

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
MARCH 12, 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 FEBRUARY 26, 2018

II. NEW BUSINESS

- A. Applicant - **Como Park Place LLC** (#18-031286)
Location - 1086 Como Place
Zoning - RM2
Purpose: MAJOR VARIANCE - The applicant has an existing 6-unit apartment building consisting of four-two bedroom units, one studio apartment and a three-bedroom unit. She is proposing to reconfigure the three-bedroom unit into two units; a one bedroom unit and a studio apartment, for a total of 7 units. The following variances are being requested: 1) The zoning code requires a minimum lot area of 1,500 square feet per dwelling unit. The required lot area for all 7 units is 10,500 square feet; a lot area of 8,712 square feet is available for a variance of 1,788 square feet. 2) The zoning code states that no additional dwelling units can be added to an existing building to create 3 or more dwelling units on a lot that is less than 9,000 square feet. The applicant is requesting a variance of this condition. 3) One additional off-street parking space is required; none is available for a variance of one parking space.

III. 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.