

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
NOVEMBER 19, 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 NOVEMBER 5, 2018

II. NEW BUSINESS

- A. Applicant - **RHL Inc., (#18-117903)**
Location - 2322 7th Street West
Zoning - T3
Purpose: MAJOR VARIANCE - The applicant is proposing to convert existing static menu display boards to dynamic display signs for drive-thru menus for MacDonald'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 menu display boards would be full color and turned on at 5:00 a.m. when the restaurant opens for a variance request of these conditions.
- B. Applicant - **City of St. Paul – Bruce Engelbrekt (#18-120784)**
Location - 630 Pierce Butler Route
Zoning - I1
Purpose: MAJOR VARIANCE - The applicant is proposing to use a vacant property as a temporary parking lot for the patrons and employees of Dragon Star Foods. The following variances are being requested: 1) The zoning code requires that parking lot surfaces be paved with standard or pervious asphalt or concrete, or with brick, concrete or stone pavers. The applicant is requesting a variance of this condition in order gravel as a surface material. 2) The zoning code requires off-street parking lots to be set back 4' from a property line; the applicant is proposing a setback of 0' for a variance request of 4'.

- C. Applicant - **Wittkamper Studio** (#18-118951)
Location - 1585 Marshall Avenue
Zoning - B3
Purpose: MAJOR VARIANC - The applicant is proposing to construct an addition to an existing building and establish a new restaurant, Firebox Deli. The following variances are being requested: 1) The number of required off-street parking spaces is determined by the Gross Floor Area (GFA) of the building. Five off-street parking spaces are required, four spaces are proposed, for a variance of one parking space. 2) The setback required for an off-street parking space is 4' from a property line; one of the parking spaces is set back 2' from the front property line for a variance of 2'. 3) Off-street parking is not allowed in a front yard and the applicant is requesting a variance of this condition.
- D. Applicant - **Buell Consulting LLC** (#18-117888)
Location - 469 Ada Street
Zoning - RM3; RC-4
Purpose: ADMINISTRATIVE REVIEW - The applicant is appealing a decision made by the Zoning Administrator denying a request to install a new cell tower antenna because it exceeds the allowed height.

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.