

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**JUNE 19, 2017 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.

1. Approval of the June 5, 2017 Minutes.
2. Approval of Resolutions:  
Great River School (Representative Justin Fincher) 1326 Energy Park Drive...(17-040574)
3. Old Business:
  - A. Bethany and Jeremiah Franz, Applicant, 688 Oakland Avenue (17-030600)  
Zoning: RM2  
Purpose: The applicants are proposing to convert an existing duplex into a 3-unit residential building. 1) The existing lot size is approximately 5,225 square feet. The zoning code requires that no additional dwelling units be added to an existing building to create three or more dwelling units on a lot that is less than 9,000 square feet in area. The applicants are requesting a variance of 3,775 square feet. 2) One additional off-street parking space is required. The applicants intend to create a space in the southwest corner of the property with access from the alley. A setback of 4 feet from the west property line is required, 2 feet is proposed for setback variance of 2 feet. (Major Variance)
4. New Business
  - B. Andrew Zelinkas, Applicant, 17 Hall Lane (17-040587)  
Zoning: RT1 RC-4  
Purpose: The applicant is proposing to construct a new single family dwelling and detached garage on a vacant lot with no alley access. 1) The proposed garage will be located in a required front yard; the zoning code states that garages must not be established in a required yard except a rear yard; the applicant is requesting a variance of this condition. (Major Variance)
  - C. Aaron Paetznick, Applicant, 38 Mississippi River Blvd N (17-045572)  
Zoning: R2 RC-3  
Purpose: The applicant is proposing to construct a single-family dwelling on a vacant lot. The required side yard setback for this property is 8'; the applicant is proposing a side yard setback from both side property lines of 6' for a variance request of 2' on each side. (Major Variance)

- D. CMQ Properties, Christopher Quinn (Representative), Applicant, 220 Larpenteur Ave West (17-045046)  
Zoning: RM2  
Purpose: The applicant is in the process of constructing four residential townhomes and proposes to locate air conditioning condensers in a required front yard. The zoning code prohibits them in the required front yard and the applicant is requesting a variance from this condition. (Major Variance)
- E. Charles Goenner, Applicant, 557 Dayton Avenue (17-045348)  
Zoning: RT2 HPL-Hill  
Purpose: The applicant is proposing to construct a 1,296-square foot garage in the rear of the property. The zoning code states that accessory structures must not exceed 1,000-square feet; the applicant is requesting a variance of 296 square feet. (Minor Variance)
- F. DRACO Properties, Quintus Pillai (Representative), 211 Belvidere St E...(17-044996)  
Zoning: RT2  
Purpose: The applicant is proposing to construct a new duplex on a vacant lot. 1) The zoning code requires that no off-street parking be located in the front yard. The applicant is requesting a variance of this condition to allow three surface parking spaces to be located in the front yard. 2) The zoning code requires that off-street parking spaces must have a minimum setback of 4' from any property line; the applicant is requesting a variance to allow the parking pad to have a 0-foot setback from the south and west property line for 4-foot setback variances. (Major Variance)
- G. Zephyr Group LLP, Jake Bauer (Representative), 1770 Old Hudson Rd...(17-045181)  
Zoning: T3  
Purpose: The applicant is proposing to install three additional signs for the Holiday Station store, two of which would be signs with dynamic displays placed on the north and south facades of the building; the other sign would be a freestanding sign located in the rear of the property facing Interstate 94. 1) The zoning code states that signs with dynamic display in the T3 zoning district, in which this property is located, must be monochromatic and may not scroll or change their content faster than every 20 minutes; the applicant is requesting a variance of these conditions to allow the wall signs to be full color and change their content every 12 seconds. 2) The White Bear Avenue Special Sign District Plan states that freestanding signs must not be taller than 20 feet and are only allowed when the building has a setback of 35 feet from the property line; the applicant is requesting a variance of these conditions to allow a sign of 37-1/2 feet in height, for a variance of 17-1/2 feet, and to allow a freestanding sign within a yard of less than 35 feet (Major Variance)

5. Adjourn.

Board of Zoning Appeal Members: Please call Jerome Benner II (651) 266-9080 or (651) 266-8989 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.**