

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
DECEMBER 5, 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 NOVEMBER 21, 2016

II. APPROVAL OF RESOLUTION

16-095584 Kevin P. Hensler 386 Mississippi River Boulevard South for Approval

II. OLD BUSINESS

- a. Applicant - **Gary G. Jager** (#16-094716)
Location - 1783 Dayton Avenue
Zoning - RT1
Purpose: MINOR VARIANCE - The applicant started demolishing a portion of the back of the house in order to construct a larger two-story addition. A side yard setback of 9 feet is required; side yard setbacks of 6.7 feet from the east property line and 5.8 feet from the west property line are proposed for variances of 2.3 feet and 3.2 feet respectively.
- b. Applicant - **Philip J. Gerlach** (#16-095528)
Location - 1031 Davern Street
Zoning - R1
Purpose: MINOR VARIANCE - The applicant removed the house and is rebuilding a new single family dwelling. He is proposing to construct a detached, 576 square foot, two-car garage on the south side of the rear yard near the house and a 600 square foot shop building on the north side of the rear yard toward the back of the lot. The zoning code states that accessory building cannot exceed 1,000 square feet in size. The two accessory buildings would total 1,176 square feet, requiring a variance of 176 square feet.

III. NEW BUSINESS

- A. Applicant - **Shari King – Lawrence Sign for Steve Roth (#16-097981)**
- Location - 1180 Cushing Circle
- Zoning - RM3
- Purpose: MAJOR VARIANCE - Two variances of the sign code requirements in order to replace a free standing sign for the apartment complex with a new illuminated free standing sign. 1) A maximum height of 4 feet is allowed plus two inches for each foot setback from the property line. The sign proposed would be setback 11 feet from the front property line that allows a sign of 5.8' in height. The proposed sign would be 8 feet in height, requiring a variance of 2.2 feet. 2) The maximum amount of signage allowed on the street frontage in a residential zoning district is 24 square feet. The proposed sign would be 70 square feet; requiring a variance of 46 square feet.
- B. Applicant - **Wayne Fischer (#16-097296)**
- Location - 1560 Lincoln Avenue
- Zoning - R4
- Purpose: MINOR VARIANCE - The applicant is requesting variances of the height and accessory building requirements in order to remove the existing two-car detached garage and construct a new larger, four-car detached garage in the rear yard. 1) A 15 foot maximum height is allowed, measured from the grade to the midpoint of the peak and eave, 15.11 feet is proposed for a height variance of 11 inches. 2) Accessory buildings cannot exceed 1,000 square feet in size; the applicant is proposing to construct a 1,540 square foot garage, requiring a variance of 540 square feet.
- C. Applicant - **Richard J. Graff (#16-098931)**
- Location - 2381 Commonwealth Avenue
- Zoning - R3
- Purpose: MAJOR VARIANCE - The applicant is requesting a variance in order to split this parcel and create a new lot that would be suitable for a new single family dwelling. A lot width of 50 feet is required and a width of 46.68 feet is proposed for the future lot and a width of

49.16 feet is proposed for the existing lot, for variances of 3.32 feet and .84 feet.

- D. Applicant - **Gnia D. Kong** (#16-099004)
Location - 312 Wheelock Parkway East
Zoning - RT1
Purpose: MINOR VARIANCE - This is a revised notification because it was determined that the front property line is set back 9 feet from the inside of the sidewalk along Hillcrest Avenue. The front yard of this property, for zoning purposes, is Hillcrest Avenue. The applicant is requesting a variance of the front setback requirement in order to install a 120 square foot storage shed in the front yard. The proposed front yard setback is 0 feet, the zoning code requires a front yard setback of 37 feet (based on the adjusted average setback of the block face); the applicant is requesting a 37-foot variance.

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.