**AGENDA**

**BOARD OF ZONING APPEALS PUBLIC HEARING**

**JANUARY 3, 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 DECEMBER 4, 2017

II. APPROVAL OF RESOLUTION:

17-214989 John Rupp 79 Western Avenue North for Denial

III. NEW 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’.

B. Applicant - **AAA Properties LLC (#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.

C. 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.

IV. 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.**