

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**JULY 18, 2016 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 JULY 6, 2016

II. APPROVAL OF RESOLUTIONS

16-038261 Hoang Do for Home Investment 824 Carroll Avenue for Approval

16-048501 Garry Potts Professional Permits 30 Fairview Avenue South for  
Approval/denial

II. OLD BUSINESS

- a. Applicant - **Shannon Ingham** (#16-047761)  
Location - 492 Bay Street  
Zoning - RM1  
Purpose: MAJOR VARIANCE - The applicant is proposing to construct a new single family dwelling on this vacant parcel on the southeast corner of Bay and Randolph and is requesting three variances: 1) A setback of 4 feet is required from side lot lines; a 2.5 foot setback is proposed from the west property line and a one foot setback is proposed from the east property line for variances of 1.5 feet and 3 feet respectively. 2) A rear yard setback of 25 feet is required; a 22 foot rear yard setback is proposed from the south property line for a variance of 3 feet. 3) The zoning code requires that any side of one-family dwelling be at least 22 feet wide; the proposed house would be 20.2 feet wide for a building width variance of 1.8 feet.

III. NEW BUSINESS

- A. Applicant - **Jody Hitzeman for Group Health Plan LLC** (#16-053535)  
Location - 295 Phalen Boulevard  
Zoning - I2  
Purpose: MAJOR VARIANCE - A variance of the sign code requirements in order to install one temporary banner sign announcing

services that would be provided in new the HealthPartners' building opening in the Spring of 2017. The banner will be located near the corner of Phalen Boulevard and Olive Street. 1) A temporary banner with a maximum size of 120 square feet is allowed and the applicant is proposing a 300 square foot banner for a variance of 180 square feet. 2) The maximum display period for a banner sign is limited to 90 days; the proposed banner would be displayed for 273 days, from July 31, 2016 through April 30, 2017, for a variance of 183 days.

- C. Applicant - **Charles Andrew Anderson (#16-053637)**  
Location - 902 Orange Avenue East  
Zoning - R4  
Purpose: MINOR VARIANCE - The applicant is proposing to remove the existing one-car detached garage in the rear yard and construct a new, two-car detached garage in the same general area as the existing garage. A setback of 3' from side lot lines is required; a setback of 6" is proposed from the west property line for a side yard setback variance of 2.5'.

#### IV. ADJOURNMENT

Board of Zoning Appeal Members: Please call Yaya Diatta (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.**