

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
APRIL 23, 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 APRIL 9, 2018

II. NEW BUSINESS

- A. Applicant - **Hupp Holdings III LLC** (#18-035099)
Location - 617 Laurel Avenue
Zoning - HPL-Hill
Purpose: MAJOR VARIANCE - The applicant is proposing to construct a 6-unit row house development on a vacant lot in the RM2, multi-family residential zoning district and is requesting four variances: 1) This zoning district requires 1,500 square feet of lot area per unit. Based on the number of proposed units, a minimum lot area of 9,000 square feet is required; a lot area of 7,180 square feet is available, resulting in a variance request of 1,820 square feet. 2) The zoning code states that no multi-family dwellings can be built to create three or more dwelling units on a lot that is less than 9,000 square feet in area; the applicant is requesting a variance from this requirement. 3) A side yard setback of 9' is required; a setback of 3' is proposed for a variance request of 6'. 4) A setback of 9' is required for the off-street parking area; the applicant is proposing a setback of 1' on both the east and west sides of the parking lot for a variance request of 8'.
- B. Applicant - **Maureen T. Mahoney** (#18-049432)
Location - 576 Clifford Street
Zoning - R4
Purpose: MINOR VARIANCE - The applicant is proposing to construct a one-story addition and an attached two-car garage to an existing single-family dwelling. The following variances are being requested: 1) The zoning code states that when accessory structures are attached

to the principle building they must comply with the setbacks required of the principle building. A minimum rear yard setback of 25' is required; the applicant is proposing a setback of 9.6' for a variance request of 15.4'. 2) The zoning code allows a maximum lot coverage of 35% (2,363.5 square feet). A lot coverage of 36% (2,420 square feet) is proposed, for a variance request of 1% or 57 square feet.

- C. Applicant - **JKS Properties** (#18-049440)
Location - 84 Curtice Street East
Zoning - RT1
Purpose: MAJOR VARIANCE - A variance was previously granted to allow a new duplex on a lot that is less than 6,000 square feet in size as required in the zoning code but the use was never established and the variance subsequently expired. The applicant is now proposing a new duplex that would require two variances: 1) A lot size of 6,000 square feet is required; a lot size of 5,634 square feet is available for a variance of 366 square feet. 2) Three off-street parking spaces are required; two spaces are proposed for a variance request of one off-street parking space. 3) The zoning code does not allow off-street parking in a required front or side yard; the proposed surface parking would be located partially in the required front yard for a variance of this condition.
- D. Applicant - **Jeff R. Digre** (#18-049467)
Location - 1281 Niles Avenue
Zoning - R4
Purpose: MINOR VARIANCE - The applicant is proposing to construct a new second floor addition to an existing single-family dwelling. The addition will continue along the existing sidewalls of the first floor. A side yard setback of 4' is required; the existing house has a nonconforming setback of 3.8' on the east side of the lot for a variance request of .2'.
- E. Applicant - **Alliant Engineering – Port Authority** (#18-049471)
Location - 833 Minnehaha Avenue East
Zoning - I1
Purpose: MAJOR VARIANCE - The applicant is proposing to construct a new printing business on a vacant parcel. Based on the

gross floor area of this building, 355 off-street parking spaces are required; the applicant is proposing 306 parking spaces for a variance request of 49 spaces.

III. 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.