

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
AUGUST 23, 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. August 20, 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 20, 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 hearing](#)
2. Join by phone: (612) 315-7905, Conference ID: 327 665 442#

I. Approval of minutes for: August 9, 2021

II. Approval of resolution for: None

III. Old Business: None

IV. New Business: (Next page)

- A. Applicant - Ericca Richter-Maas (21-292574)
 Location - 530 Desnoyer Avenue
 Zoning - R3
 Purpose: Minor Variance
 The applicant is proposing to remove an existing two-car detached garage in the rear yard and construct a new two-car detached garage in the rear yard. The zoning limits the height of accessory buildings to a maximum of fifteen (15) feet measured to the midpoint of the gable; the proposed garage would be seventeen (17) feet tall at the midpoint, for a variance of two (2) feet.
- B. Applicant - Joaquin Rosales (21-292622)
 Location - 2182 Powers Avenue
 Zoning - R2
 Purpose: Minor Variance
 The applicant is proposing to construct an enclosed entry addition onto the front of the house. A front yard setback of 27' is required; a setback of 21' is proposed, for a variance request of 6'.
- C. Applicant - Tuyet Thi Hong Phan (21-292623)
 Location - 655 Elfelt Avenue
 Zoning - RT1
 Purpose: Major Variance
 The applicant is requesting the following variances in order to construct a new single-family dwelling on this vacant lot. 1) A front yard setback of 22.5 feet is required; a front yard setback of 15.67 feet is proposed, for a variance request of 6.83 feet. 2) Attached garages shall be set back from the front lot line as far as the principal structure; the proposed garage would project in front of the principle structure, for a variance of this requirement.
- D. Applicant - Joseph Peris (21-289442)
 (Ryan Companies US, Inc.)
 Location - 861 Cretin Ave South
 Zoning - F3/RC3
 Purpose: Major Variance
 The applicant is proposing to construct a six-story, mixed-use building with 180 residential units and amenity space, 2,100 square feet of commercial space, 160 structured off-street parking spaces, and bicycle parking in a F3 Residential Mixed Mid Zoning District. The proposed development is requesting two variances:
 1). 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.
 2). The southwest corner of the parcel is within the existing RC3 River Corridor Urban Open Overlay District and the future Mississippi River Critical Corridor Area's Urban Mixed (CA-UM) Overlay District, which will allow a maximum 65' building height. A building height of 75' is proposed, for a variance of 10' to the RC3 overlay district for that portion of the building in the future CA-UM overlay district, based on a variance granted in 2019 (#19-096470).

V. Adjourn.