

**AGENDA RESULTS**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**MARCH 21, 2022, 3:00 P.M.**  
**ROOM 330 – CITY HALL**  
**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 (BZA) will determine the order of the agenda at the beginning of its hearing.

**Applicant:** It is highly recommended that you or a representative 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. March 18, 2022, will be provided to the BZA for their review. You must include your name and residential address for the public record. Please note, any comments and materials received after 2:00 p.m. March 18, 2022, will not be provided to the BZA.

City staff and BZA board members will be attending this meeting in-person. Members of the public and applicants may attend 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: February 22, 2022
  - II. Approval of resolution for: None
  - III. Old Business: None
  - IV. New Business:

- A. Applicant - Irene Opsahl & Thom Lister (22-032023)  
 Location - 1155 Raymond Avenue  
 Zoning - RT2  
 Purpose: Minor Variance  
 The applicant is proposing to demolish a rear portion of this single family dwelling and construct a two-story addition in the same area. The existing rear setback is nonconforming at 12.7'; the applicant is proposing the new addition to be set back 7.5' from the rear property line, for a variance of 5.2'.  
**Approved 4-0**
- B. Applicant - Muna Ali (22-034676)  
 Location - 664 Blair Avenue  
 Zoning - R4  
 Purpose: Minor Variance  
 The applicant is proposing an enclosed front entry addition and to modify front porch stairs to project into the required front setback. Two variances are requested: 1) Attached vestibules, enclosed entrances and greenhouses may project up to twenty (20) square feet into a required front or rear yard; a 68 square foot enclosed entrance is proposed, for a variance of 48 square feet. 2) An open, covered porch may project up to six (6) feet into a required front yard; the proposed porch stairs project an additional 8.3' into the front setback, for a variance of 8.3'.  
**Denied 4-1**
- C. Applicant - Daisy Properties LLC (22-031718)  
 Location - 623 Sims Avenue  
 Zoning - VP  
 Purpose: Major Variance  
 The applicant is proposing to split the existing parking lot into two parcels through a lot spilt. The zoning code states that surface offstreet parking spaces shall be a minimum of four (4) feet from all lot lines; the proposed new lot line would be at a zero (0) foot setback from the adjoining parking spaces on both lots, for a variance of four (4) feet each.  
**Approved 5-0**

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

City of Saint Paul  
410 Griggs Street North  
T4

(22-031720)

This parcel consists of parkland and a parking lot that serves the properties to the east. The applicant is proposing to separate the parkland from the parking lot through a lot split. The zoning code states that surface off-street parking spaces shall be a minimum of four (4) feet from all lot lines; the proposed new lot line would be at a zero (0) foot setback from the adjoining parking spaces, for a variance of four (4) feet.

**Laid Over 2 weeks**

**4-0**

V. Adjourn.

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