

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**APRIL 05, 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. April 02, 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. April 02, 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 meeting](#)
2. Join by phone: (612) 315-7905, Conference ID: 813 720 482#

I. Approval of minutes for March 22, 2021(Not available until 4/19/21)

II. Approval of resolution for: 1085 Grand Avenue – 21-240950

**III. Old Business:**

- |    |   |   |                    |
|----|---|---|--------------------|
| A. | Applicant -<br>Location -<br>Zoning -<br>Purpose: <u>Major Variance</u> | Timothy Helin<br>1588 Saunders Avenue<br>R2<br>The applicant is proposing to construct a new, two-story single-family dwelling on a vacant lot. A side yard setback of 8’ is required in the R2 single family zoning district; a setback of 4’ from the east property line is proposed, for a variance of 4’. | <b>(21-239626)</b> |
|----|---|---|--------------------|

- B. Applicant - Stressless Properties LLC (21-240589)  
 Location - 116 Acker Street East  
 Zoning - I1  
 Purpose: Major Variance  
 The applicant is proposing to convert a portion of an existing building that is being used as an office for an impound lot located in the I1 zoning district into a two-bedroom residential unit. In the I1 industrial district, residential uses shall not be located in the basement or first floor and at least 80% of the first floor shall be devoted to principal uses permitted in the district, other than residential uses. The proposed dwelling will be on the first floor, for a variance from this requirement. The rest of the building dedicated to office space for the impound lot will occupy approximately 54.5%, for a variance of 25.5%.

**IV. New Business:**

- A. Applicant - Michael Bell (21-240955)  
 Location - 1252 James Avenue  
 Zoning - R4  
 Purpose: Minor Variance  
 The applicant is proposing to remove an existing deck at the back of the house and replace it with a larger covered three-season porch addition that would fill in an existing jog at the southeast corner of the house. This property is located in the R4 zoning district in planning district 14. In this planning district, the zoning code limits the total lot coverage of all buildings, including accessory buildings to forty (40) percent of the lot or 2,676 square feet. Including the proposed porch will result in a lot coverage of 41.3 % or 2,764.4 square feet, for a variance of 1.3 % or 88.4 square feet.

- B. Applicant - Brian Nerney & Mary Ellen Nerney (21-244937)  
 Location - 2288 Hillside Avenue  
 Zoning - RT2  
 Purpose: Minor Variance  
 The applicant is proposing to remove an existing detached garage in the rear yard and construct a new carport in the rear yard of this single-family dwelling. Accessory buildings shall be located at least 6' from the principal building or shall be considered attached for purposes of the zoning. The following two variances are required for this project.

1) A rear yard setback of 25' is required; the existing house has a nonconforming rear yard setback of 18.4', the proposed carport would be set back 5.5' from the rear property line, for a variance of 12.9'.

2) A side yard setback of 4' is required; a setback of 3.5' is proposed for a variance of .5'.

- C. Applicant - Scott N Rehovsky (21-243397)  
 Location - 1171 Rankin Street  
 Zoning - T2  
 Purpose: Major Variance  
 The applicant is requesting the following variances in order to construct a new single family dwelling on this vacant lot:
- 1) The traditional neighborhood design standards require a maximum front yard setback of 25'; a 40' setback is proposed for a variance of 15'.
  - 2) The standards also require Sixty (60) percent of the front facade of the building to fall within the maximum setback; the entire building would be located outside the 25' maximum front setback for a variance of this requirement.
- D. Applicant - Cretin-Derham Hall/ Paul Solmon (21-244698)  
 Location - 555 Hamline Ave South  
 Zoning - R4  
 Purpose: Major Variance  
 The applicant is requesting a variance from the sign code requirement in order to install a sign on the new building addition on the south side of Cretin-Derham Hall facing Hartford Ave. The zoning code permits one sign per street frontage. This property fronts on four streets, which allows a total of 4 signs, 17 signs approved through a variance are existing. The proposed sign would bring the total signage to 18, for a variance of 14 signs.
- E. Applicant - Joe Schneider (21-243404)  
 Location - 749 Mount Curve Blvd.  
 Zoning - RM2 / RC4  
 Purpose: Major Variance  
 The applicant is proposing to demolish an existing duplex in order to construct a new three-story, 10-unit, multi-family residential building. A minimum front yard setback of 26.6' is required based on the block's average setback. Although a portion of the structure (1.6') would be located in the required front yard setback, the front yard-facing balconies would be projecting 2.5' further into the required front setback, resulting in an overall front setback of 22.5', for a variance of 4.1'.

F. Applicant - Marshall Lofts LLC/Jon Schwartzman (21-243610)  
Location - 2097 Marshall Avenue  
Zoning - RM1  
Purpose: Major Variance  
The applicant is proposing to demolish four single-family homes and construct a new 50-unit apartment building, 9-unit rentable townhome building, and 61 off-street parking spaces. The development as proposed will require three variances:

- 1) Seventy-three (73) off-street parking spaces are required, sixty-one (61) spaces are proposed, for a variance of twelve (12) spaces.
- 2) A side yard setback of 9' is required; on the north apartment building a stack of balconies on the east elevation would project 5' into the required side setback. 4' interior side setback is proposed, for a variance of 5'.
- 3) A rear yard setback of 25' is required; on the north apartment building six stacks of balconies on the north elevation would project 5' into the required rear setback. 20' rear setback is proposed, for a variance of 5'.

G. Applicant - WEB Development LLC (21-241021)  
Location - 235 Cleveland Avenue South  
Zoning - B2  
Purpose: Major Variance  
The applicant is proposing to tear down an existing single-story building that was previously used as a dry-cleaning business and construct a five-story mixed residential and commercial building. The following variances are requested:

- 1.) A maximum building height of 40' is permitted, a height of 54.8' is proposed, for a variance of 14.8'
- 2.) A maximum floor area ratio (FAR) of 2.0 is permitted, a floor area ratio of 2.75 is proposed, for a variance of 0.75.
- 3.) The zoning code requires 37 off-street parking spaces, 23 spaces are proposed, for a variance of 14 off-street parking spaces.

V. Adjourn.