

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
OCTOBER 8, 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 SEPTEMBER 24, 2018

II. OLD BUSINESS

- a. 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.

III. NEW BUSINESS

- A Applicant - **Eileen Harwood** (#18-101541)
Location - 227 Stevens Street West
Zoning - RT1
Purpose: MINOR VARIANCE - There is an existing 800-square foot garage on this parcel and the applicant is proposing to construct a 400-square foot artist studio in the rear yard. The zoning code allows accessory buildings to occupy a maximum of 1,000 square feet; the existing garage combined with the proposed studio would occupy a total of 1,200-square feet for a variance request of 200-square feet.

- B. 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 the 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.
- C. 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, Scheffer 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.
- D. Applicant - **St. Paul Leasing Housing Associates (#18-105779)**
Location - 777 & 778 Berry Street
Zoning - T3
Purpose: MAJOR ARIANCE - 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'.

- E. 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'.
- F. 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'.

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.