

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**OCTOBER 04, 2021 3:00 P.M.**  
**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. October 01, 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. October 01, 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: September 20, 2021

II. Approval of resolution for: None

III. Old Business: None

IV. New Business: (Next page)

- A. Applicant - Karen E. Rue (21-302085)  
 Location - 2141 Knapp Street  
 Zoning - R3  
 Purpose: Minor Variance  
 The applicant was granted a height variance in 2019 by the Board of Zoning Appeals (BZA) to construct a new Accessory Dwelling Unit (ADU). The ADU was proposed to be within 6' of the principal structure, which is considered attached for zoning purposes. At the time of the building permit review, staff noticed that this information was missed during the previous variance application. The new variances are as follows:
1. A side yard setback of 6' is required; a setback of 2'9" is proposed, for a variance 3'3".
  2. A rear yard setback of 25' is required; a setback of 11" is proposed, for a variance of 24'1".
- B. Applicant - Philip & Janet Gracia (21-302081)  
 Location - 468 Wyoming Street East  
 Zoning - R4  
 Purpose: Minor Variance  
 The applicants are proposing to construct a new deck addition to the rear of the house that would serve the 2nd story of this single-family dwelling.
1. A rear yard setback of 25' is required; the existing rear yard setback is nonconforming at 12', a zero setback is proposed for a variance of 12'.
  2. In the R4 residential zoning district, principal buildings shall not cover more than 35% of any zoning lot; the existing building has a nonconforming lot coverage of 45% or 1,471 square feet. The proposed deck and the house would occupy 54% of the lot or 1,747 square feet, for a variance of 9% or 276 square feet."
- C. Applicant - David and Terry Gilberstadt (21-298274)  
 Location - 1754 Colvin Avenue  
 Zoning - R1  
 Purpose: Major Variance  
 The applicants are proposing to demolish an existing house in order to construct a new single-family dwelling with an attached garage. The zoning code states that 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 - Ann Duginske Cibulka (21-302069)  
 Location - Ryan Companies US, Inc.  
 Zoning - 2270 Ford Parkway  
 Purpose: Major Variance F6  
 2270 Ford Parkway is a proposed multi-tenant medical office building in a F6 Gateway Zoning District and within the boundary of the Highland Village Special Sign District. The applicant is requesting variances to the size and height of select signs proposed for the property:
1. The Highland Village Special Sign District Sign Plan allows for a freestanding sign with a maximum gross surface display area of twenty-four (24) square feet per side. A one-sided freestanding sign with a 130 square foot gross surface display area is proposed, for a variance of 106 square feet of display area per side.
  2. The Sign Plan allows for a projecting sign with a maximum gross surface display area of sixteen (16) square feet per side. One projecting sign with a gross surface display area of 60 square feet per side is proposed, for a variance of 44 square feet per side.
  3. In a F Zoning District, the highest point on a projecting sign shall be no more than thirty (30) feet above grade. A projecting sign 37 feet above grade is proposed, for a variance of 7 feet in height.
  4. The Sign Plan requires that the highest point on a wall sign be no more than thirty (30) feet above grade. On the building's west façade, a wall sign with a height of 39 feet above grade is proposed, for a variance of 9 feet in height.
- E. Applicant - Nathaniel George (21-292735)  
 Location - 2148 Lower St. Dennis Rd  
 Zoning - R1  
 Purpose: Minor Variance  
 The applicant is constructing an outdoor swimming pool in the rear yard behind the existing single-family home. The zoning code requires that yards of one-family structures containing pools be enclosed by an obscuring fence or wall not less than four (4) feet in height. The proposed fence would be partially obscuring and partially non-obscuring but most of the south and east sections of the pool would have no fencing, for a variance of this requirement.
- F. Applicant - Michaelene Colestock (21-300255)  
 Location - ANEW Chemical Health Services  
 Zoning - 1075 Hudson Road  
 Purpose: Major Variance T2  
 The applicant is proposing to convert an existing building into a supportive housing facility for up to 13 adult residents. The zoning code requires that supportive housing facilities be at least 1,320 feet from supportive housing facilities, licensed correctional community residential facilities, emergency housing facilities, shelters for battered persons, or overnight shelters; this facility is proposed to be 776 feet from a nearest facility in the beforementioned list, for a variance of 544 feet.

V. Adjourn.