

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
OCTOBER 22, 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 8, 2018

II. OLD BUSINESS – RE-NOTIFIED

1. Applicant - **Gustavus Adolphus (#18-105805)**
Location - 1669 Arcade Street
Zoning - R3
Purpose: MAJOR VARIANCE - The applicant is proposing to install a sign on an existing church building. The zoning code limits the size of signs for churches in residential districts to a maximum of 30-square feet per street frontage; the applicant is proposing a sign that is 36-square feet in size for a variance request of 6-square feet.

2. Applicant - **City of St. Paul – Parks & Rec. (#18-105817)**
Location - 230 Como Avenue
Zoning - RT2
Purpose: MAJOR VARIANCE - The applicant is proposing to install signage for a new community recreational facility, Frogtown Recreational Center. The following variances are being requested: 1) In residential zoning districts, community centers are allowed one identification sign per street frontage; two identification signs are proposed on the north side of the building along Como Avenue, for a variance request of one sign. 2) The zoning code also limits the size of signs for community centers in residential districts to a maximum of 30 square feet per frontage. The two signs on Como Avenue total 60-square feet and the sign on the back of the building is 58.6-square feet for a variance request of 30- and 28.6-square feet, respectively.

3. Applicant - **St. Paul Leasing Housing Associates** (#18-105779)
Location - 777 & 778 Berry Street
Zoning - T3
Purpose: MAJOR VARIANCE - The applicant is proposing to construct two, multi-family residential developments directly across the street from each other. The zoning code requires a front yard setback of 10'; the proposed developments include a covered entryway with a zero setback, for a variance request of 10'.
4. Applicant - **Marcia Witt** (#18-105824)
Location - 1914 Hillcrest Avenue
Zoning - R4
Purpose: MINOR VARIANCE - A new single-family dwelling with an attached garage accessed from the street is currently under construction on this vacant lot. The zoning code states that driveways are allowed a maximum width of 12'; the applicant is proposing a driveway width of 17' for a variance request of 5'.
5. Applicant - **Tom Mohr** (#18-108534)
Location - 808 Winthrop Street South
Zoning - R-1; RC-3
Purpose: MINOR VARIANCE - The applicant is proposing to demolish a breezeway and an attached garage of an existing single-family dwelling in order to construct a new breezeway and attached garage. An additional detached garage is proposed in the side yard. The following variances are being requested. 1) The River Corridor Overlay District, in which this property is located, requires a setback of 40' from a bluffline. The existing house has a nonconforming setback of 32'; the new addition would be set back 8.5' from the bluffline for a variance request of 23.5'. 2) The detached garage would be set back 20' from the bluffline for a variance request of 20' and 3) An accessory structure may not be established in a required side yard'; the required side yard setback in the R1, single-family residential zoning district is 10'; the detached garage would be set back 5.7' from the south property line for a variance request of 4.3'

III. OLD BUSINESS

- a. Applicant - **Michael & Melinda Egger** (#18-092715)
Location - 2030 Worcester Avenue
Zoning - R3
Purpose: MINOR VARIANCE - The applicant is proposing to remove an existing detached garage and construct a larger, detached, three-car garage with a shed style roof in the rear yard. The maximum height allowed for a garage with a shed style roof is 12'; the applicant is proposing a height of 16' for a variance request of 4'.
- b. Applicant - **RD Parent Investors LLC** (#18-101466)
Location - 1578 University Avenue West
Zoning - T4
Purpose: ADMINISTRATIVE REVIEW - The American Bank building ceased operating at this site in 2014 and the building was subsequently removed in 2018 but the bank's freestanding sign remained. The Zoning Administrator determined that the sign was abandoned and ordered it to be removed. The property owner proposed to reuse the sign for the purpose of advertising the businesses in the Midway Shopping Center. The request was denied because the sign was deemed as off-premise advertising, which is not allowed. This decision is being appealed on the basis that the proposed sign is a part of the Midway Shopping Center and does not constitute off-premise advertising.

IV. NEW BUSINESS

- A. Applicant - **Justin Johnson** (#18-110423)
Location - 1281 Palace Avenue
Zoning - R4
Purpose: MINOR VARIANCE - The applicant is proposing to construct an addition to the rear of an existing single-family dwelling. In Planning District 14, in which this property is located, a sidewall articulation is required on sidewalls that are greater than 35' in length. The applicant is requesting a variance of this condition on both the east and west sides of this structure.

- C. Applicant - **Building Arts – Harvey Sherman (#18-110998)**
Location - 117 Mackubin Street
Zoning - R3; HPL-Hill
Purpose: MAJOR VARIANCE - The applicant is proposing to renovate the existing porches and an egress staircase on the rear of an existing multi-family residential building. The R3, single-family zoning district requires a minimum rear yard setback of 25'; the building has an existing nonconforming setback of 10" from the rear property line and the porches and egress staircase would be expanded an additional 6", for a variance request of 4".
- B. Applicant - **Zamzam Inc (#18-110426)**
Location - 1541 Maryland Avenue East
Zoning - B2
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 1,715 feet from the existing for a variance request of 925'.

VI. 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.