

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**NOVEMBER 5, 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 OCTOBER 22, 2018

II. APPROVAL OF REOLUTIONS

18-092715 Michael & Melinda Egger 2030 Worcester Avenue for Approval.

18-101466 RD Parent Investors LLC 1578 University Avenue West for Denial with stay of execution of sign removal for one year from date of decision.

18-108534 Tom Mohr 808 Winthrop Street South for Approval.

III. NEW BUSINESS

A. Applicant - **Erik Funk** (#18-115074)

Location - 311 Walnut Street

Zoning - T2; HPL-IP

Purpose: MAJOR VARIANCE - This is an existing duplex with one unit being currently used as a short-term rental dwelling unit. The applicant is proposing to also establish the other unit as a short-term rental. The zoning code states that only 50 percent of the building may be short term rental units, for a variance request of one unit.

B. Applicant - **Daniel D. Witthoft** (#18-115091)

Location - 385 Londin Place

Zoning - PD

Purpose: MINOR VARIANCE - This single-family dwelling is located in a Planned Development, which has conditions limiting exterior changes, including allowing only brick or wood siding on the front façade. The applicant is requesting a variance of this condition in order to install manufactured wood, LP siding.

- C. Applicant - **Pak Properties – Alissa Gray (#18-115085)**  
Location - 370 Wabasha Street North  
Zoning - B4  
Purpose: MAJOR VARIANCE - The applicant is proposing to install new signage on the former Ecolab building for the new tenants. The proposed signage would include: Two, 425.25-square foot signs to read, “Bridgewater Bank” at the top of the east and west elevations, a 108-square foot canopy sign to read, “Osborn 370”, two, 16-square foot canopy signs to read, “Penny’s Coffee and WIFI” and “Bridgewater Bank”, all facing Wabasha, for a total signage of 990.5-square feet. Based on the street frontage for this building, the site is allowed a maximum of 644-square feet of signage, for a variance request of 346.5-square feet.
- D. Applicant - **M and A Hark Inc. (#18-113695)**  
Location - 589 Dale Street North  
Zoning - T2  
Purpose: MAJOR VARIANCE - The applicant is requesting a variance of the separation requirement between tobacco products shops in order to operate a new tobacco products shop. The zoning code requires a tobacco products shop to be located at least one-half mile (2,640 feet) from another one. The proposed tobacco product shop would be 2,311 feet from the existing shop for a variance request of 329’.
- E. Applicant - **Soha El Moghazy (#18-115066)**  
Location - 572 University Avenue West  
Zoning - T3; CC  
Purpose: MAJOR VARIANCE - The applicant is requesting a variance of the separation requirement between tobacco products shops in order to operate a new tobacco products shop. The zoning code requires a tobacco products shop to be located at least one-half mile (2,640 feet) from another one. The proposed tobacco product shop would be 970 feet from the existing shop, for a variance request of 1,670’.

#### 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.**