

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
FEBRUARY 13, 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 JANUARY 30, 2017

II. APPROVAL OF RESOLUTION

Ryan Nutter – Jetstream Marketing 266 Brimhall Avenue for Approval

III. NEW BUSINESS

- A. Applicant - **David Bradley** (#17-003848)
Location - 537 Holly Avenue
Zoning - RT2; HPL-Hill
Purpose: MAJOR VARINACE - The applicant is requesting two variances in order to convert this existing single family dwelling into a duplex. 1) A side yard setback of 9 feet is required, the proposed west side yard setback is 1 foot; requiring a setback variance of 8 feet. 2) An off-street parking space shall be 4 feet from any lot line, the proposed parking space next to the west side of the garage is 3.6 feet; requiring a setback variance of .4 feet.
- B. 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.

- C. Applicant - **Nate Golin – ISD 625** (#16-067184)
Location - 1023 Osceola Avenue
Zoning - R4
Purpose: MAJOR VARIANCE - Two variances in order to construct an addition onto Linwood Monroe Arts Plus Lower Campus school building: 1) A building footprint occupying a maximum of 35% of the lot or 28,452 square feet is allowed, the proposed building would occupy 38.5% of the lot or 31,300 square feet for a variance of 3.5% or 2,848 square feet. 2) A building height of 30 feet is allowed, the proposed addition, at three stories, would be constructed to match the height of the existing classroom spaces of 47 feet for a height variance of 17 feet

IV. ADJOURNMENT

Board of Zoning Appeal Members: Please call Sean Westenhofer(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.