

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**May 03, 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 30, 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 30, 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: 600 699 248#

I. Approval of minutes for: April 19, 2021

II. Approval of resolution for: None

III. Old Business: None

IV. New Business: (Next page)

- A. Applicant - Dustin Thune and Katherine Thune (21-255160)  
 Location - 455 Chatsworth Street South  
 Zoning - R4  
 Purpose: Minor Variance  
 The applicants are proposing to remove the existing detached garage and carport in order to construct a detached garage with an attached Accessory Dwelling Unit (ADU) in the rear yard. The maximum size allowed for all accessory structures is 35% (1,568 square feet) of the rear yard or 1,000 square feet, whichever is less. The proposed garage and ADU would be 2,032 square feet in size, for a variance of 1,032 square feet.
- B. Applicant - Louis Knippenberg (21-255228)  
 Location - 960 Duchess Street  
 Zoning - RT1  
 Purpose: Major Variance  
 The applicant is proposing to construct a new single-family dwelling with a one-car attached garage on this vacant lot. 1) A 4' side yard setback is required; a 3' setback is proposed from the north property line, for a variance of 1'. 2) A rear yard setback of 25' is required; a 5' setback is proposed, for a variance of 20'.
- C. Applicant - Chad Biniker (21-255292)  
 Location - 850 Grand Avenue  
 Zoning - B2  
 Purpose: Major Variance  
 The applicant is requesting a variance of the Grand Avenue Special District Sign Plan in order to install a new projecting sign for Lovesac. The Grand Avenue Special Sign District requires a projecting sign to be located a minimum distance of thirty (30) feet from any other projecting sign. The proposed sign would be located within 30' of two existing projecting signs, for a variance of this requirement.

V. Adjourn.