

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**NOVEMBER 29, 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. November 24, 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. November 24, 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: <https://tinyurl.com/saintpaulbza>
2. Join by phone: (612) 315-7905, Conference ID: 475 401 656#

I. Approval of minutes for: November 15, 2021

II. Approval of resolution for: None

III. Old Business: None

IV. New Business: (Next page)

- A. Applicant - O.I.G Holdings LLC (21-315127)  
 Location - 465 Anita Street  
 Zoning - RT1/RC4  
 Purpose: Minor Variance  
 The applicant remodeled this single-family dwelling and removed the primary entrance on the front of the home. The zoning code requires that a primary entrance of a principal structure be located within the front third of the structure. The applicant is proposing the primary entrance to be in the rear of the building, for a variance of this requirement.
- B. Applicant - Gradepower Learning Center LLC (21-315498)  
 Location - 1055 Westgate Drive  
 Zoning - I1  
 Purpose: Major Variance  
 The applicant is proposing to convert a suite in this building located in the I1 zoning district to a child care center (day care). The zoning code requires that a child care center located in an industrial district be accessory to a principal use permitted in the district. The proposed day care would not be accessory to a primary use allowed in this district, for a variance of this requirement.

V. Adjourn.