

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
MAY 6, 2019 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 APRIL 22, 2018

II. OLD BUSINESS

- a. Applicant - **MCR Property Holdings LLC (#19-026900)**
Location - 2150 Grand Avenue
Zoning - RM2
Purpose: MAJOR VARIANCE - The applicant is proposing to construct a multi-family development consisting of four, two-bedroom units. The zoning code requires a minimum lot size of 9,000 square feet for developments consisting of three or more dwelling units; the existing lot size is 6,388 square feet for a variance request of 2,612 square feet.
- b. Applicant - **Pope Architects (#19-026908)**
Location - 1668 Montreal Avenue
Zoning - R1
Purpose: MAJOR VARIANCE - The applicant, Urban Academy Charter School, is proposing a 21,000-square foot addition to an existing two-story classroom building. The following variances are being requested: 1) For properties zoned R1-R4 located in Planning District 15, a sidewall articulation is required for building faces that exceed 35' in length. The proposed sidewalls exceed 35' in length and the applicant is requesting a variance of this condition. 2) For principal buildings, above grade window and door openings shall comprise at least fifteen (15) percent of the total area of exterior walls facing a public street or sidewalk. The proposed west building wall would have no openings, for a variance request of 15 percent.

III. NEW BUSINESS

- A. Applicant - **Kurt F. Kipfmüller** (#19-027058)
Location - 1960 Montreal Avenue
Zoning - R3
Purpose: MINOR VARIANCE - The applicant is proposing to expand an existing driveway in order to park two vehicles in the front of an existing single-family dwelling. The following variances are being requested. 1) Off-street parking spaces must not be located in a front yard; the applicant is requesting a variance of this condition. 2) A driveway may be up to 4' wider than the garage door within 30' of the garage door; Based on the width of the garage door; the driveway may be 12' in width. The applicant is proposing a driveway width of 20' within 30' of the garage door for a variance request of 8'. 3) Driveways that access a public street in front yards must be no more than 12' in width beyond 30' of the garage door; the existing driveway is 10' in width and the applicant is proposing to expand the driveway width to 20' for a variance request of 8'.
- B. Applicant - **Neil R. Palosaari** (#19-031922)
Location - 1299 Lincoln Avenue
Zoning - RT1
Purpose: MINOR VARIANCE - The applicant is proposing to construct a second-story addition to an existing, two-story, single-family dwelling. A minimum side yard setback of 4' is required; the house has a nonconforming side setback of 2.8' on the west side and the addition would be built along the same setback for a variance request of 1.2'.

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.