

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
NOVEMBER 20, 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 NOVEMBER 6, 2017

II. APPROVAL OF RESOLUTION

17-082109 Susan L. Stacey 2208 Scudder Street, modified condition for Approval

III. NEW BUSINESS

- A. Applicant - **Adam T. Fjelstad** (**#17-202124**)
Location - 994 Idaho Avenue West
Zoning - R3
Purpose: MINOR VARIANCE The applicant is proposing to construct a car port addition that would be attached to the existing dwelling and garage. The applicant is requesting the following variances: 1) the required side yard setback for a single-family dwelling in the R3, single-family zoning district, in which located, is 6'; the applicant is proposing a side setback of 2' for a variance request of 4' from the west property line. 2) In residential districts in which this property is located, principle structures may not cover more than 35% of the lot with lot. The applicant is proposing to cover 37% of the lot for a variance request of 2%. 3) The required rear yard setback for this property is 25'; the applicant is proposing a setback of 5' (same setback as existing house and garage) for a variance request of 20' from rear property line.

- B. Applicant - **Donald W. Martin** (#17-206725)
Location - 1692 Niles Avenue
Zoning - R4
Purpose: MINOR VARIANCE - The applicant is proposing to add a second story to an existing one- and a half-story single-family dwelling. In the R4, single-family zoning district in which this property is located, the minimum required side yard setback is 4'. The existing structure does not meet today's standard because the house is setback 3.25' from the west property line. By expanding the house vertically, the applicant is required to meet the side yard setback for the addition. The proposal is to continue along the same sidewall as the first floor requiring a side setback variance of .75' from the west property line.

- C. Applicant - **Global Auto USA** (#17-206726)
Location - 357 Como Avenue
Zoning - I1
Purpose: MAJOR VARIANCE - There are two buildings on this property: the building on the northwest end of the site (365 Como Avenue) is an office for the existing auto sales use and the building on the southeast end (357 Como Avenue) is currently used for storage and the applicants wants to add an auto body and repair shop to this building.

Based on the proposed use, the zoning code requires a setback of 25' from a parkway right-of-way (Como Avenue is a designated parkway) and 19 off-street parking spaces for customers and employees. The applicant is requesting two zoning variances: 1) A setback of 4' from the parkway right-of-way (front property line) for a variance of 21'. 2) 12 spaces would be provided for customers and employees for a variance of 7 spaces.

- D. Applicant - **Trehus – Criag Favorito** (#17-210602)
Location - 1337 Hillcrest Avenue
Zoning - R2
Purpose: MINOR VARIANCE - The applicant is proposing to replace the existing attached two-car garage with a larger, two-car garage that would have a second story for additional living space. The proposed garage would be constructed at the same rear yard setback as the existing garage. Currently, the existing garage does not meet today's rear yard setback

requirement; by enlarging the footprint of the proposed garage, the zoning code requires that the new garage meets the minimum required rear yard setback of 25'. The applicant is proposing a rear setback of 22.3', for a variance request of 2.7'.

- E. Applicant - **Big Ink – Thomas Trutna** (#17-211365)
Location - 370 Wabasha Street North
Zoning - B4
Purpose: MAJOR VARIANCE - The building formerly occupied by Ecolab is now vacant and the new owner would like to install temporary signs to attract prospective tenants. The applicant is requesting the following variances: 1) The zoning states that temporary signs must not exceed 120 square feet in size; the applicant is proposing to install one, 368 square foot temporary wall sign along the 5th Street side of the building for a variance request of 248 square feet. 2) The code limits the display period to 90 days; the applicant is proposing 180 days for a variance of 90 days.
- F. Applicant - **Stephen M. Ivancic** (#17-211372)
Location - 166 Bates Avenue
Zoning - RT1
Purpose: MINOR VARIANCE - The applicant is proposing to construct a 405 square-foot, two-car attached garage to this single-family dwelling. The garage fronts Pacific Street and the zoning code states that any walls that face a public street must be comprised of 15% of windows or door openings; garage doors do not count as an opening. The windows and doors would cover 11% of the exterior walls for a variance request of 4%.

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.