

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**NOVEMBER 18, 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 FOR November 04, 2019

II. OLD BUSINESS, LAID OVER

A. Applicant -	Jerry Xiong	(19-093395)
Location -	1600 Clarence St.	
Zoning -	R3	
Purpose: <u>MINOR VARIANCE</u> -	The applicant is proposing to pave the area between the existing driveway and the sidewalk to the house in order to create a parking pad. He is requesting a variance from the parking regulations that prohibit off-street parking spaces within the front yard.	

III. NEW BUSINESS

A. Applicant -	Ryan Companies Us Inc	(19-096470)
Location -	966 Mississippi River Blvd. S./ Ford Motor Site	
Zoning -	I1 RC-3	
Purpose: <u>MAJOR VARIANCE</u> -	The applicant is requesting a variance from the listed height limitation of 40 feet for development under the present RC3 River Corridor Urban Open District regulations for the purpose of bringing Critical Area height limitations for the Ford site into alignment with the recently enacted state rules for the Mississippi River Corridor Critical Area, 48 feet for the new River Towns and Crossing District and 65 feet for the new Urban Mixed District, which the City must eventually adopt.	

B. Applicant - Chue Vang (19-097169)  
Location - 35 Winthrop St. N.  
Zoning - R2  
Purpose: MINOR VARIANCE - The applicant recently paved a parking pad in the front yard without prior city approval. He is requesting a variance from the parking regulations that prohibit off-street parking spaces within the front yard.

C. Applicant - Nick Carpenter (19-097183)  
Location - 697 Orrin St.  
Zoning - RT2  
Purpose: MAJOR VARIANCE - The applicant is proposing to construct a new single-family dwelling in the RT2 zoning district. The maximum building height allowed in this zoning district for a single-family dwelling is 30'; A height of 34' is proposed, resulting in a variance request of 4'.

D. Applicant - RHL, Inc. (19-097338)  
Location - 471 Marion St.  
Zoning - T3, CC  
Purpose: MAJOR VARIANCE - The applicant is proposing to convert three (3) existing drive-thru static menu display boards to dynamic display signs and install one (1) new dynamic display sign in the drive-thru for McDonald's. The zoning code states that dynamic displays must be monochromatic and turned off between the hours of 11:00 p.m. and 7:00 a.m., or after business hours. The applicant is requesting a variance from these requirements in order to allow the signs to have a full color dynamic display and be turned on from 5:00 a.m. to 12:00 a.m.

#### **IV. ADJOURNMENT**

Board of Zoning Appeal Members: Please call Matthew Graybar (266-9080) or Maxine Linton (266-9150) 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.**