

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
JULY 26, 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 23, 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 23, 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: July 12, 2021

II. Approval of resolution for: 2318 Standish St. (File # 21-279607)

III. Old Business: None

IV. New Business: (Next page)

- A. Applicant - James Runyon (21-282863)
 Location - 339 Woodlawn Avenue
 Zoning - R2/RC3
 Purpose: Minor Variance
 The applicant is proposing to construct a second-story addition over an existing attached garage and turn the first floor of this garage into living space. A new two-stall attached garage is proposed at the rear of the former garage for this existing single-family dwelling in the R3 one-family zoning district. The following variances are required for this project: 1) A side yard setback of 8 feet is required; a 4.5-foot setback is proposed from the northern property line, for a variance of 3.5 feet. 2) A rear yard setback of 25 feet is required; a 15-foot setback is proposed, for a variance of 10 feet. (This Zoning Application is continued until the Aug 9, 2021, BZA public hearing due to a delay in required DNR notification for properties within the River Corridor Overlay District.)
- B. Applicant - PPL Emma Norton LP (21-282870)
 Location - 801 Mt. Curve Blvd.
 Zoning - F6/RC3
 Purpose: Major Variance
 The applicant is proposing to construct a five-story, Congregate Living building with 60 supportive housing units and 6,700 square feet of administrative offices and supportive services, structured off-street parking, and bicycle parking in a F6 Gateway Zoning District. The proposed development is requesting three variances: 1) The required Floor Area Ratio is 1.0 minimum – 3.0 maximum. A FAR of 3.45 is proposed, for a variance of 0.45 FAR. 2) The maximum Lot Coverage by Buildings is 70%. The proposed building’s lot coverage is 77.9%, for a variance of 7.9%. 3) A Supportive Housing Facility in a Ford District shall serve sixteen (16) or fewer facility residents. The proposed building may house up to 64 residents, for a variance of 48 supportive housing facility residents.
- C. Applicant - Nellie Francis Ct Limited Partnership (21-282880)
 Location - 2285 Hillcrest Avenue
 Zoning - F6/RC3
 Purpose: Major Variance
 The applicant is proposing to construct a five-story, multi-family, workforce housing building with 75 residential units and amenity space, 38 structured off-street parking spaces, and bicycle parking in a F6 Gateway Zoning District. The proposed development is requesting five variances: 1) The required Floor Area Ratio is 1.0 minimum – 3.0 maximum. A FAR of 3.04 is proposed, for a variance of 0.04 FAR. 2) The Ford Site Zoning and Public Realm Master Plan requires a minimum Lot Coverage for Open Space of 25%. The proposed open space lot coverage is 22.1%, for a variance of 2.9%. 3) This parcel is within the existing RC3 River Corridor Urban Open Overlay District and the western third of the building is located in the

future Mississippi River Critical Corridor Area’s River Town and Crossings (CA-RTC) Overlay District, which will allow a maximum 48’ building height. A building height of 60’-9” is proposed, for a variance of 12’-9” to the RC3 overlay district for that portion of the building in the future CA-RTC overlay district, based on a variance granted in 2019 (#19-096470).

4) The minimum off-street parking requirement for multi-family residential is 0.75 space per dwelling unit. A minimum of 56 off-street parking spaces are required. 38 parking spaces are proposed, for a variance of 18 off-street parking spaces.

5) The Ford Site Zoning and Public Realm Master Plan requires a minimum of one Car-Share Vehicle parking space for multi-family residential buildings with 50 - 200 units. Zero car-share spaces are proposed, for a variance of one (1) car-share vehicle parking space.

D. Applicant -
Location -
Zoning -
Purpose: Major Variance

Ann Duginske Cibulka (Ryan Companies US, Inc.) (21-282684)
2270 Ford Parkway
F6/RC3

The applicant is proposing to construct a two-story, multi-tenant medical office building including 62,500 square feet of tenant space, 16 surface parking spaces, 266 structured parking spaces, bicycle parking, and landscaping in a F6 Gateway Zoning District. The proposed development is requesting three variances:

1) The required Floor Area Ratio is 1.0 minimum – 3.0 maximum. A FAR of 0.94 is proposed, for a variance of 0.06 FAR.

2) The Ford Site Zoning and Public Realm Master Plan requires two designated car-share vehicle parking spaces for non-residential parking facilities with 50 or more spaces, plus 1 additional car-share space for every 40 parking spaces over 50 spaces. 266 parking spaces will be provided, requiring 8 car-share spaces; zero car-share spaces are proposed, for a variance of 8 car-share vehicle parking spaces.

3) The Ford Site Zoning and Public Realm Master Plan’s Gateway Frontage design standard S21. requires that a building setback fronting the Gateway park shall be a maximum of ten feet (10’). Portions of the building are proposed to be setback between 10.7’ and 64.6’ from Gateway Park, for a variance up to 54.6’.

E. Applicant -
Location -
Zoning -
Purpose: Minor Variance

Huseyin Erhan Dincer (21-283498)
58 Mississippi River Blvd. N.
R2/RC3

The applicant is proposing to convert an existing two-car attached garage into storage space and a mudroom and construct a two-car attached garage onto the north side of the converted space. A side yard setback of 8’ is required; a setback of 4’ is proposed on the east side, for a variance of 4’.

- F. Applicant - Jeremy & Renee Hawthorne (21-283901)
 Location - 1824 Colvin Avenue
 Zoning - R1
 Purpose: Minor Variance
 The applicant is proposing to expand an existing two-car attached garage in order to accommodate a larger kitchen and a mudroom. 1) A side yard setback of 10' is required; a setback of 3.3' is proposed on the north side, for a variance of 6.7'. 2) Garages shall be set back from the front lot line at least as far as the principal structure; the proposed garage would further extend in front of the house for a variance of this requirement.
- G. Applicant - Louis Knippenberg (21-283605)
 Location - 499 Minnehaha Ave East
 Zoning - RT1
 Purpose: Major Variance
 The applicant is proposing to construct a new single-family dwelling with an attached garage on this vacant lot. A rear yard setback of 25' is required; a 5' setback is proposed, for a variance of 20'.
- H. Applicant - Frogtown Crossroads/Eduardo Barrera (21-283544)
 (Frogtown Entrepreneur Center / Neighborhood Development Center)
 Location - 625 University Ave West
 Zoning - T3
 Purpose: Major Variance
 The applicant wishes to install two projecting signs (one on the south façade and one on the east façade) on a new mixed-use building located in the T3 zoning district. 1) A maximum display area of 16 square feet is permitted on each side for projecting signs. Both proposed signs are 27.5 square feet in size, for a variance of 11.5 square feet each. 2) The highest point on a projecting sign shall be no more than thirty (30) feet above grade. The proposed signs will project to 36 feet above grade at their highest points, for a variance of 6 feet each.

V. Adjourn.