

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
JULY 16, 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 JULY 2, 2018

II. APPROVAL OF RESOLUTIONS:

18-069917 1196 Rice Street, Reemo Corp. DBA Rice Street Tobacco for Approval.

18-073074 179 Atwater Street, Saint Mary's Romanian Orthodox Church for Approval.

18-073150 31 Battle Creek Road, Del Arthur Kauss for Approval.

III. OLD BUSINESS:

Reconsideration of 18-073086 1185 Dayton Avenue

IV. NEW BUSINESS

- A. Applicant - **Keely Morgan** (#18-078106)
Location - 428 Cherokee Avenue
Zoning - RT1; RC-3
Purpose: MINOR VARIANCE - The applicant installed a small shed in the front yard in order to store trash containers. The zoning code does not allow accessory structures in the front yard and the applicant is requesting a variance of this condition.
- B. Applicant - **David J. Crawford** (#18-078042)
Location - 1520 Lexington Parkway North
Zoning - R3
Purpose: MAJOR VARIANCE - The applicant is proposing to construct a new single-family dwelling on a vacant lot that includes an attached, two-car garage in the front yard. The following variances are being requested: 1) The zoning code does not allow off-street parking spaces within the front yard and a garage must be

set back from the front lot line at least as far as the house; the applicant is requesting a variance of these conditions. 2) The zoning code states that for principal buildings, above grade window and door openings shall comprise at least fifteen (15) percent of the total area of exterior walls facing a public street or sidewalk; the applicant is proposing 11.75% (125 sq. ft.) of openings for a variance request of 3.25% (34 sq. ft.).

- C. Applicant - **Yang Auto Sale, LLC** (18-078094)
Location - 255 Como Avenue
Zoning - I1
Purpose: MAJOR VARIANCE - The applicant is proposing to operate an auto sales business and the following variances are being requested: 1) A minimum lot size of 15,000 square feet; the existing lot is 11,880 square feet, for a variance request of 3,120 square feet. 2) On parcels of land that adjoin a right-of-way line of a parkway (Como Avenue), the required setback is 25'; the proposed parking spaces are set back 0' from the front property line, for a variance request of 25'. 3) A 4' wide landscaping along the public street or sidewalk and one shade tree for every 5 parking spaces are required in a surface lot; the applicant is proposing no landscaping or tree planting. 4) The zoning code requires a minimum setback of 4' from any lot line for a parking facility; the parking spaces would be set back 2' for a variance request of 2'.

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.