

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**November 01, 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 29, 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 29, 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 18, 2021

II. Approval of resolution for: None

III. Old Business: None

IV. New Business: (Next page)

- A. Applicant - Thomas Schroeder (21-310398)  
 Location - 1446 Summit Avenue  
 Zoning - R2  
 Purpose: Minor Variance  
 This property has two existing detached garages totaling 908 square feet in size. The applicant is proposing to demolish one garage and construct a new garage, resulting in a total of 1,438 square feet of accessory structures. The zoning code limits the footprint of accessory structures to 1,000 square feet, for a variance of 438 square feet.
- B. Applicant - Ackerberg Group (Marc Basara) (21-310415)  
 Location - 337 Seventh Street West  
 Zoning - T3  
 Purpose: Major Variance  
 The applicant is proposing to install a projecting sign on the southeastern façade of this new mixed-use building. The zoning code allows a maximum size of 16 square feet for projecting signs; a 48 square foot sign is proposed, for a variance of 32 square feet.
- C. Applicant - Ryan Companies (Joseph Peris) (21-310035)  
 Location - 2192 Ford Parkway (2B)  
 Zoning - F5, RC3  
 Purpose: Major Variance  
 The applicant is proposing to construct a six-story, mixed-use building including 145 residential units, 23,900 square feet of commercial space, surface and structured parking, and bicycle parking in a F5 Business Mixed Zoning District. The Ford Site Zoning and Public Realm Master Plan requires one designated car-share vehicle parking space for buildings with 50 - 200 residential units and two designated car-share vehicle parking spaces for non-residential parking facilities with 50 or more spaces, plus 1 additional car-share space for every 40 parking spaces over 50 spaces. 5 car-share spaces are required; zero car-share spaces are proposed, for a variance of 5 car-share vehicle parking spaces.
- D. Applicant - Ryan Companies (Maureen Michalski) (21-310036)  
 Location - 2192 Ford Parkway (2C)  
 Zoning - F5, RC3  
 Purpose: Major Variance  
 The applicant is proposing to construct two mixed-use buildings on the same parcel including 78 residential units, 24,000 square feet of commercial space, surface and structured parking, and bicycle parking in a F5 Business Mixed Zoning District. The Ford Site Zoning and Public Realm Master Plan requires one designated car-share vehicle parking space for buildings with 50 - 200 residential units. No car-share parking spaces are required for non-residential uses providing 0 to 24 parking spaces. 1 car-share space is required; zero car-share spaces are proposed, for a variance of 1 car-share vehicle parking space.

V. Adjourn.