

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**OCTOBER 18, 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 15, 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 15, 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: 475 401 656#

I. Approval of minutes for: October 4, 2021

II. Approval of resolution for: None

III. Old Business: 1075 Hudson Road (File #21-300255)

IV. New Business: (Next page)

- A. Applicant - Diane Reisdorfer (21-302483)  
 Location - 1931 James Avenue  
 Zoning - R4  
 Purpose: Minor Variance  
 The applicant is proposing to add an enclosed porch addition onto the front of this existing home. The zoning code requires a front yard setback of 20.25'; a setback of 19.5' is proposed, for a variance of .75'.
- B. Applicant - Joseph F. Lais (21-307063)  
 Location - 1615 Portland Avenue  
 Zoning - R3  
 Purpose: Minor Variance  
 The applicant is proposing to add a kitchen addition onto the rear of this existing single-family dwelling. The zoning code requires a 6' side yard setback in the R3 single family zoning district; a 4' side yard setback is proposed, for a variance of 2'.
- C. Applicant - Eric Almendinger (21-302482)  
 Location - 1257 Birmingham Street  
 Zoning - R3  
 Purpose: Minor Variance  
 The applicant is proposing to construct a three-car detached garage with a basement in the rear yard of this property. The zoning code permits a maximum height of 12' for flat-roof accessory structures; a 16.5' height is proposed, for a variance of 4.5'.
- D. Applicant - Maureen Michalski (21-302059)  
 Location - Ryan Companies US, Inc  
 Zoning - 2192 Ford Parkway  
 Purpose: Major Variance  
 F1-F6 /RC3  
 Approved variances for temporary signage on the Highland Bridge fence wrap (BZA File #20-029768) included a condition that "All construction fence wrap displaying the temporary signs permitted under this application must be removed after 16 months from the date the sign permit is issued." The applicant is requesting an extension to the time limit of the fence wrap temporary signage to coincide with major real estate development within the Highland Bridge site.

On May 18, 2020, the Board of Zoning Appeals approved variances to allow "temporary signage on the construction privacy fence around different sections of the Ford Site." The Zoning Administrator is requesting administrative authority to review and certify zoning compliance for temporary signage as the Highland Bridge construction fence perimeter is modified from time-to-time over the course of the development.

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

Schafer Richardson  
176 Robert Street South  
ITM / RC4

**(21-307068)**

The applicant is proposing to construct a new mixed-use building on this property. In the IT Industrial Transitional zoning district, the zoning code limits residential uses to no more than 50% of the first floor; the applicant is proposing to utilize 75% of the first-floor space for residential uses, for a variance of 25%.

V. Adjourn.