

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
JUNE 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, & MAY 23, 2016

II. APPROVAL OF RESOLUTION

16-030407 Morris Messenbring 1296 Palace Avenue for Approval

III. OLD BUSINESS

- a. Applicant - **David Schell** (#16-030353)
Location - 521 Michigan Street
Zoning - R4
Purpose: MAJOR VARIANCE - The applicant is requesting variances of the minimum building width and the side yard setback requirement in order to construct a new single family dwelling and a detached garage in the rear yard. 1) The zoning code requires that any side of one-family dwelling be at least 22 feet wide; the proposed house would be 15 feet wide for a variance of 7 feet. 2) A setback of 3 feet is required from all interior lot lines; the proposed garage would set back 2.5 feet from the east and the west property lines for a variance of .5 feet on each side.

IV. NEW BUSINESS

- A. Applicant - **John Thompson** (#16-035509)
Location - 128 Cleveland Avenue North
Zoning - RT1
Purpose: MAJOR VARIANCE - A variance of the off-street parking setback requirement in order to expand the existing parking lot by adding 4 compact off-street parking spaces on the east side of the building for The 128 Café. A side yard setback of 9 feet is required; a 7 foot setback is proposed from the east property line for a variance of 2 feet.

- B. Applicant - **Christopher W. Reihe (#16-037244)**
Location - 1753 Hillcrest Avenue
Zoning - R2
Purpose: MINOR VARIANCE - The applicants are proposing to remove the existing attached garage and construct a larger two-car, one- and a half-story garage that would be attached to the rear of the house. 1) A setback of 8 feet is required from side property lines, the existing setback from the west property line is 1.4 feet; the addition would be in line with the existing west wall for a variance of 6.6 feet. 2) A rear yard setback of 25 feet is required; a setback of 4 feet is proposed from the rear property line for a variance of 21 feet.
- C. Applicant - **Tamara & Jermiah M. Mans (#16-037955)**
Location - 1358 Almond Avenue
Zoning - R4
Purpose: MINOR VARIANCE - A variance of the side yard setback requirement in order to construct an addition to the back of the house at the southeast corner. A side yard setback of 4 feet from the property lines is required; the existing setback from the east property line is 3.5 feet; the addition would be in line with the existing house on the east side for a variance of .5 feet.
- D. Applicant - **Jenae Batt for District Heating (#16-038152)**
Location - 76 Kellogg Boulevard West
Zoning - B5; RC-4
Purpose: MAJOR VARIANCE - A variance of the sign code requirement in order to install one temporary banner for the International District Energy Association (IDEA) conference. 1) The banner will be located on the west elevation of the District Energy building and scheduled to be in place from June 10, 2016 to September 8, 2016. Because a banner was previously allowed at this location through March 1, 2016, this request for a new banner would result in the site exceeding the maximum display period of 90 days allowed per year for a temporary banner. The applicant is requesting a variance from this provision. 2) A temporary banner sign with a maximum size of 32 square feet is allowed and the applicant is proposing a 378 square foot banner for a variance of 346 square feet.

- E. 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.

V. 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.