

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
APRIL 10, 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 MARCH 27, 2017

II. APPROVAL OF RESOLUTION

17-015105 Willow Creek Development LLC 1323 Hartford Avenue for Approval

III. OLD BUSINESS

- a. Applicant - **Indigo Sign Works** (#17-000219)
Location - 1770 Old Hudson Road
Zoning - T3
Purpose: MAJOR VARIANCE - Two variances of the sign code requirements in order to reface the existing sign on the southwest corner of the intersection of Old Hudson Road and White Bear Avenue with a dynamic display (electronic messages) for the Holiday gas station that is being rebuilt. 1) The text and images on the sign must have only one color; the applicant is requesting that the text and images have full color. 2) Signs shall not change the display faster than every 20 minutes; the applicant is requesting that their sign change every 30 seconds.

Two variances of the sign code requirements in the White Bear Avenue special district sign plan overlay to construct a new freestanding business sign along I-94 on the southwest corner of the Holiday gas station property. 1) New freestanding signs are permitted in the overlay district only for buildings that have a setback of at least 35 feet from the right-of-way; the Holiday gas station building will have a setback of 17.6 feet from the south property line; the applicant is requesting a variance to allow a freestanding sign within the setback area. 2) Freestanding signs have a height limit of 20 feet, the applicant is requesting a 37.5-foot high sign, for a height variance of 17.5 feet.

IV. NEW BUSINESS

- A. Applicant - **Judy Delgado** (#17-024083)
Location - 194 Cesar Chavez Street
Zoning - T2; RC-4
Purpose: MAJOR VARIANCE - The applicant is requesting a variance of the off-street parking requirement. She intends to establish a new restaurant in the floor space where a previous restaurant was located but does not have access to the existing parking in the rear of the lot. Based on the gross floor area of the restaurant, 11 spaces are required and 11 spaces are available on the property. The previous owner had two lots: one where the restaurant is located and one to the west, used for parking and access to the rear parking. The western-most lot was lost through tax-forfeiture and purchased by a separate owner who will not allow access over his property to the parking behind the restaurant at 194 Cesar Chavez St. Without access to the existing parking, a variance request for all 11 spaces is needed.
- B. Applicant - **John Neubauer** (#17-021975)
Location - 1217 Bandana Boulevard North
Zoning - B2; HPL-Site
Purpose: MAJOR VARIANCE - The applicant is proposing to convert the former site of the Northern Pacific Railway Company's Como Shops - Blacksmith Shop located just north of Bandana Square into an event center/reception hall. There are two buildings on the property totaling 22,171 square feet of gross floor area. The existing parking lot located on the property has 40 parking spaces and the applicant intends to increase the parking lot capacity to 59 spaces; the new use will require 106 parking spaces. The applicant is proposing to provide, under a lease agreement, the remaining additional 47 parking spaces at the parking lot facility for the Best Western Plus Hotel located west of the hotel building. The zoning code requires that off-site parking must be located within 300 feet of the building it is intended to serve; the hotel parking facility is 502 feet away, for a variance request of 202 feet.

- C. Applicant - **Scott Hayes** (#17-024539)
Location - 1011 Westminster Street
Zoning - RM1
Purpose: MAJOR VARIANCE - The applicant is proposing to convert an existing 9-unit apartment building into a 10-unit apartment building. The applicant intends to remodel an existing meeting room in the building into a studio apartment. The RM1, medium-density residential zoning district in which this property is located, requires that the lot size minimum be 2,000 square feet per unit; a lot size of 20,000 square feet would be required for a 10-unit apartment building. The lot size for this property is 18,922, for a variance request of 1,078 square feet of lot area.

V. 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.