

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
JANUARY 30, 2017 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 4, 2017

Approved

II. APPROVAL OF RESOLUTION

16-095892 Yia Vang for Chia Xavagh Hmong Village LLC for Approval

Approved

III. OLD BUSINESS

- a. Applicant - **Richard J. Graff** (#16-098931)
Location - 2381 Commonwealth Avenue
Zoning - R3
Purpose: MAJOR VARIANCE - The applicant is requesting a variance in order to split this parcel and create a new lot that would be suitable for a new single family dwelling. A lot width of 50 feet is required and a width of 39.8 feet is proposed for the future lot and a width of 49.16 feet is proposed for the existing lot, for variances of 10.2 feet and .84 feet.

Approved

4-0

IV. NEW BUSINESS

- A. Applicant - **Jonathan D. Scrafford** (#16-107848)
Location - 1601 Atlantic Street
Zoning - R3
Purpose: MINOR VARIANCE - As part of a street reconstruction project, this property was found to have parking in the front yard that does not lead to a garage, which is not allowed under the zoning code. The applicant is proposing to keep the existing front parking although there is a two-car detached garage in the rear yard. The applicant is requesting a variance from the zoning code requirement to allow the front yard parking to remain.

Approved

4-0

- B. Applicant - **James D. Barnett** (#16-108702)
Location - 1618 Chamber Street
Zoning - R3
Purpose: MINOR VARIANCE - As part of a street reconstruction project, this property was found to have parking in the front yard that does not lead to a garage, which is not allowed under the zoning code. The applicant is proposing to keep the existing front yard parking although there is a two-car detached garage in the rear yard. The applicant is requesting a variance from the zoning code requirement to allow the front yard parking to remain.
Laid over to explore ADA reasonable accommodation.
- C. Applicant - **Wayne Fischer** (#16-109677)
Location - 1560 Lincoln Avenue
Zoning - R4
Purpose: MAJOR VARIANCE - The applicant is requesting a variance of the accessory building requirement in order to remove the existing two-car detached garage and construct a new, three-car detached garage in the rear yard. Accessory buildings cannot exceed 1,000 square feet in size; the applicant is proposing to construct a 1,251 square foot garage, requiring a variance of 251 square feet.
Laid over 2 weeks until 2-13-17
- D. Applicant - **Waxwing Woodworking Inc., for owner Scott C. Malm** (#16-110703)
Location - 1750 Highland Parkway
Zoning - R3
Purpose: MINOR VARIANCE - The applicant is requesting a variance of the side yard setback requirement in order to construct a 10' x 18' a second floor over the existing one-story portion of the house on the east side. A side yard setback of 6' from the side property lines is required; the addition would be in line with the existing east wall of the house, which has a setback of 4.1' from the east property line, requiring a variance of 1.9'.
Approved w/conds. **4-0**

- E. Applicant - **Rich Gray – TKDA for ISD 625 (#17-000246)**
Location - 1349 Arcade Street
Zoning - R4
Purpose: MAJOR VARIANCE - A variance of the sign code requirement in order to install a new, enlarged identification sign for Johnson High School on the front façade along Arcade Street. The school previously had a 63 square foot wall sign identifying the school (that exceeded the maximum 30 square feet allowed for a sign), the new sign would be 70 square feet, or 7 square feet larger than the previous sign, for a variance request of 7 square feet.
Approved **4-0**
- F. Applicant - **Jetstream Marketing (#17-001934)**
Location - 266 Brimhall Street
Zoning - R4
Purpose: MINOR VARIANCE - The applicant is requesting a variance of the side yard setback requirement in order to remove the top 1/2 story of the existing 1-1/2 story house and replace it with a full second story addition. A side yard setback of 4' from the side property lines is required; the second floor addition would be in line with the existing walls of the house, a side yard setback of 3.5' is proposed from the north property line, requiring a variance of .5'.
Approved w/conds. **4-0**
- G. Applicant - **Imaginality Designs LLC (#17-002439)**
Location - 1395 Jessamine Avenue West
Zoning - RM2
Purpose: MAJOR VARIANCE - The applicant is requesting a variance of the sign code requirement in order to replace an existing free standing sign in a required front yard for Como Park Apartments. A maximum height of 4 feet is allowed and a height of 8 feet is proposed; requiring a variance of 4 feet.
Approved **4-0**

- H. Applicant - **Hamline United Methodist Church**
(#17-002425)
- Location - 1514 Englewood Avenue
- Zoning - I1
- Purpose: MAJOR VARIANCE - A variance of the sign code requirements in order to replace an existing free standing sign in a required front yard for Hamline United Methodist Church. 1) A maximum height of 5 feet is allowed and a height of 8 feet is proposed, for a variance of 3 feet. 2) A thirty square foot maximum size is allowed and a 43.33 square foot sign is proposed for a variance of 13.33 square feet.
- Continued until 2-27-17 to meet with district council.***

IV. ADJOURNMENT

Board of Zoning Appeal Members: Please call Sean Westenhofer(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.