requires that a residential component of a mixed used building be limited to 50 percent of the first floor and 50 percent of the basement. The applicant is requesting a variance from this requirement in order to use 100 percent of the basement for residential purposes.

- V. DISCUSSION:  
Paper packet, electronic packet, options.

VI. 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.**