

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
MARCH 13, 2017 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 FEBRUARY 27, 2017

APPROVAL OF THE MINUTES OF FEBRUARY 13, 2017 - 1023 OSCEOLA AVENUE

II. APPROVAL OF RESOLUTIONS

16-098931 Richard J. & Dorothy Graff 2381 Commonwealth Avenue for Approval

17-002425 Hamline United Methodst Church for Approval

17-006710 Alan Hupp 617 Laurel Avenue for Approval

III. OLD BUSINESS

- a. Applicant - **Nate Golin – ISD 625** (**#16-067184**)
Location - 1023 Osceola Avenue
Zoning - R4
Purpose: MAJOR VARIANCE - Two variances in order to construct an addition onto Linwood Monroe Arts Plus Lower Campus school building: 1) A building footprint occupying a maximum of 35% of the lot or 28,452 square feet is allowed, the proposed building would occupy 38.5% of the lot or 31,300 square feet for a variance of 3.5% or 2,848 square feet. 2) A building height of 30 feet is allowed, the proposed addition, at three stories, would be constructed to match the height of the existing classroom spaces of 47 feet for a height variance of 17 feet.

- b. Applicant - **Wayne Fischer** (#16-109677)
Location - 1560 Lincoln Avenue
Zoning - R4
Purpose: MAJOR VARIANCE - The applicant is requesting a variance of the accessory building requirement in order to remove the existing two-car detached garage and construct a new, three-car detached garage in the rear yard. Accessory buildings cannot exceed 1,000 square feet in size; the applicant is proposing to construct a 1,251 square foot garage, requiring a variance of 251 square feet.

IV. NEW BUSINESS

- A. Applicant - **Karen Fassett-Carman** (#17-010567)
Location - 561 Snelling Avenue South
Zoning - B3
Purpose: MAJOR VARIACE - The applicant is requesting a variance for the Trapped Puzzle Room, a form of indoor commercial recreation that was established without city approval. The zoning code requires a building with an indoor commercial recreation use be at least 100 feet from the closest point of any residential lot in a residential district. The building in which the Trapped Puzzle Room is located is 50 feet from the residential lot across the alley to the west, for a variance request of 50'.

- B. Applicant - **Willow Creek Development LLC** (#17-015105)
Location - 1325 Hartford Avenue
Zoning - R4
Purpose: MINOR VARIANCE - The applicant is requesting three variances in order to build a second floor addition to a 1½-story single-family dwelling. 1) In the R4 zoning district in which located, the design standards in Planning District 15 allow a maximum height of 22 feet. The applicant is proposing a height of 24'-6½", for a height variance of 2'-6½". 2) The design standards in Planning District 15 require a sidewall articulation for building faces that exceed 35' feet in length. The applicant is proposing a side wall of 40.5' in length and is requesting a variance from this requirement for no articulation on the west sidewall. 3) The zoning code requires a 4' side yard setback from the property line. The existing house is set

back 3.7' from the west property line; the applicant is proposing that the second floor have the same side setback as the first floor for a variance of 0.3'.

- C. Applicant - **Sonja & Kirk Juffer** (#17-015365)
Location - 2245 Boxwood Avenue
Zoning - RL
Purpose: MINOR VARIANCE - The applicant is requesting a variance to construct a 264 square foot art studio building in the rear yard behind the garage. The maximum size of all detached accessory buildings cannot exceed 1,000 square feet. The art studio, together with the existing garage, would be 1,252 square feet, for a variance request of 252 square feet.

V. ADJOURNMENT

Board of Zoning Appeal Members: Please call Jerome Benner II (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.