

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
MARCH 28, 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 MARCH 14, 2016

II. OLD BUSINESS

- a. Applicant - **Ryan Burke** (#16-012819)
Location - 1174 Grand Avenue
Zoning - RM2; Sign-Grand
Purpose: MAJOR VARIANCE - The applicant is requesting variances of the setback and lot coverage requirements in order to construct an eight - unit apartment building. 1) A front yard setback of 23.4 feet is required, a setback of 22 feet is proposed for a variance of 1.4 feet. 2) A rear yard setback of 25 feet is required, a setback of 22 feet is proposed at the southeast corner to accommodate a stair tower and a trash enclosure for a variance of 3 feet. 3) A side yard setback of 9 feet is required, a setback of 7.5 feet is proposed from both the east and west property lines for a variance of 1.5 feet on each side. 4) A building footprint occupying a maximum of 35% of the lot or 3,339 square feet is allowed, the proposed building would occupy 47.5 % or 4,528 square feet of the lot for a variance of 12.5 % or 1,189 square feet.

Continued at applicant's request to 04-11-16.

- b. Applicant - **Ryan P. North** (#16-013374)
Location - 929 7th Street West
Zoning - B2
Purpose: MAJOR VARIANCE - A variance of the off-street parking requirement in order to remodel an existing vacant building into an assembly hall without fixed seating to be known as the North Garden Theater for an artistic and community rental facility for plays, musicals, comedy, bands, films, business meetings, weddings, reunions, parties and receptions. Off-

street parking must be provided for the difference between the previous use and the proposed use. The proposed use requires 27 off-street parking spaces, the previous retail use required 15 off-street parking spaces. No spaces are available for a variance request of 12 off-street parking spaces. ***Continued at applicant's request to 04-11-16.***

III. NEW BUSINESS

- A. Applicant - **Guy Baldwin (#16-016833)**
Location - 533 Burlington Road
Zoning - R1; RC-3
Purpose: MINOR VARIANCE - The applicant is proposing to convert the existing tuck-under garage into living space and construct a new, two-car detached in front of the existing house. The zoning code specifies that garages must be set back from the front lot line at least as far as the principal structure and buildings are not allowed in the required front yard; the proposal requires two zoning variances. 1) The applicant is requesting a variance to allow the garage in front of the house. 2) The required front yard is 41.5 feet from the front curb; the proposed garage would be set back 30 from the front curb, for a front yard setback variance request of 11.5 feet.
- B. Applicant - **John Hink for Metropolitan Council (#16-016941)**
Location - 396 4TH Street East
Zoning - I1; RC-4
Purpose: MAJOR VARIANCE - A variance of the parking standards in order to construct a new parking lot for the Saints Stadium. The code requires one tree to be provided for every five off-street parking spaces. The proposed parking lot would have 227 of-street parking spaces, requiring forty five trees; the applicant is proposing no trees for a variance of 100% of their tree planting requirement.

- C. Applicant - **Ed Johnson for Housing & Redevelopment Authority of St. Paul (#16-018581)**
- Location - 844 7th Street West
- Zoning - T3
- Purpose: MAJOR VARIANCE- The applicant is proposing to install a temporary polyethylene sign on each side of the bottle on the existing historic sign structure previously used as an accessory business sign for the Schmidt Brewery site in order to promote new uses on parcels that formed the Brewery site. 1) The zoning code limits commercial property to one temporary sign not exceeding a total of 32 square feet in size; the proposed sign would cover both panels of the structure totaling 1,252.5 square feet in size for a variance of 1,220.5 square feet. 2) A temporary sign is allowed to be displayed for a maximum of 90 days per year; the proposal is to display the temporary signs (with periodically changing copy for on-site activities, which does not require another sign permit) indefinitely for a variance of the duration limitation.

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.