

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
SEPTEMBER 11, 2017 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 AUGUST 28, 2017

II. NEW BUSINESS

- A. Applicant - **Francis W. Crowley** (#17-074444)
Location - 2001 Brewster Street
Zoning - RT2
Purpose: MAJOR VARIANCE - The applicant is proposing to convert an existing single-family dwelling into a duplex. The structure was built as a single-family dwelling in 1993 but was later converted to a duplex without city approval. A duplex is required to have a minimum side yard setback of 9'; the existing side yard setback on the east side of the property is 4.25', for a variance request of 4.75'.
- B. Applicant - **Stone Saloon Properties LLC** (#17-074445)
Location - 445 Smith Avenue North
Zoning - R4
Purpose: MAJOR VARIANCE - A sign permit was approved for one 16-square foot wall sign on the front of the building that faces Smith Avenue and the applicant would like to add a second 9-square foot projecting sign on the side of the building next to the rear entrance. This sign would be used to direct patrons coming from the west to enter into Waldmann Brewery and Restaurant. In residential zoning districts, in which this building is located, the sign ordinance allows for only one (1) sign per street frontage that does not exceed 30-square feet in area. The applicant is requesting a variance of this condition.

- C. Applicant - **James S. Eischens** (#17-074446)
Location - 1392 Bayard Avenue
Zoning - R4
Purpose: MAJOR VARIANCE - The applicant is proposing to demolish an existing 1.5 story single-family dwelling but intends to use the existing foundation and first floor truss system to construct a new 2-story single family dwelling. The following variances are being requested: 1) In Planning District 15 where this property is located, the maximum height allowed for a single-family dwelling is 22'; the applicant is proposing a height of 24.5' for a variance request of 2.5'. 2) The R4, single family zoning district, in which this property is located, has a minimum side setback requirement of 4'; the applicant is proposing a side yard setback of 3.9' on the east side for a variance request of .1'.

- D. Applicant - **Montessori Training Center MN(#17-068845)**
Location - 1611 Ames Avenue
Zoning - RT1; R3
Purpose: MAJOR VARIANCE - The applicant is proposing to demolish the existing garage in the rear yard and construct a surface parking lot on the west side of the property with 8 spaces located in the front yard at 1629 Ames Avenue, east of the Montessori Center of Minnesota educational facility located at 1611 Ames Avenue. The applicant intends to combine the parcels prior to installing the parking lot. There will be landscaped screening between the parking and the first 25' of the front property. The zoning code states that parking must not be located in a front yard; the applicant is requesting a variance of this condition.

III. OTHER BUSINSS

- E. Applicant - **Susan L. Stacey & Brad Meinhold**
Location - 2208 Scudder Street
Zoning - RT2
Purpose: MINOR VARIANCE - A notice to the Board of Zoning Appeals to review a violation of a variance condition pursuant to Section 61.107 of the zoning code.

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.