

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
JULY 12, 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. **July 9, 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. **July 9, 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: 327 665 442#

I. Approval of minutes for: June 28, 2021

II. Approval of resolution for: 428 Ohio St. (File # 21-270946)

III. Old Business: None

IV. New Business: (Next page)

- A. Applicant - Stuart & Lynne Sanders (21-279600)
 Location - 296 Mississippi River Blvd
 Zoning - R2
 Purpose: Major Variance
 The applicants are proposing to construct a new single-family dwelling on this vacant lot located in the R2 residential single-family zoning district. The property is located in planning district 14 which allows a maximum building height of 26'; a height of 28' is proposed, for a variance of 2'.
- B. Applicant - Duyen Nguyen (21-279607)
 Location - 2318 Standish St.
 Zoning - RT2
 Purpose: Minor Variance
 The applicant is requesting a variance in order to split this parcel southwest/northeast and create a new lot suitable for a new single-family dwelling in the RT2 townhouse residential zoning district. A minimum lot width of 40' is required for a single-family dwelling. The lot split would result in a lot width of 36.2' for the southern lot, for a variance of 3.8'.
- C. Applicant - WSF PHASE III A, LLC (21-277662)
 Location - 55 Livingston Ave.
 Zoning - T3M
 Purpose: Major Variance
 The applicant is proposing to install a new wall sign on a multi-family residential building in the T3M traditional neighborhood master plan zoning district. The following variances are required: 1.) For multiple-family structures on parcels larger than twenty-five thousand (25,000) square feet, one (1) or two (2) identification sign(s) on each street frontage is/are allowed. The sign is proposed on the north side of the building facing an interior property line. The total amount of signage allowed on the north side is zero (0) square feet; a 39.87 square foot sign is proposed, for a size variance of 39.87 square feet. 2.) No sign shall project higher than 30' above grade for residential uses in the T3M zoning district; a height of 45.04' is proposed, for a height variance of 15.04'.
- D. Applicant - WSF PHASE III B, LLC (21-279615)
 Location - 85 Livingston Ave.
 Zoning - T3M
 Purpose: Major Variance
 The applicant is proposing to install a new projecting sign on a multi-family residential building in the T3M traditional neighborhood master plan zoning district. The following variances are required: 1.) For multiple-family structures on parcels larger than twenty-five thousand (25,000) square feet, one (1) or two (2) identification sign(s) on each street frontage is/are allowed. The total amount of signage on each frontage shall not exceed twenty-four (24) square feet in size; a projecting sign 30.35 square feet in size is proposed on the south side of the building facing Filmore

Ave, for a size variance of 6.35 square feet. 2.) No sign shall project higher than thirty (30) feet above grade for residential uses in the T3M zoning district; a height of 37.94' is proposed, for a height variance of 7.94'.

V. Adjourn.