

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**MARCH 26, 2018 3:00 P.M.**  
**ROOM 330 - CITY HALL**  
**ST. PAUL, MINNESOTA**

**RESULTS AGENDA**

**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 12, 2018

***Approved***

II. OLD 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.
- Approved*** **5-0**

III. NEW BUSINESS

- A. Applicant - **KDB Investment LLC** (#18-035219)  
Location - 877 White Bear Avenue North  
Zoning - OS  
Purpose: MAJOR VARIANCE - The applicant is proposing to construct additional office space in the basement of an existing dental office. The zoning code requires a minimum of one off-street parking space per 400 square feet of Gross Floor Area (GFA). Based on the GFA of the basement, four off-street parking spaces are

required; none is available for a variance of four parking spaces.

**Approved** **4-0**

- B. Applicant - **292 Design Group** **(#18-035210)**  
Location - 1290 Snelling Avenue North  
Zoning - RM2  
Purpose: MINOR VARIANCE - The applicant is proposing to convert a decommissioned fire house into a single-family dwelling. All the work would be on the interior of the building except a proposed attached garage to the rear of the structure. He is requesting the following variances: 1) A front yard setback of 30' is required; a setback of 9.7' is proposed for a variance request of 20.3'. 2) A side yard setback of 4' is required in the R4 zoning district; the structure has an existing setback of 2.9' on the north side for a variance request of 1.1'. 3) A minimum rear yard setback of 25' is required; a setback of 7.8' is proposed for a variance request of 17.2'. 4) The zoning code allows a maximum building footprint of 35% of the lot or 2,342 square feet; the applicant is proposing a footprint of 42% or 2,838 square feet for a variance of 7% or 496 square feet. 5) The zoning code allows a maximum building height of 30' for single-family dwellings; the existing building height to the top of the hose tower is 33.4' for a variance request of 3.4'. 6) The zoning code requires that the primary entrance into the principle structure must be delineated with elements such as a roof, overhangs, and recessed entries. The primary entrance does not have the required elements, and the applicant is requesting a variance of this condition.

**Approved** **5-0**

- C. Applicant - **Hermano Homes LLC** **(#18-035200)**  
Location - 1295 Wellesley Avenue  
Zoning - R4  
Purpose: MINOR VARIANCE - The applicant is proposing to construct a second-story addition to an existing single-family dwelling. The following variances are being requested: 1) The zoning code requires a minimum side yard setback of 4' for a single-family dwelling in the R4 zoning district. The structure has an existing nonconforming setback of 3.3' on the west side; the applicant intends to build the addition along the existing sidewall for a variance request of .7' and 2) In Planning District 14, in which this property is located, the zoning code requires a sidewall articulation on walls that are greater than 35' in

length. The applicant wants the addition to continue along the length of the first floor without an articulation, resulting in the need for a variance from this requirement. 3) This Planning District also requires a maximum building height for a single-family dwelling in the R4 zoning district to be 22' with a setback of 4'. Since the applicant is proposing a side setback of 3.3' on the west side, the maximum building height allowed for this structure is 21' for a variance request of 1'.

**Approved w/conds.**

**5-0**

- D. Applicant - **Metamorphosis Design & Build(#18-034785)**  
Location - 299 Warwick Street  
Zoning - R4  
Purpose: MINOR VARIANCE - The applicant is proposing to demolish an existing house down to the foundation and construct a new single-family dwelling. The following variances are being requested: 1) The zoning code requires a minimum side yard setback of 4' in the R4, single family zoning district; a side yard setback of 3' is proposed for a variance request of 1'. 2) In Planning District 14, in which this property is located, the maximum building height for a single-family dwelling is 22' at a 4' side yard setback. The proposed 3' side yard setback allows a maximum building height of 21' and a 21.2' building height is proposed for a variance request of .2'.  
**Laid Over 2 weeks until 4-9-18**
- E. 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 three 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'.  
**Laid Over 2 weeks until 4-9-18**

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.**