

AGENDA RESULTS
BOARD OF ZONING APPEALS PUBLIC HEARING
SEPTEMBER 21, 2020 3:00 P.M.
375 JACKSON STREET – SKYPE VIRTUAL MEETING
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.

NOTE TO COMMISSIONERS AND MEMBERS OF THE PUBLIC: The Chairperson of the Board of Zoning Appeals (BZA) has determined that it is not practical nor prudent for the BZA to meet in-person or pursuant to Minnesota Statutes, Section 13D.02. In light of the COVID-19 health pandemic, it is not feasible for any member of BZA to be present at the regular location, and all members of the BZA will attend this meeting by telephone or other electronic means.

It is also not feasible for members of the public to attend the meeting at its regular location due to the health pandemic and emergency. Accordingly, no meeting will be held in 15 Kellogg Boulevard West (Room 330 – Courthouse).

Members of the public may monitor this meeting remotely at:

1. Online meeting: <https://meet.ci.stpaul.mn.us/matthew.graybar/705F8BMY>
2. Join by phone – choose one: (651) 267-3988, Conference ID: 5313894
(651) 266-5758, Conference ID: 5313894
(651) 266-5767, Conference ID: 5313894

I. Approval of minutes for August 10, 2020 – Approved

II. Approval of resolution 20-055885 for 380 Randolph Ave – Approved: 5-0

III. Old Business: None

IV. New Business:

- A. Applicant - Angela Weber **(20-061840)**
Location – 1362 Palace Ave.
Zoning - R4
Purpose: Major Variance The applicant is requesting the following variances in order to construct a new single-family dwelling to replace a previous single family that was destroyed by a fire:
- 1.) In Planning District 14, in which this property is located, the maximum building height for a single-family dwelling is 22' at a 4' side yard setback. The proposed 5' side yard setback allows a maximum building height of 23'; a building height of 26' is proposed, for a variance of 3'.
 - 2.) In this Planning District, a sidewall articulation is required on

sidewalls that are greater than 35' in length; a 36' long wall is proposed on the east side without an articulation, for a variance of this condition.

Approved

7-0

B. Applicant -
Location -
Zoning -
Purpose: Major Variance

Scott N. Rehovsky
1171 Rankin St.
T2

(20-062486)

The applicant is requesting the following variances in order to construct a new single-family dwelling on this vacant lot:

1.) The zoning code requires garages to be set back from the front lot line at least as far as the principal structure, the proposed garage extends past the front of the house, for a variance of this requirement.

2.) The traditional neighborhood design standards require attached residential garages to be recessed at least 10 feet behind the front facade of the house. The proposed garage would not meet this requirement as described in #2 above, for a variance of this requirement.

3.) Garage doors that face a public street shall not exceed 60% of the width of the principal structure facing the same street. A garage door occupying 72% of the width of house is proposed, for a variance of 12%.

4.) Building design standards require that a primary entrance be located within the front third of the structure. The primary entrance is located beyond the front third of the building, for a variance of this requirement.

Denied

4-2

C. Applicant -
Location -
Zoning -
Purpose: Major Variance

Suebue LLC
1493 Highland Pkwy.
R4

(20-069826)

The applicant was previously granted variances of the side yard setback, the rear yard setback, and sidewall articulation to construct a one-story addition that would connect the detached garage to the house. After the condition of the foundation was determined to be deficient, the contractor was approved to demolish the house and construct a new single-family dwelling with an attached garage using the rear yard setback variance previously granted. Upon further consideration, the contractor was advised to re-apply for the same rear yard setback variance since the scope of the project changed from an addition to the construction of a new single-family dwelling.

The proposed one-story single-family dwelling with an attached garage requires the following variances:

1.) A rear yard setback of 25' is required; a setback of 1' is proposed for a variance of 24'.

2.) This property is located in Planning Dist. 15. For R1—R4 residential districts in this planning district, the total lot coverage of all buildings, including accessory buildings, shall not exceed 40%. The applicant is proposing a lot coverage of 40.2%, for a variance of 0.2% (17.8 square feet).

Denied

4-3

D. Applicant -
Location –
Zoning -
Purpose: Major Variance

Abdi Ibrahim Abdi
475 Como Ave.
I1

(20-067232)

The applicant is proposing to convert the existing storage and maintenance facility into an automotive repair facility. The following variances are requested:

1.) Automotive repair facilities require a lot size of 15,000 square feet, 6,000 square feet is proposed, for a variance of 9,000 square feet.

2.) A ten-foot landscaped buffer with screen planting and an obscuring fence shall be required along any property line adjoining an existing residence. This property adjoins two residences located to the northwest and southeast of the property. A 3' buffer is proposed, for a variance of 7'.

3.) To meet the tree planting requirement, a minimum of at least one 1 shade tree shall be planted for every 5 parking spaces in a surface parking lot. There are 8 proposed parking spaces requiring 1 shade tree to be planted. No trees are proposed to be planted, for a variance of this requirement.

Approved

5-1

E. Applicant -
Location –
Zoning -
Purpose: Minor Variance

Anthony J. Persuitti
263 Lexington Pkwy. S.
R4

(20-065974)

The applicant is proposing to expand an existing attached single-story one-car garage into a two-story two-car garage. The following variances are requested:

1.) A 25' rear yard setback is required, 19' is proposed, for a variance of 6'.

2.) A side yard setback of 4' is required, 3' is proposed, for a variance of 1'.

Approved

6-0

F. Applicant - Pastor Mickson Deronvil (20-068704)
Location – 815 Frank St.
Zoning - RT1
Purpose: Major Variance The applicant is proposing to install a new freestanding sign in the rear yard of an existing church. The following variances are requested:

1.) If located within a required yard, a freestanding sign may not exceed 4' in height plus 2" for each foot set back from the property line. The applicant proposes to install the sign 12' away from the rear property line, which is within the 25' required rear yard setback. This permits a height of 6', the top of the sign will be measured at 6'-6", for a height variance of 6".

2.) For religious institutions, 1 identification sign, not exceeding a total of 30 square feet in area for each street frontage is allowed, the proposed sign will be 32 square feet, for a variance of 2 square feet.

Approved 4-2

G. Applicant - John P Kirr (20-069860)
Location – 1875 Eleanor Ave.
Zoning - R3
Purpose: Minor Variance The applicant is proposing to construct an addition on top of the existing single-story, one-car detached garage in the rear yard and carport in front of the garage. The following variances are requested:

1.) Accessory structures have a maximum building height of 15' measured to the midpoint in the roof for gable styled roofs; a height of 20'-6" is proposed, for a variance of 5'-6".

2.) The existing garage has a legal nonconforming side yard setback of 1' from the west property line. The applicant is proposing to construct both additions along the existing setback line, for variance of 2'.

Laid Over for 2 weeks 6-0

V. Adjourn.

BZA Members: Please call Matthew Graybar at 651-266-9080 or matthew.graybar@ci.stpaul.mn.us or call Zoning General Line at 651-266-9008 if you are unable to attend the meeting.

Public comment can be submitted to matthew.graybar@ci.stpaul.mn.us. Any comments and materials submitted by 2:00 p.m. September 18, 2020 will be provided to the BZA for their review. You must include your name and residential address for the public record. Please note, due to the COVID-19 health pandemic and its impact of staffing, any comments and materials received after 2:00 p.m. September 18, 2020 will not be provided to the BZA.

Applicant: You or your representative need to attend this meeting to answer any questions the Board may have.