

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
SEPTEMBER 23, 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 AUGUST 26, 2019 AND SEPTEMBER 09, 2019

II. OLD BUSINESS, LAID OVER

A. Applicant -

Location -

Zoning -

Purpose: MAJOR VARIANCE –

Lucy Iburg

(19-075976)

106 Douglas St

T1

The applicant is proposing to remodel an existing multifamily structure into a mixed-use building. The proposed first floor would be a dental clinic and the second floor would consist of three apartment units; one two-bedroom unit and two studio units. The applicant is requesting the following variances: 1) Zoning code states that side and rear yards of at least 6' must be required when a nonresidential use adjoins a side yard of a residential property. The applicant is proposing a setback of 1.7' from the south side property line and a 0' setback from the west side property line for variance requests of 4.3' and 6', respectively. 2) The required minimum setback for an off-street parking space is 4'; the proposed plans indicate a setback of 3.6' from the west property line for a variance request of .4'. 3) The zoning code allows seven or fewer parking spaces to be located off an alley; nine spaces are proposed for a variance request of two spaces.

III. NEW BUSINESS

A. Applicant - Justine Van Ness (19 075927)

Location - 2253 6TH St E

Zoning - R3

Purpose: MINOR VARIANCE - The applicant constructed a driveway addition prior to seeking approval from the Department of Safety and Inspections. The zoning code states that driveways that access a public street in front yards must be no more than 12' in width, except a driveway may be up to 4' wider than the garage door within 30' of the garage door. The original driveway was 12' wide and an additional 12' was installed, resulting in a driveway width of 24', for a variance of 12'.

B. Applicant - D&J Steele Construction (19-081667)

Location - 935 Iglehart Ave

Zoning - RT1

Purpose: MAJOR VARIANCE - The applicant is proposing to convert an existing single family into a duplex by remodeling the interior of the structure to make it suitable for two units. The following variances are being requested: 1) The minimum required lot width is 50' for a duplex; the existing lot width is 40' for a variance request of 10'. 2) The minimum required lot size is 6,000 square feet; this lot is 5,234 square feet in size, for a variance request of 766 square feet. 3) The minimum required side yard setback is 9' and the existing structure has setbacks of 3.7' on the west side and 6' on the east, for variance requests of 5.3' and 3', respectively.

C. Applicant - Maverick Perry (19-081681)

Location - 1481 Lafond Ave

Zoning - R4

Purpose: MINOR VARIANCE - The applicant is proposing to construct a detached, two-car garage in the rear yard of an existing single-family dwelling. For accessory structures with shed style roofs, the maximum building height allowed is 12'; the applicant is proposing a building height of 18'-1" for a variance request of 6'-1".

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

John J Moroney (19-081675)
235 Mackubin St
R4
The applicant is proposing to demolish an existing duplex that was damaged by fire and construct a new, side-by-side duplex on this property. The zoning code requires a minimum rear yard setback of 25'; the applicant is proposing a setback of 20.9' for a variance request of 4.1'.

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

Charles Bohrer – Escom Properties (19-081684)
867 Grand Ave
B2
The applicant is proposing to install additional signage at the Victoria Crossing West Mall on Grand Avenue. A maximum of 215 square feet of signage is allowed. The existing signage is legally nonconforming at 241 square feet and the applicant is proposing to install an additional 149 square feet of signage for a variance request of 92 square feet.

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

Nathaniel j George (19-081694)
1340 Mississippi River Blvd
R2 RC-3
The applicant is proposing to construct an in-ground swimming pool in the rear yard of an existing single-family dwelling. The zoning code states that outdoor swimming pools must be no less than 10' from an alley right-of-way; the proposed pool would be 6' from the alley for a variance request of 4'.

G. 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.

IV. ADJOURNMENT

The board of Zoning Appeal Members: Please call Jerome Benner II (651) 266-9080 or Maxine Linston (651) 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.