

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**MARCH 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](mailto:dsi-zoningreview@stpaul.gov). Any comments and materials submitted by 2:00 p.m. March 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. March 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: 936 868 838#

I. Approval of minutes for: February 22, 2021

II. Approval of resolution for: None

III. Old Business: None

IV. New Business: (Next page)

A. Applicant - Nathan Pankratz (21-239873)  
Location - 1780 Iglehart Avenue  
Zoning - RT1  
Purpose: Minor Variance  
The applicant is proposing to demolish an existing one-car detached garage in the rear yard in order to construct an ADA compliant two-car detached garage with an accessory dwelling unit above. The zoning code permits a floor area of up to 800 square feet for accessory dwelling units. A floor area of 878 square feet is proposed, for a variance of 78 square feet.

B. Applicant - Oneal Thompson (21-240250)  
Location - 274 Lafond Avenue  
Zoning - RT2  
Purpose: Major Variance  
The applicant is proposing to construct a new duplex and a two-car detached garage on this vacant lot. The following variances are required for this project:

- 1) A duplex requires three off-street parking spaces; two spaces would be provided in the garage for a variance of one parking space.
- 2) A minimum lot size of 6,000 square feet is required for a two-family dwelling in the RT2 zoning district. A lot size of 5,000 square feet is available for a variance of 1,000 square feet.

V. Adjourn.