

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
MARCH 14, 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 FEBRUARY 29, 2016

II. SWEARING IN OF NEW BOARDMEMBERS

III. APPROVAL OF RESOLUTION

16-010098 Joan Riebel 1131 Davern Street for Approval

IV. NEW 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.

- 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.

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.