

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**NOVEMBER 7, 2016 3:00 P.M.**  
**ROOM 330 - CITY HALL**  
**ST. PAUL, MINNESOTA**

**RESULTS AGENDA**

**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 OCTOBER 24, 2016  
*Approved*

II. APPROVAL OF RESOLUTIONS

16-079979 Bonita J. Benson 707 Woodlawn Avenue for Approval

***Continued 2 weeks***

16-085208 Mary Barrie 1691 Highland Parkway for Approval

***Approved***

III. NEW BUSINESS

- A. Applicant - **Herman J. Birnberg** (#16-088493)  
Location - 36 Mississippi River Boulevard North  
Zoning - R2; RC-3  
Purpose: MAJOR VARIANCE - The applicant is requesting two variances in order to split this parcel down the middle and create a new lot east of the existing house that would be suitable for a new single-family dwelling. 1) A minimum lot width of 60 feet is required and a width of 59.84 feet is proposed for the new lot, requiring a lot width variance of .16 feet. 2) A minimum side yard setback of 8 feet is required and the new lot line would be closer than 8 feet to the existing house. The setback of the house from the new property line would be 4.23 feet, requiring a setback variance of 3.77 feet.  
***Approved w/cond.*** **5-0**
- B. Applicant - **Joy N. Roman** (#16-088726)  
Location - 1164 Palace Avenue  
Zoning - R4  
Purpose: MAJOR VARIANCE - The applicant is proposing to construct a 6.5' x 9.7', one-story addition to the back of the house that would be in line with the east wall of the house and is requesting a variance of the District 14 design standards that require a design feature in the form of a sidewall 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 36 feet, resulting in a need for a building sidewall articulation. The applicant proposes no sidewall articulation for a variance of this requirement.

**Approved w/conds. 4-1**

- C. Applicant - **Oaks Union Depot (#16-088905)**  
Location - 244 4<sup>th</sup> Street East  
Zoning - B5; HPL-LT  
Purpose: MAJOR VARIANCE - The applicant is proposing to construct a six story, 70 unit apartment building with 54 parking stalls in two levels of below grade parking. This B5 zoning district requires that the building have a maximum floor area ratio (FAR) of 5%. The FAR is the total floor area of the building divided by the area of the lot. The proposed FAR would be 5.7% and the applicant is requesting a variance of 0.7%.

**Approved 5-0**

- D. Applicant - **Carter Balfour (#16-090890)**  
Location - 295 Woodlawn Avenue  
Zoning - R2; RC-3  
Purpose: MAJOR VARIANCE - The applicant is proposing to demolish the existing attached, flat roofed two-car garage and construct a new attached two-car garage with a pitched roof. 1) A side yard setback of 8 feet is required; a setback of 6.3 feet is proposed from the north property line for a variance of 1.7 feet. 2) A rear yard setback of 25 feet is required; a setback of 2.1 feet is proposed from the rear west property line for a variance of 22.9 feet. 3) A garage height of 26 feet is allowed; a height of 26.5 feet is proposed for a variance of .5 feet.

**Approved w/conds. 5-0**

- E. Applicant - **Audrey Malone (#16-090946)**  
Location - 410 Erie Street  
Zoning - RT-1; RC-4  
Purpose: MINOR VARIANCE - The applicant is requesting a variance of the side yard setback requirement in order to construct an expanded roof on the rear portion of the house. A side yard setback of 4 feet from the side property lines is required; the addition would be in line with the existing north wall of the house, which has a

setback of 2 feet from the north property line for a variance of 2 feet.

**Approved w/conds.** **5-0**

- F. Applicant - **CNH Architects** **(#16-091075)**  
Location - 130 Victoria Street North  
Zoning - RT1  
Purpose: MAJOR VARIANCE - A variance of the sign code requirement in order to install new signage for Jardin Spanish Immersion Academy. The zoning code allows an educational institution to have one sign not exceeding 30 square feet per frontage. The applicant is proposing 44.9 square foot sign along North Victoria Street for a variance of 14.9 square feet of signage.  
**Denied** **5-1**

#### 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.**