

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
DECEMBER 17, 2018 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 DECEMBER 3, 2018

II. APPROVAL OF RESOLUTIONS:

18-117903 RHL Inc., 2322 7th Street West for Approval

18-118951 Wittkamper Studio 1585 Marshall Avenue for Approval

III. OLD BUSINESS

- | | | |
|---------------------------------------|---|---------------------|
| a. Applicant | - Buell Consulting LLC | (#18-117888) |
| Location | - 469 Ada Street | |
| Zoning | - RM3; RC-4 | |
| Purpose: <u>ADMINISTRATIVE REVIEW</u> | - The applicant is appealing a decision made by the Zoning Administrator denying a request to install a new cell tower antenna because it exceeds the allowed height. | |

IV. NEW BUSINESS

- | | | |
|--------------------------------|--|---------------------|
| A. Applicant | - Venture Capital LLC | (#18-126261) |
| Location | - 1111 Reaney Avenue | |
| Zoning | - RT1 | |
| Purpose: <u>MAJOR VARIANCE</u> | - The applicant is proposing to convert an existing single-family dwelling into a duplex. The work will be done completely on the interior of the structure. The following variances are being requested: 1) A minimum side yard setback of 9' for a duplex is required; the existing side setback is 4' along the west property line, for a variance request of 5'. 2) The minimum number of off-street parking spaces required for a duplex is three; there is an existing detached, two-car garage in the rear and there is no available room for another space, for a variance request of one parking space. | |

- B. Applicant - **Robert Murray Frame III (#18-126246)**
Location - 178 Goodrich Avenue
Zoning - RM1
Purpose: MINOR VARIANCE - The applicants are requesting a variance of the River Corridor setback standards in order to construct a detached, two-car garage in the rear yard, on the bluff side of the existing single-family dwelling. A setback of 40' from the bluffline is required; a setback of 8' is proposed for a variance of 32'.

- C. Applicant - **Bayard Haus LLC – James Eischens (#18-126229)**
Location - 1400 Bayard Avenue
Zoning - R4
Purpose: MINOR VARIANCE - The applicant is proposing to construct a second story to an existing, one- and a half-story single-family dwelling. For properties zoned R4 in Planning District 15, the maximum building height allowed is 22' at a 4' side yard setback. The existing west side yard setback is 4.3', allowing a maximum building height of 22.3'; the applicant is proposing a height of 24.3' for a variance request of 2'.

1400 Bayard Avenue being laid over to 1-14-19 at applicant's request.

- D. Applicant - **Tiffany G. Laurie (#18-126266)**
Location - 2040 Itasca Avenue
Zoning - R3
Purpose: MINOR VARIANCE - The applicant is proposing to construct a single-story, rear addition to an existing single-family dwelling and a detached, two-car garage. The following variances are being requested: 1) A minimum side yard setback of 6' is required for a single-family dwelling in the R3 zoning district; a setback of 4.9' is proposed for a variance request of 1.1.' 2) In Planning District 15, in which this property is located, a sidewall articulation is required on sidewalls that are greater than 35' in length; the existing west sidewall is 24' in length and the proposed sidewall would be 39.6' for a variance request of this condition. 3) For accessory structures, the maximum building height allowed is 12' for a shed style roofs; a height of 14' is proposed for a variance request of 2'.

- E. Applicant - **Town Mart Inc., (#18-125238)**
Location - 1980 Stillwater Avenue
Zoning - B2
Purpose: MAJOR VARIANCE - The applicant is requesting a variance of the separation requirement between tobacco products shops in order to operate a new tobacco products shop. The zoning code requires a tobacco products shop to be located at least one-half mile (2,640 feet) from another one. The proposed tobacco product shop would be 1,885 feet from the existing shop for a variance request of 755'.

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.