AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
TUESDAY, NOVEMBER 13, 2012 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 OCTOBER 29, 2012

II. OLD BUSINESS

a. Applicant - **Paul Selberg** **(#12-104998)**
Location - 2060 Carter Avenue
Zoning - RT2
Purpose: MAJOR VARIANCE - The applicant is requesting variances of the setback requirements in order to remove the rear portion of this Fraternity building and re-construct it with three small additions larger than the portion being removed. The code requires a 25 foot rear yard setback and a 9 foot side yard setback. The applicant is proposing a rear yard setback of 10 feet and a side yard setback of 7 from the north property line along Carter Avenue for a variance of 15 feet and 2 feet respectively. These setbacks are the same as for the existing building, but because of the additions, the newly re-built portion must meet current setback requirements.

III. NEW BUSINESS

A. Applicant - **Tim Mcshane** **(#12-203371)**
Location - 1115 Rice Street
Zoning - T2
Purpose: MAJOR VARIANCE - The applicant is requesting a variance of the minimum dimensional standards in order to construct a new auto parts store in the T2, Traditional Neighborhood zoning district. This zoning district requires that the building be at least 30% of the lot area and the applicant is proposing a building that would occupy 25% of the lot area. The lot area is 29,264 square feet which requires a building size of 30% or 8,779 square feet. The

applicant proposes a 7,257 square foot building for a variance of 5% or 1,522 square feet.

B. Applicant - **Richard Lang – Visual Communications Inc, (#12-203532)**
Location - 235 Marshall Avenue
Zoning - RM2
Purpose: MAJOR VARIANCE - Two variances of the sign code requirements in order to install new signage for the Saint Paul College. 1) The code allows one sign not exceeding 30 square feet per street frontage. There is an existing 120 square foot wall sign on the northeast corner of the college building. The applicant is proposing to install a new 203 square foot additional wall sign on the north side of the new parking ramp facing the same frontage as the existing wall sign, resulting in a variance request of one sign and a variance request of 293 square feet of signage over the 30 square feet allowed. 2) The code allows one bulletin board sign with digital display not exceeding 30 square feet. The applicant is proposing a 198 square foot freestanding digital display sign on the north side of the building for a variance of 168 square feet of signage.
Requesting 2 week continuance.

C. Applicant - **Lucas J. Swoboda (#12-203559)**
Location - 1389 Minnehaha Avenue West
Zoning - RT1
Purpose: MINOR VARIANCE - The applicant is requesting a variance of the setback requirement in order to remove the existing one-car detached garage and construct a new, two-car garage with a room above attached with a breezeway to the back of the house. Once attached, the garage becomes part of the principal structure, and requires a 25 foot rear setback. A 3 foot rear setback is proposed for a variance of 22 feet.

D. Applicant - **Lee E. Slagter** **(#12-204998)**
Location - 1538 Chelsea Street
Zoning - R4
Purpose: MINOR VARIANCE - The applicant is requesting a variance from the requirement that garages must be set back from the front lot line at least as far as the house. He proposes to keep the existing tuck-under garage for storage and construct a new one-car detached garage in front of the existing garage using the same driveway.

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.