

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**MAY 16, 2022 – 3:00 P.M.**  
**ROOM 330 – CITY HALL**  
**SAINT 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:** It is highly recommended that you or a representative attend this hearing to answer any questions the Board or the public may have.

**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. May 13, 2022, will be provided to the BZA for their review. You must include your name and residential address for the public record.

I. Approval of minutes for: May 02, 2022

II. Approval of resolution for: None

III. Old Business: None

IV. New Business:

A. Applicant -	<b>Reynaldo &amp; Kirsten Aligada</b>	<b>(22-047683)</b>
Location -	2026 Norfolk Avenue	
Zoning -	R2/RC3	
Purpose: Minor Variance	The applicants are proposing to demolish an existing attached garage and construct a new attached garage with entryway. This property is in an R2 zoning district where a side yard setback of 8' is required; 2'-4" is proposed, for a variance of 5' 8".	

- B. Applicant - **Joshua Gamble** (22-047985)  
Location - 1493 Huron Street  
Zoning - R4  
Purpose: Minor Variance  
The applicant is proposing to construct a second-floor addition onto this existing single-family dwelling and rebuild the front steps. Two variances are requested: 1) The applicant is proposing to expand vertically along an existing exterior wall with a nonconforming side yard setback. A side yard setback of 4' is required; 3.9' is proposed on the north side, for a variance request of 0.1'. 2) The applicant is proposing to extend the depth of the front steps to accommodate a landing on the exterior of the front porch door. A 4' side yard setback is required; 2'-7" is proposed, for a variance of 1'-5".
- C. Applicant - **Sheeya Yang** (22-047301)  
Location - 1255 Desoto Street  
Zoning - R4  
Purpose: Major Variance  
The applicant is proposing to split this parcel in order to create a new lot that would be suitable for a new single-family dwelling. A lot width of 40' is required; the new lot is proposed to be 37.95' wide, for a variance request of 2.05'.
- D. Applicant - **Seestedt's (Tina Yeager)** (22-044539)  
Location - 1891 Suburban Avenue  
Zoning - T2  
Purpose: Major Variance  
The applicant is proposing to install a new wall sign on the south side of this commercial building located in the T2 zoning district. A maximum of 663.75 square feet of business signage is permitted on the property, and the property currently has 662.2 square feet of signage. The applicant is proposing to install a 38.33 square foot sign, for a variance request of 36.75 square feet.

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

**2-C Development (Paul Tucci)**

**(22-043623)**

1324 7<sup>TH</sup> Street West  
T2/RT2

The applicant is proposing to demolish the existing building and construct a new commercial building that includes retail and restaurant space. Six variances are requested: 1) A primary pedestrian building entrance is required on all arterial or collector streets; the applicant is proposing no primary pedestrian entrance on both Victoria and W. 7th Streets, for a variance of this requirement. 2) For new commercial buildings, glass in windows and doors shall be clear or slightly tinted and allow views into and out of the interior; the applicant is proposing opaque windows on facades facing both streets, for a variance of this requirement. 3) The bottom twenty-five (25) feet of buildings shall have elements that relate to the human scale such as doors and windows, texture, projections, awnings and canopies, ornament, etc., the applicant is proposing not to construct a building that includes these features, for a variance of this requirement. 4) One-story buildings shall be designed to convey an impression of greater height in relation to the street through the use of pitched roofs with dormers or gables facing the street, a higher parapet, and/or the use of an intermediate cornice line to separate the ground floor and the upper level. The proposed design lacks these elements on the facades along both street frontages, for a variance of this requirement. 5) For new commercial and civic buildings, windows and doors or openings shall comprise at least fifty (50) percent of the length and at least thirty (30) percent of the area of the ground floor along arterial and collector street facades. Along 7th Street, 45% of the length and 15.5% of the area is dedicated to windows and doors, for a variance of 5% and 14.5% respectively. Along Victoria Street, 29.8% of the length and 10.3% of the area is dedicated to windows and doors, for a variance of 20.5% and 19.7% respectively. 6) Trash enclosures must be a minimum of 3' from all property lines; 0' is proposed along Victoria Street, for a variance of 3'.

V. Adjourn.