

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
MAY 21, 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 MAY 7, 2018

II. APPROVAL OF RESOLUTION:

18-053754 Ben Etzkorn 873 Arlington Avenue West for Approval.

III. OLD BUSINESS

- a. Applicant - **Hupp Holdings III LLC** (#18-035099)
Location - 617 Laurel Avenue
Zoning - HPL-Hill
Purpose: MAJOR VARIANCE - The applicant is proposing to construct a 6-unit row house development on a vacant lot in the RM2, multi-family residential zoning district and is requesting four variances: 1) This zoning district requires 1,500 square feet of lot area per unit. Based on the number of proposed units, a minimum lot area of 9,000 square feet is required; a lot area of 7,180 square feet is available, resulting in a variance request of 1,820 square feet. 2) The zoning code states that no multi-family dwellings can be built to create three or more dwelling units on a lot that is less than 9,000 square feet in area; the applicant is requesting a variance from this requirement. 3) A side yard setback of 9' is required; a setback of 3' is proposed for a variance request of 6'. 4) A setback of 9' is required for the off-street parking area; the applicant is proposing a setback of 1' on both the east and west sides of the parking lot for a variance request of 8'.

- b. Applicant - **Christian P. Dennehy** (#18-054243)
Location - 1132 Hague Avenue
Zoning - R4
Purpose: MINOR VARIANCE - The applicant is proposing to construct an attached, tuck-under garage on the east side and a 240-square foot, two-story addition that includes an open-covered porch to the front of an existing single-family dwelling. The following variances are being requested. 1) A front yard setback of 29' is required; an open, covered porch can project an additional 6' into a required front setback. The applicant is proposing an open, covered porch that would project 8' into the front yard, for a variance request of 2.' 2) A minimum side yard setback of 4' is required; a setback of 1' is proposed from the east property line, for a variance request of 3'.

IV. NEW BUSINESS

- A. Applicant - **Liffey on Snelling LLC** (#18-053750)
Location - 304 Snelling Avenue North
Zoning - B3
Purpose: MAJOR VARIANCE - The applicant is proposing to construct a 73-unit multi-family development on a vacant parcel. The following variances are being requested: 1) The T3, Traditional Neighborhood zoning district, in which this property is located, requires a minimum front yard setback of 10' along Snelling Avenue; there will be balconies that project 5' into the required front setback, for a variance request of 5' and 2) The zoning code states that structures will be no more than 25' high along the side and rear property lines abutting RL-RT2 residential districts; the proposed building height and stair tower are 45' on the south wall facing Carroll Avenue, for a variance request of 20'.
- B. Applicant - **David G. Lawson** (#18-057870)
Location - 605-607 Dayton Avenue
Zoning - RT2
Purpose: MAJOR VARIANCE - The applicant is proposing to convert an existing duplex into a triplex by adding a third unit in the basement. The following variances are being requested: 1) A minimum side yard setback of 9' is required for a multi-family structure; there is an existing side setback of 3.3' on the east side for a variance request of 5.7'. 2) A minimum rear yard

setback of 25' is required in residential districts; the existing setback is 24.8' for a variance request of .2'. 3) The zoning code states that no multi-family development shall be constructed nor additional dwelling units be added on a lot that is less than 9,000 square feet; the existing lot size is 8,073 square feet, for a variance request of 927 square feet. 4) Four off-street parking spaces are required; three spaces are proposed, for a variance of one parking space.

- C. Applicant - **Juan A. Cervantes** (#18-057872)
Location - 67 Maria Avenue
Zoning - R4
Purpose: MINOR VARIANCE - The applicant is proposing to construct a two-story addition to the front of an existing single-family dwelling. The minimum front yard setback required for this property is 20'; the applicant is proposing a front setback of 16' for a variance request of 4'.
- D. Applicant - **MGGM LLC** (#18-057874)
Location - 1177 7th Street West
Zoning - R3
Purpose: MAJOR VARIANCE - The applicant is proposing to construct an office building on a vacant lot. Based on the gross floor area of the structure, 15 off-street parking spaces are required; 14 spaces are proposed for a variance of one off-street parking space.
- E. Applicant - **PPL ADYC LLC** (#18-057877)
Location - 769 University Avenue West
Zoning - B2
Purpose: MAJOR VARIANCE - The applicant is proposing to construct a supportive housing facility, Ain Dah Yung, on a vacant lot for Native American youth ages 18-24. The following variances are being requested: 1) A maximum of 16 facility residents are allowed in a traditional neighborhood zoning district; 42 residents are proposed for a variance request of 26 residents. 2) The zoning code states that 7 or fewer off-street parking spaces may be directly off the alley; 12 off-street parking spaces are proposed for a variance of 5 spaces.

- F. Applicant - **Lawrence Sign** (#18-059474)
Location - 928 7th Street West
Zoning - HPL-JSB
Purpose: MAJOR VARIANCE - The applicant is proposing to install a projecting sign for the new Keg and Case brewery. The zoning code allows a maximum display area of 16 square feet per side for a projecting sign in the T3 zoning district; the applicant is proposing a sign of 39.2 square feet per side, for a variance request of 23.2 square feet.

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.