

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**JANUARY 3, 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 DECEMBER 4, 2017  
*Approved*

II. APPROVAL OF RESOLUTION:

17-214989 John Rupp 79 Western Avenue North for Denial  
*Staff still working on resolution.*

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'.  
*Continued two weeks to 1-17-18*
- 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.  
*Laid Over at applicant's request.*

- 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.  
***Laid Over due to absence of a quorum.***

#### 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.**