

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
MARCH 27, 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.

I. APPROVAL OF MINUTES OF MARCH 13, 2017

II. APPROVAL OF RESOLUTION

17-015365 Sonja & Kirk Juffer 2245 Boxwood Avenue for Approval

III. OLD BUSINESS

- a. Applicant - **Indigo Sign Works** (#17-000219)
Location - 1770 Old Hudson Road
Zoning - T3
Purpose: MAJOR VARIANCE - Two variances of the sign code requirements in order to reface the existing sign on the southwest corner of the intersection of Old Hudson Road and White Bear Avenue with a dynamic display (electronic messages) for the Holiday gas station that is being rebuilt. 1) The text and images on the sign must have only one color; the applicant is requesting that the text and images have full color. 2) Signs shall not change the display faster than every 20 minutes; the applicant is requesting that their sign change every 30 seconds.

Two variances of the sign code requirements in the White Bear Avenue special district sign plan overlay to construct a new freestanding business sign along I-94 on the southwest corner of the Holiday gas station property.

1) New freestanding signs are permitted in the overlay district only for buildings that have a setback of at least 35 feet from the right-of-way; the Holiday gas station building will have a setback of 17.6 feet from the south property line; the applicant is requesting a variance to allow a freestanding sign within the setback area. 2) Freestanding signs have a height limit of 20 feet, the applicant is requesting a 37.5-foot high sign, for a height variance of 17.5 feet.

- b. Applicant - **Willow Creek Development LLC** (#17-015105)
Location - 1325 Hartford Avenue
Zoning - R4
Purpose: MINOR VARIANCE - The applicant is requesting three variances in order

to build a second floor addition to a 1½-story single-family dwelling. 1) In the R4 zoning district in which located, the design standards in Planning District 15 allow a maximum height of 22 feet. The applicant is proposing a height of 24'-6½", for a height variance of 2'-6½". 2) The design standards in Planning District 15 require a sidewall articulation for building faces that exceed 35' feet in length. The applicant is proposing a side wall of 40.5' in length and is requesting a variance from this requirement for no articulation on the west sidewall. 3) The zoning code requires a 4' side yard setback from the property line. The existing house is set back 3.7' from the west property line; the applicant is proposing that the second floor have the same side setback as the first floor for a variance of 0.3'.

IV. NEW BUSINESS

- A. Applicant - **Judy Degado** (#17-020006)
Location - 194 Cesar Chavez Street
Zoning - T2; RC-4
Purpose: MAJOR VARIANCE - The applicant is requesting a variance of the off-street parking requirement. She intends to establish a new restaurant in the floor space where a previous restaurant was located but does not have access to the existing parking in the rear of the lot. Based on the gross floor area of the restaurant, 11 spaces are required and 11 spaces are available on the property. The previous owner had two lots: one where the restaurant is located and one to the west, used for parking and access to the rear parking. The western-most lot was lost through tax-forfeiture and purchased by a separate owner who will not allow access over his property to the parking behind the restaurant at 194 Cesar Chavez Street. Without access to the existing parking, a variance request for all 11 spaces is needed.

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.