

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
November 15, 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. Any comments and materials submitted by 2:00 p.m. November 12, 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 12, 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: November 01, 2021

II. Approval of resolution for: 1446 Summit Avenue (21-310398)

III. Old Business: 2192 Ford Parkway:

- 21-310035 (Block 2B) and 21-310036 (Block 2C) – Laid Over from Nov 1, 2021. Application subsequently withdrawn. Withdrawal letter attached

IV. New Business: (Next page)

- A. Applicant - Sarah Kalhorn & Andrew Voss (21-315337)
 Location - 721 Lincoln Avenue
 Zoning - R4
 Purpose: Minor Variance
 The applicants are proposing to remove the existing detached garage in order to construct a detached garage with an Accessory Dwelling Unit (ADU) in the rear yard. The floor area of the accessory unit shall be a maximum of eight hundred (800) square feet; a floor area of 863.4 square feet is proposed, for a variance of 63.4 square feet.
- B. Applicant - Historic Saint Paul (Carol Carey) (21-310427)
 Location - 47 Douglas Street
 Zoning - R4
 Purpose: Minor Variance
 The applicant is proposing to construct an open covered porch on the front of this existing single-family dwelling. Two zoning variances are requested: 1) The zoning code allows an open covered porch to project 6' into the required front setback; accordingly, a 1.7' deep porch would be permitted; the applicant is proposing a 6.9' deep porch, for a variance of 5.2'. 2) Principal buildings in the R4 zoning district shall not cover more than 35% of any zoning lot or 886 square feet, a 44% lot coverage or 1,123 square feet is proposed, for a variance of 9% or 237 square feet.
- C. Applicant - Christopher C Howe (21-315365)
 Location - 1079 Montana Ave West
 Zoning - R3
 Purpose: Minor Variance
 There is an existing attached garage built into the hill in the front yard of this single-family house. The applicant is proposing to construct an addition over the garage. A front yard setback of 28' is required; a setback of 16.25' is proposed, for a variance request of 11.75'.
- D. Applicant - Tumble Fresh (Steve Linn) (21-313398)
 Location - 1855 Suburban Avenue
 Zoning - T2
 Purpose: Major Variance
 The zoning code requires signs with dynamic display in a T2 zoning district to be monochromatic; the applicant is proposing full color, for a variance of this requirement.

V. Adjourn.