

# Board of Zoning Appeals

May 17, 2017

7:00 pm

# 232 3<sup>rd</sup> St. N.

- The contractor is proposing to place a wall sign on the third side of a building.
- Municipal code section 111-94-Wall signs states Wall signs may be placed on no more than two separate walls of a building.
- The owner proposes to place a sign on a third wall of the building.
- For this project to proceed as proposed the board would have to grant a variance allowing this sign to be placed on the third wall of the building.

232 3<sup>rd</sup> St. N.





# 232 3<sup>rd</sup> St. N.



# 303 State St.

- The contractor is proposing to place a wall sign on the third side of a building.
- Municipal code section 111-94-Wall signs states Wall signs may be placed on no more than two separate walls of a building.
- The owner proposes to place a sign on a third wall of the building.
- For this project to proceed as proposed the board would have to grant a variance allowing this sign to be placed on the third wall of the building.



# 303 State St.





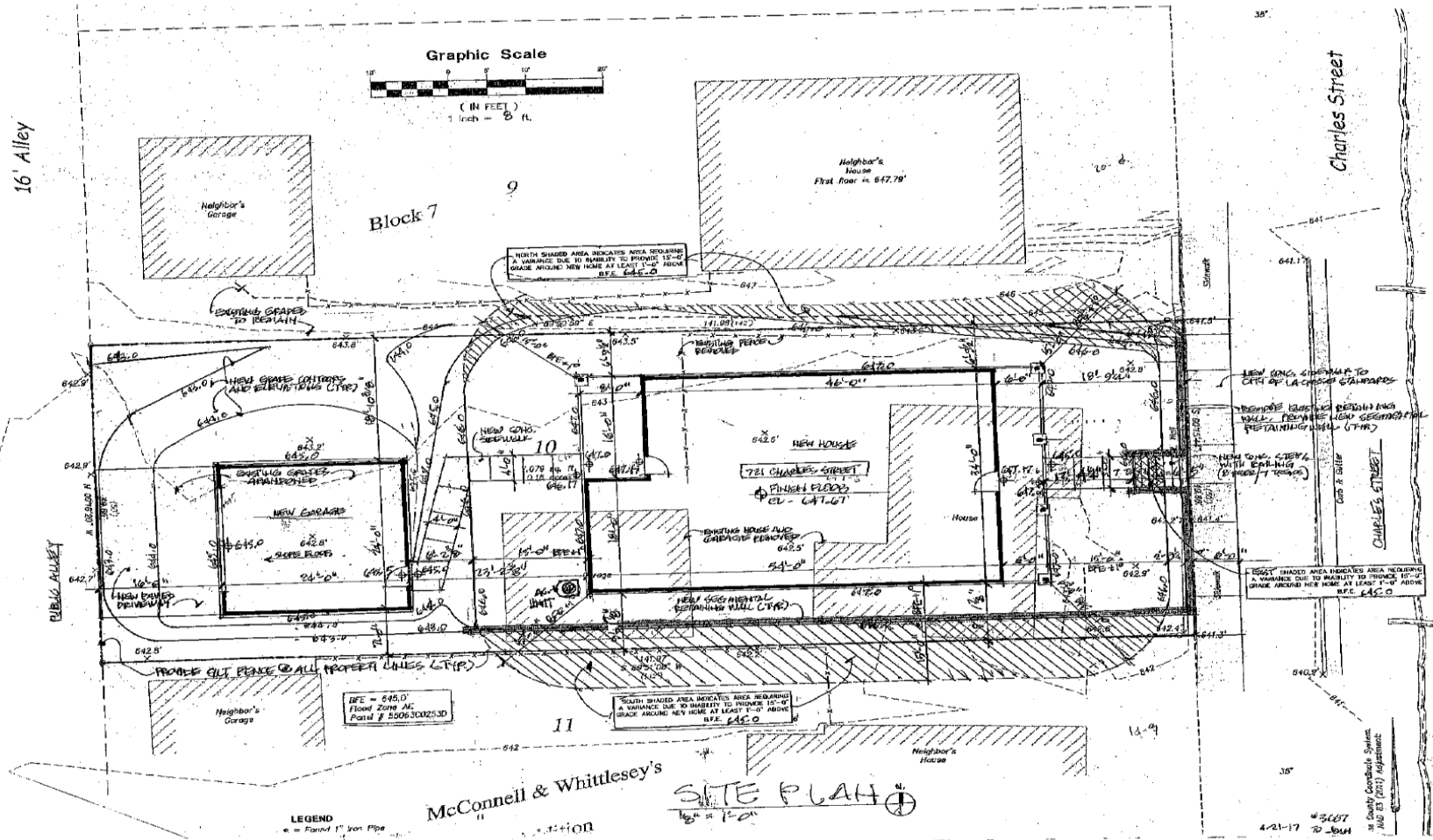
This aerial map of downtown St. Paul, Minnesota, displays property lots and street layouts. The map is overlaid with yellow lot lines and green lot numbers. Major streets include Vine St, 3rd St, 4th St, and State St. A large parking lot is visible in the center, and various commercial buildings are scattered throughout. The map is titled "Downtown St. Paul, Minnesota" in the top left corner.

# 721 Charles St.

- The owner applied for a building permit to construct a single family dwelling in the flood plain at this address.
- Municipal Code 115-281 Flood Fringe District states that fill shall be placed one foot or more above the regional flood elevation extending at least 15 feet beyond the limits of the structure.
- Three variances will need to be granted for this project to proceed as proposed. A variance of 9 feet for the fill on the north side of the building, a variance of 3 feet for the east side of the dwelling, and a variance of 9 feet for the fill on the south side of the dwelling.



