

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
NOVEMBER 30, 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/stephan.suon/YG58TV90>
2. Join by phone – choose one: (651) 267-3988, Conference ID: 71646783
(651) 266-5758, Conference ID: 71646783
(651) 266-5767, Conference ID: 71646783

I. Approval of minutes for November 02, 2020

II. Old Business: None

III. New Business:

- | | | | |
|----|-------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| A. | Applicant -
Location -
Zoning -
Purpose: <u>Minor Variance</u> | Kayla Zirpel-Proctor
284 Nugent Street
R4
The applicant has been conducting a chiropractic clinic out of her home as a home occupation since 2015. The applicant obtained a building permit in 2015 to alter her home for the primary purpose of conducting her business but did not file a Home Occupation Affidavit. A condition of conducting a home occupation out of a dwelling where the resident lives prohibits the structural alteration of the home for the primary purpose of conducting the home occupation. The applicant is requesting a variance from this requirement. | (20-091159) |
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- B. Applicant - Anne Hendrickson (20-090950)
 Location - 635 Fairview Avenue North
 Zoning - I1
 Purpose: Major Variance
 The applicant is proposing to convert an existing office building located in the I1 zoning district primarily as a child care center (day care). The zoning code requires that a child care center located in an industrial district be accessory to a principal use permitted in the district. The day care will be the primary use of this building, for a variance of this requirement.
- C. Applicant - Jeremy Exley (20-090951)
 Location - 2132 Grand Avenue
 Zoning - RM2
 Purpose: Major Variance
 The applicant is proposing to demolish the existing duplex on this lot in order to construct a 7-unit multi-family dwelling. A surface parking lot is proposed to be installed in the rear yard. The zoning code requires off-street parking to be a minimum of 4' from any lot line, a setback of 1.9' is proposed from the east property line, for a variance of 2.1'.
- D. Applicant - Christopher C. Bernhardt (20-091178)
 Location - 1811 Montreal Avenue
 Zoning - R2
 Purpose: Minor Variance
 The applicant is proposing to construct a one-story addition to an existing single-family dwelling. The zoning code requires a minimum side yard setback of 8' for a single-family dwelling in the R2 zoning district. The proposed addition would be set back 6' from the east property line for a variance of 2'.
- E. Applicant - Michael Juarez-Sweeney (20-092084)
 Location - 1615 Wellesley Avenue
 Zoning - R4
 Purpose: Minor Variance
 The applicant is proposing to construct a full second-story addition to the existing single-family dwelling. The zoning code requires a minimum side yard setback of 4' for a single-family dwelling in the R4 zoning district. The structure has an existing nonconforming setback of 3.5' on the west side; the applicant intends to build the addition along the existing sidewall for a variance request of .5'.

IV. 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 yaya.diatta@ci.stpaul.mn.us. Any comments and materials submitted by 2:00 p.m. November 25, 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. November 25, 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.