

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**JUNE 18, 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 JUNE 4, 2018

II. APPROVAL OF RESOLUTIONS:

18-035099 Hupp Holdings III LLC 617 Laurel Avenue for Approval.

18-057870 Gale Ward 605-607 Dayton Avenue  
Variances 1, 2, 3, & 5 for Approval.  
Variance 4 for Denial.

18-057877 PPL AYDC LLC 769 University Avenue West for Approval.

III. NEW BUSINESS

- A. Applicant - **Robert J. Eisbach** (#18-067539)  
Location - 1715 Field Avenue  
Zoning - R3  
Purpose: MINOR VARIANCE - The applicant is proposing to construct an attached pergola on the east side of an existing single-family dwelling in order to screen utilities. A minimum side yard setback of 6' is required in the R3, single family residential zoning district. The house has an existing setback of 4'; a setback of 0' is proposed, for a variance request of 2'.
- B. Applicant - **Manana Restaurant 2 LLC** (#18-067547)  
Location - 798 7<sup>th</sup> Street East  
Zoning - T2  
Purpose: MAJOR VARIANCE - The applicant is proposing to install a new projecting sign on the northwest side of existing building for Manana restaurant. The zoning code limits the maximum display area to 16 square feet per side for a projecting sign in the T2, Traditional Neighborhood zoning district; the proposed sign would be 36 square feet per side, for a variance request of 20 square feet.

- C. Applicant - **Daniel C. Guerrero** (#18-068336)  
Location - 334 St. Clair Avenue  
Zoning - R4; RC-4  
Purpose: MAJOR VARIANCE - The applicant is proposing to construct a new single-family dwelling with an attached, two-car garage on a vacant lot and is requesting the following variances: 1) A front yard setback of 25' is required; a setback of 17' is proposed, for a variance request of 8'. 2) A side yard setback of 4' is required in the R4, single family residential zoning district; a setback of 3.2' is proposed, for a variance request of .8'. 3) This property is located in the RC-4, River Corridor Overlay District and a minimum setback of 40' from the bluff line is required; a setback of 39' is proposed, for a variance request of 1'. 4) The zoning code states that a garage door that faces a public street may not be more than 60% the width of the house (15.3'); the proposed garage door would be 63% (16') the width of the house, for a variance request of 3% (.7').
- D. Applicant - **Reemo Corp DBA Rice Street Tobacco** (#18-069917)  
Location - 1196 Rice Street  
Zoning - B2  
Purpose: MAJOR VARIANCE - The applicant is requesting a variance of the separation requirement between tobacco products shops in order to operate a new tobacco products shop. The zoning code requires a tobacco products shop to be located at least one-half mile (2,640 feet) from another tobacco products shop. The proposed shop would be 2,400 feet from a similar shop at 956 Rice Street, for a variance request of 240 feet.
- E. Applicant - **Jean McMahon** (#18-070117)  
Location - 416 Lexington Parkway South  
Zoning - R4  
Purpose: MINOR VARIANCE - The applicant is proposing to construct a new parking pad next to the existing driveway in the front yard. She is requesting a variance from the off-street parking requirement prohibiting parking in the front yard.

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.**