

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
WEDNESDAY, JULY 6, 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 APRIL 25, MAY 9, & JUNE 20, 2016

II. APPROVAL OF RESOLUTIONS

16-043091 John M. & Jamie Knippel 1795 Beechwood Avenue

16-043196 Khader Safi 1475 University Avenue West

II. OLD BUSINESS

- a. Applicant - **Hoang Do for GG Home Invest.(#16-038261)**
Location - 824 Carroll Avenue
Zoning - RT1
Purpose: MINOR VARIANCE - The applicant wants to construct a two-story attached garage on the east side of the house with driveway access from Fisk St. and a second floor at the rear of the house over the one-story portion. 1) A setback of 25 feet from the rear property line is required, the existing house has a rear setback 14.25 feet from the south property line; the addition would be in line with the south wall of the building for a variance of 10.75 feet. 2) A side yard setback of 4 feet from the side property lines is required, the existing house is set back 1.8 feet from the west property line; the addition would be in line with the west wall for a variance 2.2 feet.

III. NEW BUSINESS

- A. Applicant - **Patrick D. McCoy (#16-046879)**
Location - 806 Osceola Avenue
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 at the

southeast corner of the rear yard. The new garage would be 2' longer but would be at the same setback of 1.5 feet from the east property line as the existing garage; a 3' side setback is required for a variance of 2.5 feet.

- B. Applicant - **Patrick Lindmark** (#16-047716)
Location - 975 Lincoln Avenue
Zoning - RT1
Purpose: MAJOR VARIANCE - The applicant is again proposing to remove the existing detached garage and construct a three-car garage addition connected to the rear of the house by a new enclosed breezeway. Once connected, the garage becomes part of the house and must meet the rear yard setback required for the house. A rear yard setback of 25 feet is required, a setback of 4.5 feet is proposed from the rear property line for a variance of 20.5 feet.
- C. Applicant - **Peter J. Sullivan** (#16-047746)
Location - 132 Wheeler Street South
Zoning - R3
Purpose: MINOR VARIANCE - The applicant is proposing to construct a 5'-6" x 23'-4", one-story addition to the back of the house and is requesting a variance of the Dist. 14 design standards that require a design feature in the form of an articulation of at least 1 foot by 6 feet to break up a side wall greater than 35' in length. The length of the house including the proposed addition would be 50 feet, resulting in a need for a building façade articulation. The applicant proposes no sidewall articulation for a variance of this requirement.
- D. 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.

- E. Applicant - **Garry Potts – Professional Permits (#16-048501)**
- Location - 30 Fairview Avenue South
- Zoning - T2; Sign-Grand
- Purpose: MAJOR VARIANCE - The applicant is requesting variances from the sign code requirements in order to install signage for a new CVS pharmacy store. The Grand Avenue Special District Sign Plan, in which the business is located, limits the height of letters on wall signs to no more than eighteen (18) inches. 1) The two wall signs for "CVS pharmacy" would have the word "CVS" at twenty four (24) inches in height for a variance of six (6) inches. 2) The Grand Avenue Special District Sign Plan also specifies that a free standing sign is limited to eight (8) feet in height and twenty four (24) square feet in size; the proposed free standing sign would be twenty four (24) feet in height and eighty one (81) square feet in size for variances of 16 feet and 57 square feet respectively.

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.