

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**AUGUST 09, 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. August 06, 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. August 06, 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 26, 2021

II. Approval of resolution for: None

**III. Old Business:**

- A. 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.
- B. 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.

- C. Applicant - Ann Duginske Cibulka (Ryan Companies US, Inc.) (21-282684)  
 Location - 2270 Ford Parkway  
 Zoning - F6/RC3  
 Purpose: Major Variance
- 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’.

**IV. New Business:**

- 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 R2 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.
- B. Applicant - Ben & Erica Pinc (21-287850)  
 Location - 552 Arlington Avenue West  
 Zoning - R3  
 Purpose: Minor Variance
- The applicants are proposing to remove an existing detached garage in the rear yard and construct a new two-car detached garage in the rear yard. 1) The zoning code requires accessory buildings to be set back at least 3’ from all interior lot lines; a setback of 1’ is proposed from the east and the south property lines for a variance of 2’ on each side. 2) A setback of 12" is required from the east property line for the overhang; a setback of 8" is proposed, for a variance of 4".

C. Applicant - James W. Tindall Jr (21-288043)  
Location - 1509 Marshall Avenue  
Zoning - T3  
Purpose: Major Variance The parking requirement was originally met by providing the required 44 parking spaces. After the conditional approval and second review cycle had completed, it became known that the Marshall Ave. curb cut would be denied. This denial requires alley access to parking resulting in the removal of 7 proposed spaces along the alley for a variance of 7 parking spaces.

V. Adjourn.