

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
DECEMBER 14, 2020 3:00 P.M.
375 JACKSON STREET – SKYPE VIRTUAL MEETING
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.

NOTE TO COMMISSIONERS AND MEMBERS OF THE PUBLIC: The Chairperson of the Board of Zoning Appeals (BZA) has determined that it is not practical nor prudent for the BZA to meet in-person or pursuant to Minnesota Statutes, Section 13D.02. In light of the COVID-19 health pandemic, it is not feasible for any member of BZA to be present at the regular location, and all members of the BZA will attend this meeting by telephone or other electronic means.

It is also not feasible for members of the public to attend the meeting at its regular location due to the health pandemic and emergency. Accordingly, no meeting will be held in 15 Kellogg Boulevard West (Room 330 – Courthouse).

Members of the public may monitor this meeting remotely at:

1. Online meeting: <https://meet.ci.stpaul.mn.us/matthew.graybar/52BK80PC>
2. Join by phone – choose one: (651) 267-3988, Conference ID: 54385677
(651) 266-5758, Conference ID: 54385677
(651) 266-5767, Conference ID: 54385677

I. Approval of minutes for November 30, 2020

II. Approval of resolution 20-085166 for 727 Dayton Ave.

III. Old Business: None

IV. New Business:

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| A. Applicant - Location - Zoning - Purpose: <u>Major Variance</u> | Maureen Michalski - Ryan Companies US, Inc (20-094996) 820 Mount Curve Blvd. F5 The applicant is proposing to construct a five-story, mixed-use building with 118 senior independent housing units and 4,000 square feet of retail space as part of a senior housing community. This project will require three variances: 1.) This parcel is within the existing RC3 River Corridor Urban Open Overlay District and the future Mississippi River Critical Corridor Area’s Urban Mixed (CA-UM) Overlay District, which will allow a 65’ building height. A corner element of 96’ is proposed, for a variance of 31’ to the RC3 overlay district for that portion of the building, based on a variance granted in 2019 (#19-096470). |
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2.) A pedestrian bridge is proposed to connect this building to the abutting building at 825 Mount Curve Blvd. A minimum setback of 5' from the right-of-way is required, the proposed pedestrian bridge will extend over the street requiring a 0' setback, for a variance of 5'.

3.) The balconies on the northeast and southeast portions of this building will project into the required 5' setback from the right-of-way. 0' setback is proposed, for a variance of 5'.

B. Applicant -
Location -
Zoning -
Purpose: Major Variance

Maureen Michalski - Ryan Companies US, Inc (20-095009)
825 Mount Curve Blvd.
F6

The applicant is proposing to construct a four-story, 182-unit senior housing and adult care building including independent living, assisted living, and memory care as part of a senior housing community. This project will require three variances:

1.) This parcel is within the existing RC3 River Corridor Urban Open Overlay District and approximately half of the building is located in the future Mississippi River Critical Corridor Area's River Town and Crossings (CA-RTC) Overlay District, which will allow a 48' building height. A uniform building height of 65' is proposed, for a variance of 17' to the RC3 overlay district for that portion of the building in the future CA-RTC overlay district, based on a variance granted in 2019 (#19-096470).

2.) A pedestrian bridge is proposed to connect this building to the abutting building at 820 Mount Curve Blvd. A minimum setback of 5' from the right-of-way is required, the proposed pedestrian bridge will extend over the street requiring a 0' setback, for a variance of 5'.

3.) The balconies on the northwestern and southwestern portions of this building will project into the required 5' setback from the right-of-way. 0' setback is proposed, for a variance of 5'.

C. Applicant -
Location -
Zoning -
Purpose: Minor Variance

Paula Korntved (20-096373)
1364 Kent St.
R3

The applicant is proposing to construct a four-season porch addition to the front of the existing single-family dwelling. A front yard setback of 28.16' is required; a setback of 19' is proposed for a variance of 8.41'.

- D. Applicant - Gaurav Thakker (20-096097)
 Location - 776 Dayton Ave.
 Zoning - RM2
 Purpose: Major Variance
 The applicant is proposing to construct an additional unit in the basement of this five-unit multi-family building. The additional unit requires one additional off-street parking space. The applicant is proposing no additional parking space for a variance from this requirement.
- E. Applicant - Joseph Wild Crea (20-096411)
 Location - 2161 Dudley Ave.
 Zoning - R3
 Purpose: Minor Variance
 The applicant is proposing to construct a two-car attached garage to the front of this single-family dwelling. This project will require three variances:
- 1.) The zoning code requires garages to be set back from the front lot line at least as far as the principal structure. The proposed garage extends past the front of the principal structure, for a variance of this requirement.
 - 2.) The existing house has a nonconforming side yard setback of 3.7'. This property is located in the R3 zoning district that requires a side yard setback of 6'. The proposed garage will align with the existing house along the nonconforming side yard setback, for a variance of 2.3'.
 - 3.) A front yard setback is 36.75' is required; a setback of 24' is proposed for a variance of 12.75'.
- F. Applicant - Beyerd Heus LLC (David Lundy) (20-091093)
 Location - 1443 Eleanor Ave.
 Zoning - R4
 Purpose: Major Variance
 The applicant is proposing to split an existing lot that has a single-family dwelling on it in order to create a new lot where a new single-family dwelling can be constructed in the future. Two variances are required for this project:
- 1.) A lot width of 40' is required for properties located within an R4 zoning district. A lot width of 39' is proposed, for a variance of 1'.
 - 2.) A 4' side yard setback is required on each side of a single-family dwelling in the R4 zoning district, a setback of 3.7' is proposed from the east property line, for a variance of 0.3'.

G. Applicant -
Location -
Zoning -
Purpose: Major Variance

Mark Rutzick
75 Plato Blvd. W.
IT

(20-092900)

The applicant has an existing building with a surface parking lot to the east. The application is proposing to split the parcel in order to create a new developable lot where the existing parking lot is currently located. A new surface parking lot is proposed for the existing building.

1.) The IT zoning district in which this property is located requires parking to be located to the side or to the rear of principal buildings to the greatest extent possible, or on a separate lot. The proposed parking will be located in the front of the building for a variance of this requirement.

2.) In reviewing a site plan, the zoning administrator may permit up to 2 rows of parking spaces between the principal building and the street; 4 rows of parking between the building and the street are proposed, for a variance of 2 rows of parking.

V. Adjourn.

BZA Members: Please call Matthew Graybar at 651-266-9080 or matthew.graybar@ci.stpaul.mn.us or call Zoning General Line at 651-266-9008 if you are unable to attend the meeting.

Public comment can be submitted to matthew.graybar@ci.stpaul.mn.us or stephan.suon@ci.stpaul.mn.us. Any comments and materials submitted by 2:00 p.m. December 11, 2020 will be provided to the BZA for their review. You must include your name and residential address for the public record. Please note, due to the COVID-19 health pandemic and its impact of staffing, any comments and materials received after 2:00 p.m. December 11, 2020 will not be provided to the BZA.

Applicant: You or your representative need to attend this meeting to answer any questions the Board may have.