

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
FEBRUARY 8, 2021 3:00 P.M.
375 JACKSON STREET – MICROSOFT TEAMS VIRTUAL HEARING
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 hearing. The Board of Zoning Appeals will determine the order of the agenda at the beginning of its hearing.

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

Microsoft Teams Tutorial:

Members of the public can [click here](#) to learn how to use Microsoft Teams.

Public Testimony:

Public comment can be submitted to dsi-zoningreview@stpaul.gov. Any comments and materials submitted by 2:00 p.m. February 5, 2021 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. February 5, 2021 will not be provided to the BZA.

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 hearing by telephone or other electronic means.

It is also not feasible for members of the public to attend the hearing 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 hearing remotely at:

1. Online: [Click here to join the hearing](#)

2. Join by phone: (612) 315-7905, Conference ID: 564976138#

I. Approval of minutes for: January 25, 2021

II. Approval of resolution for: None

III. Old Business:

- A. Applicant - Anastasia Pepera (20-101994)
Location - 870 Laurel Ave.
Zoning - RT1
Purpose: Minor Variance
The applicant is proposing to construct a wrap-around open covered porch on the front and west side of this existing single-family dwelling. An open, covered porch may project up to 6' into a required front yard. The average front yard setback for the block is 26.8'. The existing house has a nonconforming setback of 21'. The proposed porch will project 8' into the required front yard, for a variance of 8'.
- B. Applicant - James Tindall Jr. (21-214640)
Location - 1509 Marshall Ave.
Zoning - T3
Purpose: Major Variance
The applicant is proposing to demolish a vacant single-story office and warehouse building and construct a five story 60-unit multi-family dwelling. Multi-family dwellings in the T3 zoning district require a front yard setback range of 10'-25'. The average front yard setback for the block is 22.75' (required minimum), making the required front yard setback range 22.75'-25'. The proposed setback is 10.1', for a variance of 12.65'.

IV. New Business:

- C. Applicant - Kashindi Ramazani (21-225490)
Location - 805 Agate Street
Zoning - RT1
Purpose: Major Variance
The applicant is proposing to construct a new two-story single-family dwelling with an attached garage that will be accessed from Agate St. on a vacant lot. Access to off-street parking shall be from an abutting improved alley when available. There is an improved alley located to the south, but the applicant is proposing to use the street for access, for a variance of this requirement.
- D. Applicant - John & Lisa Rogers (21-225761)
Location - 2120 Douglynn Lane
Zoning - RL
Purpose: Minor Variance
The applicants are proposing to construct a four-season porch addition to the rear of the house. They are also proposing to expand the existing two-car garage horizontally to provide additional parking and vertically to add a second floor for additional living space. The following two variances are required for this project:
- 1.) Single-family dwellings in the RL zoning district require a front yard setback of 30'. This house has a nonconforming setback of 16.7'. A setback of 6.75' is proposed from the north property line, for a variance of 9.95'.
 - 2.) Structures built in the River Corridor Overlay Districts require a setback of 40' from the bluffline, a nonconforming setback of 12.1' is existing; a setback of 5.6' is proposed, for a variance of 6.5'.

V. Adjourn.