AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
SEPTEMBER 4, 2013 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 AUGUST 19, 2013

Approved

III. NEW BUSINESS

A. Applicant - **Michael Buelow for BB Housing Associates LLC (#13-205897)**

Location - 754 Payne Avenue
Zoning - T2
Purpose: ADMINISTRATIVE REVIEW - This was a three-story 12-unit apartment building in a T2, Traditional Neighborhood zoning district that is being converted to a 4-unit apartment building, two units on the 2nd floor and 2 units on the 3rd floor. The applicant wants to have a separate room on the 1st floor for each of the four units to be used as a family room or workspace for that unit. The room would be accessed from a common stairway. According to the zoning code, all rooms for a dwelling unit must be within the unit. Since the 1st floor rooms would not be within the unit they serve, the Zoning Administrator denied his request to create the four rooms on the 1st floor. The applicant is appealing that decision.

Denied 6-0

B. Applicant - **Richard Lang – Visual Communications Inc. (#13-218991)**

Location - 235 Marshall Avenue
Zoning - RM2
Purpose: MAJOR VARIANCE - Several variances of the sign code requirements in order to install new signage for the Saint Paul College.

RESCHEDULED TO 9-16-13

1) The sign code allows one identification sign not exceeding 30 square feet per street frontage.

NORTH FRONTAGE
There is an existing 120 square foot wall sign on

the northeast corner of the college building. The applicant is proposing to install 4 new wall signs totaling 214 square feet on the north side of the new parking ramp facing the same frontage as the existing wall sign, resulting in a variance request of 4 signs and a variance request of 214 additional square feet of signage.

EAST FRONTAGE
There is an existing 44 square foot free standing sign on the east side of the school building. The applicant is proposing an additional 3.76 square foot wall sign, resulting in a variance request of 1 additional sign and a variance request of 3.76 additional square feet of signage.

SOUTH FRONTAGE
There is an existing 36 square foot free standing sign on the south side of the school building. The applicant is proposing one additional 53 square foot wall sign, resulting in a variance request of one additional sign and a variance request of 59 additional square feet of signage.

2) The sign code allows one bulletin board not exceeding 30 square feet on the property. A sign with dynamic display is a type of bulletin board. A sign with dynamic display must be monochromatic and the display cannot change faster than once every 20 minutes. The applicant is proposing a 145 square foot bulletin board sign with dynamic display for a variance of 115 square feet; the applicant is also requesting variances of the color and message frequency requirements to allow a full color display with changeable copy every 30 seconds.

C. Applicant - **Scott S. Larsson** **(#13-219997)**
Location - 2237 Knapp Street
Zoning - RT2
Purpose: MINOR VARIANCE - The applicants are proposing to remove an existing concrete patio in the back yard and construct a kitchen addition to the rear of the house resulting in a request for two variances. 1) The zoning code permits the footprint of the house and attached

garage to occupy 35% of the lot, or 1,400 square feet. A lot coverage of 37% of the lot or 1,495 square feet is proposed for a variance of 2% or 95 square feet. 2) A rear yard setback of 25 feet is required, 14 feet is proposed for a variance of 11 feet.

Approved w/conds. ***7-0***

D. Applicant - **Kevin Redfield** **(13-220040)**
Location - 984 Galtier Street
Zoning - RT1
Purpose: MINOR VARIANCE - A variance of the side yard setback requirement in order to construct a bedroom addition on the second floor at the back of the house. A side yard setback of 4 feet from the property line is required; the existing setback from the south property line is 3.5 feet; the addition would be in line with the existing house for a variance of .5 feet.

Approved w/conds. ***7-0***

E. Applicant - **Zachary Luckett** **(#13-220192)**
Location - 786 Magnolia Avenue East
Zoning - RT1
Purpose: MINOR VARIANCE - A variance of the side yard setback requirement in order to construct an expanded roof on the mid portion of the house for additional bedrooms on the second floor. A side yard setback of 4 feet from the property line is required; the existing setback from the east property line is 3 feet; the addition would be in line with the existing house for a variance of 1 foot.

Approved w/conds. ***7-0***

F. Applicant - **Kirsten Libby** **(#13-222457)**
Location - 11 Crocus Hill
Zoning - R2
Purpose: MINOR VARIANCE - A variance of the side yard setback requirement in order to construct a kitchen addition on the east side of the house. A side yard setback of 8 feet from the property line is required; the existing setback from the east property line is 3.6 feet; the addition would be in line with the southeast corner of the existing house for a side setback variance of 4.4 feet.

Approved w/conds. ***6-1***

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.