

**AGENDA RESULTS**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**SEPTEMBER 20, 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. September 17, 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. September 17, 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: August 23, 2021 – Approved 6-0  
Moved by: Miller / Second by: Trout-Oertel
  - II. Approval of resolution for: 655 Elfelt Street (Case # 21-292623)  
Approved 7-0
  - III. Old Business: None
  - IV. New Business: (Next page)

- A. Applicant - Ellen Stewart - City of Saint Paul Parks & Recreation **(21-297779)**  
 Location & Zoning - 2290 Ford Pkwy (F6/RC3), 875 Mt Curve Blvd (F2/RC3), and 2230  
 Montreal Ave (F1/F6/RC3)  
 Purpose: Major Variance The applicant is proposing three freestanding identification signs within  
 Gateway, Assembly Union, and Unci Makha Parks at Highland Bridge.  
 The Highland Village special district sign plan allows one freestanding  
 sign per lot, for a variance of two freestanding signs each in Gateway  
 Park at 2290 Ford Parkway, Assembly Union Park at 875 Mount Curve  
 Blvd, and Unci Makha Park at 2230 Montreal Avenue.  
**Approved** **7-0**
- B. Applicant - Johnny Opara – JO Companies, LLC **(21-300156)**  
 Location - 520 Payne Avenue  
 Zoning - T2  
 Purpose: Major Variance The applicant is proposing to construct a new multifamily building on this  
 parcel with stacked balconies that will project into the required front yard  
 setback. A front yard setback of 10 feet is required; 4.25 feet is proposed,  
 for a variance of 5.75 feet.  
**Approved** **7-0**
- V. Adjourn.