# 721 Charles St.



# 721 Charles St.





# 721 Charles St.





# 163 Copeland Ave.

- The owner constructed a wooden fence on this property without a permit.
- Municipal Code 115-398 (d) states that fences on nonresidential property shall be of an open type similar to woven wire, chain link or wrought iron fencing.
- The owner used wood to construct the fence.
- A variance allowing a wood fence in a nonresidential property will need to be granted for this fence to remain.

# 163 Copeland Ave.





# 163 Copeland Ave.





# 163 Copeland Ave.



# 923 16<sup>th</sup> St. S.

- The owner has proposed to split this parcel into two separate parcels.
- Municipal Code 115-142 (c) (2) states that every lot in the single family residence district not of record September 15, 1966, shall have an area of not less than 7200 square feet.
- Municipal Code 115-143 (e) states every lot shall front or abut for a distance of at least 30 feet on a public street.

# 923 16<sup>th</sup> St. S.

- The owner propose lot 1 to have 4577 sq ft of lot area, lot 2 to have 5837 sq ft of lot area, and for lot 2 to have 16.66 feet of street frontage.
- Lot 1 will require a lot area variance of 2623 sq feet. Lot 2 will require a lot area variance of 1363 sq feet, and lot 2 will require a street frontage variance of 13.34 feet for these lots to be split as proposed.



# 923 16<sup>th</sup> St. S.

## CERTIFIED SURVEY MAP

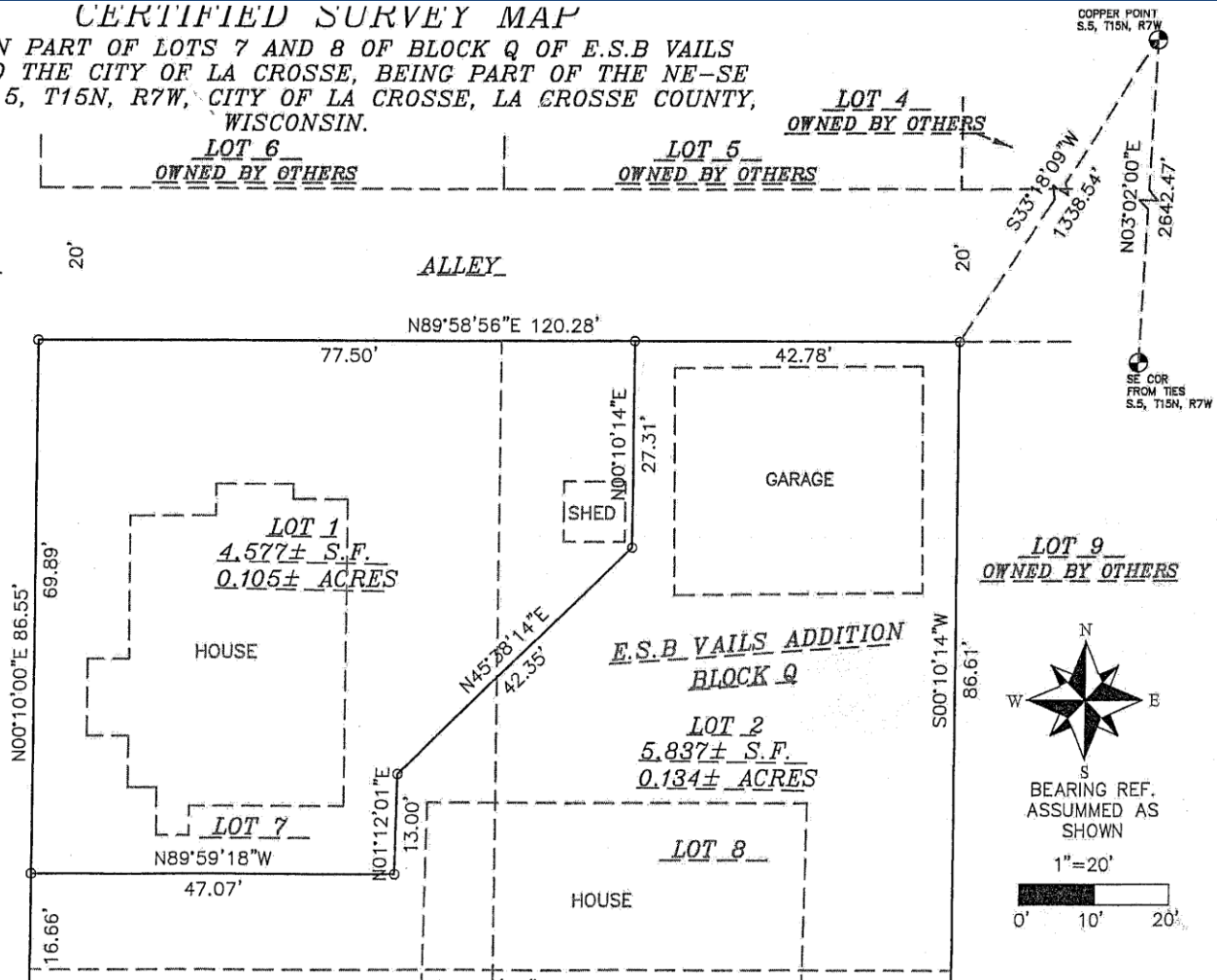
LOCATED IN PART OF LOTS 7 AND 8 OF BLOCK Q OF E.S.B VAILS  
ADDITION TO THE CITY OF LA CROSSE, BEING PART OF THE NE-SE  
OF SECTION 5, T15N, R7W, CITY OF LA CROSSE, LA CROSSE COUNTY,  
WISCONSIN.

66'

### LEGEND

○ SET 3/4" X 18" IRON BAR 1.5 LB/FT

16 TH ST.



# 923 16<sup>th</sup> St. S.

