

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**OCTOBER 07, 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 SEPTMBER 07, 2019 & SEPTEMBER 23, 2019

II. OLD BUSINES, LAID OVER

A. Applicant -

Charles Bohrer – Escom Properties (19-081684)

Location -

867 Grand Ave

Zoning -

B2

Purpose: MAJOR VARIANCE -

The applicant is requesting a variance of the sign code requirement in order to install new signage at the Victoria Crossing West Mall on Grand Avenue. The maximum allowable signage for the property is 215 square feet and there is currently 288.26 square feet of signage. The applicant is proposing 149.2 square feet of additional for a total of 437.46 square feet, resulting in a variance of 149.2 square feet.

B. Applicant -  
Location -  
Zoning -  
Purpose: MAJOR VARIANCE -

Gravon Properties LLC (19-082695)  
800 Grand Avenue  
RM2

Bruegger's Bagels was granted an off-street parking variance in 1988 with conditions that included the applicant to enter into a lease agreement to provide 10 off-street parking spaces with a nearby business between the hours of 8:00 a.m. to 4:00 p.m. In 1991, the applicant applied for a modification of the original variance and requested that the parking be made available between 6:30 a.m. and 10:30 a.m. instead. The lease agreement was voided when Lyon's Pub relocated their business and Bruegger's Bagels never entered into a new agreement. A complaint was filed with the Department of Safety and Inspections stating that Bruegger's Bagels was not in compliance with the condition of the variance to provide the required off-street parking. Because compliance with this condition has not been met, staff is requesting that the Board of Zoning Appeals review the case under Section 61.108 of the Zoning Code which permits the BZA to revoke the variance or impose additional conditions, modify existing conditions, or delete conditions which are deemed by the Board to be unnecessary, unreasonable or impossible of compliance.

### III. NEW BUSINESS

A. Applicant -  
Location -  
Zoning -  
Purpose: MAJOR VARIANCE -

Troy Rheume (19-085041)  
2213 University Avenue West  
IT, CC

The applicant is proposing to convert 4 existing drive-thru static menu display boards to dynamic display signs 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.

B. Applicant -  
Location -  
Zoning -  
Purpose: MINOR VARIANCE -

Dan Bustos (19-081671)  
1780 Goodrich Ave  
R3

The applicant is proposing to construct a detached three-car garage in the rear yard of an existing single-family dwelling. The following variances are being requested. 1) Accessory buildings must not cover more than 35% of the rear yard, or 1,000 square feet, whichever comes first; There is an existing 120 square foot shed that would remain and the proposed accessory building footprint would be 1,120 square feet, for a variance request of 240 square feet. 2) Accessory structures with gable style roofs have a maximum building height of 15 feet. The applicant is proposing a building height of 16'-4", for a variance request of 1'-4".

#### IV. ADJOURNMENT

Board of Zoning Appeal Members: Please call Matthew Graybar (266-9089) or Maxine Linston (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.**