

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**SEPTEMBER 24, 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 10, 2018

II. APPROVAL OF RESOLUTIONS:

18-073386 Parkway Commons Condo Association 1941 Ford Parkway for Approval

18-096515 Erica O. Schumacher & Andrew Collins 2205 Dudley Avenue for Approval

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 - **Landform Professional Services for Gary Jager (#18-097961)**  
Location - 1560 Portland Avenue  
Zoning - RM2  
Purpose: MAJOR VARINACE - The applicant is proposing to construct five additional units to the rear of this duplex, for a total of seven units. Based on the number of bedrooms in each unit, the minimum required number of off-street parking spaces is 12 spaces, which will be provided. The zoning code allows seven or fewer parking spaces to be located off of the alley; 12 spaces are proposed for a variance request of five spaces.

III. NEW BUSINESS

- A. Applicant - **10K Architecture PLLC** (#18-101555)  
Location - 2460 Edgcumbe Road  
Zoning - I5  
Purpose: MAJOR VARIANCE - The applicant is proposing to construct a single-family dwelling with an attached, two-car garage on a vacant lot. The zoning code states that garages must be set back at least as far as the principal structure. The proposed, attached garage will be 9' in front of the principal structure and the applicant is requesting a variance of this condition.
- B. Applicant - **Jewish Community Center of St. Paul** (#18-101510)  
Location - 1375 St. Paul Avenue  
Zoning - RM2  
Purpose: MAJOR VARIANCE - The applicant is proposing to install new signage for the Jewish Community Center and is requesting variances of the number of signs and the maximum amount of signage allowed. 1) In residential zoning districts, community centers are allowed one identification sign per street frontage; two signs fronting St. Paul Avenue and two signs fronting Davern Street are proposed, for a variance request of two signs. 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. On St. Paul Avenue 43 square feet is proposed and on Davern Street 32 square feet is proposed for a variance of 13 square feet and 2 square feet, respectively.
- C. 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. 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.**