

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
JUNE 4, 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 MAY 21, 2018

II. APPROVAL OF RESOLUTION

18-057877 PPL AYDC LLC 769 University Avenue West for Approval.

III. NEW BUSINESS

- A. Applicant - **Liffey on Snelling LLC** (#18-053750)
Location - 304 Snelling Avenue North
Zoning - B3
Purpose: MAJOR VARIANCE - The applicant is proposing to construct a 73-unit multi-family development on a vacant parcel. The following variances are being requested: 1) The T3, Traditional Neighborhood zoning district, in which this property is located, requires a minimum front yard setback of 10' along Snelling Avenue; there will be balconies that project 5' into the required front setback, for a variance request of 5' and 2) The zoning code states that structures will be no more than 25' high along the side and rear property lines abutting RL-RT2 residential districts; the proposed building height and stair tower are 45' on the south wall facing Carroll Avenue, for a variance request of 20'.
- B. Applicant - **Gale Ward** (#18-057870)
Location - 605-607 Dayton Avenue
Zoning - RT2
Purpose: MAJOR VARIANCE - The applicant is proposing to convert an existing duplex into a triplex by adding a third unit in the basement. The following variances are being requested: 1) A minimum side yard setback of 9' is required for a multi-family structure; there is an existing side setback of 3.3' on the east side for a

variance request of 5.7'. 2) A minimum rear yard setback of 25' is required in residential districts; the existing setback is 24.8' for a variance request of .2'. 3) The zoning code states that no multi-family development shall be constructed nor additional dwelling units be added on a lot that is less than 9,000 square feet; the existing lot size is 8,073 square feet, for a variance request of 927 square feet. 4) Four off-street parking spaces are required; three spaces are proposed, for a variance of one parking space. 5) The zoning code states that for properties zoned RT2, townhouse residential, a lot width of 20' per unit is required; Based on the number of proposed units a lot width of 60' is required; there is a current lot width of 46', for a variance request of 14'.

IV. 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.