

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
DECEMBER 28, 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/stephan.suon/R79PL0RP>
2. Join by phone – choose one: (651) 267-3988, Conference ID: 7495016
(651) 266-5758, Conference ID: 7495016
(651) 266-5767, Conference ID: 7495016

I. Approval of minutes for December 14, 2020

II. Approval of resolutions: None

III. Old Business:

- | | | | |
|----|---|--|--------------------|
| A. | Applicant -
Location -
Zoning -
Purpose: <u>Minor Variance</u> | Paula Korntved
1364 Kent Street
R3
The applicant is proposing to construct a four-season porch addition to the front of the existing single-family dwelling. The proposed porch would partially encroach into the required front setback by 9.2'. A front yard of 28.2' is required (based on the average setback of the block); a setback of 19' is proposed for a variance of 9.2'. | (20-096373) |
|----|---|--|--------------------|

IV. New Business:

- B. Applicant - Anthony Sanneh (20-099787)
Location - 1511 Grand Avenue
Zoning - RM2
Purpose: Major Variance
This is an 18-unit apartment building located in the RM2 multi-family residential zoning district. The applicant is proposing to remodel an existing 817-square foot space in the basement that is currently being used for storage and an office into a one-bedroom dwelling unit. A one-bedroom unit requires one off-street parking space; no additional parking spaces would be provided for a variance of one parking space.
- C. Applicant - Monnie McMahan and Todd J. Danielson (20-099784)
Location - 1977 Fairmount Avenue
Zoning - R3
Purpose: Minor Variance
The applicant is proposing to remove an existing sunroom and construct a larger sunroom addition to an existing single-family dwelling. The zoning code requires a minimum side yard setback of 6' for a single-family dwelling in the R3 zoning district. The proposed addition would be set back 4.2' from the east property line for a variance of 1.8'.
- D. Applicant - Thinh Pham (20-099668)
Location - 1091 Milton St. North
Zoning - RT1
Purpose: Minor Variance
The applicant is proposing to demolish an existing detached single-story one-car garage and construct an attached two-story two-car garage with living space above in the side yard. Single-family dwellings in the RT1 zoning district require a side yard setback of 4', a setback of 2.25' is proposed, for a variance of 1.75'.
- E. Applicant - HOPE Community Academy (20-099782)
Location - 720 Payne Avenue
Zoning - B2
Purpose: Major Variance
The applicant is proposing to construct a three-story addition onto the HOPE Community Academy, a K-8 institution. The addition will accommodate a new high school program and a full-size gymnasium. The zoning code requires a high school to provide 1 off-street parking space for every 10 high school students and 1 space per employee. The school currently provides 77 off-street parking spaces. The proposed addition will eliminate 33 existing parking spaces, leaving 44 spaces on the lot. With the addition of the high school program, the school will be required to provide 125 off-street parking spaces. 44 off-street parking spaces are proposed, for a variance of 81 spaces.

V. Discuss schedule for 2021 BZA hearings.

VI. 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 24, 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 24, 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.