AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
OCTOBER 14, 2013 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 SEPTEMBER 30, 2013

II. OLD BUSINESS

a. Applicant - **Concha Padilla** **(#13-227203)**
Location - 1470 Nevada Avenue East
Zoning - R3
Purpose: MINOR VARIANCE - The applicant is requesting a variance from the parking regulations that prohibit off-street parking spaces within a front yard in order to legalize an existing parking space in the front yard on Barclay.

III. NEW BUSINESS

A. Applicant - **Barbara Foster** **(#13-236300)**
Location - 1291 Mackubin Street
Zoning - R3
Purpose: MINOR VARIANCE - A variance in order to split this parcel and create a new lot that would be suitable for a new single-family dwelling. A minimum lot width of 50 feet is required for each lot. The applicant wants to build a garage on the back of the lot with the existing house and needs a lot of 60 feet wide to accommodate the garage. The remaining portion to be split off would be 40 feet wide for a lot width variance of 10 feet.

B. Applicant - **Ironton Custom House LLC** **(#13-236428)**
Location - 180 Kellogg Boulevard East
Zoning - B4; RC-4
Purpose: MAJOR VARIANCE - A variance of the sign code requirement in order to install a temporary sign on the building. The code permits one real estate development sign not exceeding 100 square feet. The applicant is

proposing a 132 square foot sign for a variance of 32 square feet.

C. Applicant - **Ronald E. Nelson** **(#13-237069)**
Location - 490 Jefferson Avenue
Zoning - RT1; RC-4
Purpose: MINOR VARIANCE - As part of an inspection for a lot subdivision application, this property was found to have a nonconforming driveway in the city right-of-way on Jefferson Avenue. The zoning code prohibits a driveway that does not lead to a legal parking space. The applicant is requesting a variance of that requirement in order to keep the driveway for parking.

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.