# AGENDA RESULTS BOARD OF ZONING APPEALS PUBLIC HEARING APRIL 17, 2023 - 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 <u>dsi-zoningreview@stpaul.gov</u>. Any comments and materials submitted by 2:00 p.m. April 14, 2023, will be provided to the BZA for their review. <u>You must include your</u> <u>name and residential address for the public record</u>. Please note, any comments and materials received after 2:00 p.m. April 14, 2023, will not be provided to the BZA.

I. Approval of minutes for: April 3, 2023 – Approved 5-0

II. Approval of resolution for: None

III. Old Business:

A.	Applicant -	Pillai Builders (Amanda Hiltner)	(23-021626)
	Location -	600 Hatch Avenue	
	Zoning -	RM2	
	Purpose: Major Variance	The applicant is proposing to construct a new	w duplex on
		this vacant lot. Three variances are requeste	d: 1.) A side
		yard setback of 6' is required; a setback of 5.	3' is proposed
		on the east side of the building, for a zoning	variance of
		0.7'. 2.) A side yard setback of 5.3' is propose	d on the west
		side of the building, for a zoning variance of	0.7'. 3.) A front
		yard setback of 20.65' is required; 16.5' is pro	oposed, for a
		zoning variance of 4.15'.	
		Approved with condition	5-0

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B.	Applicant - Location - Zoning - Purpose: Major Variance	Pillai Builders (Amanda Hiltner) 604 Hatch Avenue RM2 The applicant is proposing to construct a net this vacant lot. Three variances are requeste yard setback of 6' is required; a setback of 5 on the east side of the building, for a zoning 0.7'. 2.) A side yard setback of 5.3' is propos side of the building, for a zoning variance of yard setback of 25' is required; 16.5' is prop zoning variance of 8.5'. <b>Approved with condition</b>	ed: 1.) A side 5.3' is proposed g variance of ed on the west f 0.7'. 3.) A front
IV. N	ew Business:		5-0
A.	Applicant - Location - Zoning - Purpose: <u>Minor Variance</u>	Jolene Beitz 247 George Street West RT1 The applicant is proposing to construct a new a dwelling unit on this through lot. The following variances are requested: 1.) The zoning code re- setback of 23.9' from the northern property lin proposed, for a zoning variance of 10.4'. 2.) The permits a maximum of three accessory building proposed, for a variance of one building. 3.) Th permits accessory buildings to occupy a maxim square feet on the lot; 1,212 square feet is prop zoning variance of 12 square feet. 4.) Accessory not be erected or established in a required yard required rear yard; the applicant is proposing to this requirement. 5.) Garages shall be set back lot line at least as far as the principal structure; proposing to place the garage in this ADU struc- the principal structure, for a variance of this req-	zoning equires a e; 13.5' is e zoning code gs; four are e zoning code num of 1,200 posed, for a / buildings shall d, except for a o construct this r a variance of from the front the applicant is cture in front of
B.	Applicant - Location - Zoning - Purpose: <u>Major Variance</u>	Saint Paul Public Schools (Pam Bookhout) 409 Case Avenue R4 The applicant is proposing to construct a new s on this property and demolish the existing one school is constructed. A maximum building hei permitted; 39.16' is proposed, for a variance of <b>Approved</b>	after the new ght of 30' is

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#### C. Applicant -Location -Zoning -Purpose: <u>Major Variance</u>

## Sandra Medina 475 Como Avenue

### (23-025706)

11 In 2020, zoning variances were approved in order to establish an auto repair station on this property. The use was not established and the variances subsequently expired. A new applicant is proposing to establish a similar use as the previous applicant. The following variances are requested: 1.) Automotive repair facilities require a lot size of 15,000 square feet, 6,000 square feet is proposed, for a variance of 9,000 square feet. 2.) A ten-foot landscaped buffer with screen planting and an obscuring fence shall be required along any property line adjoining an existing residence. This property adjoins two residences located to the northwest and southeast of the property. A 4' buffer is proposed along the western property line, for a variance of 6' on that side. A 0' buffer is proposed along the eastern property line, for a variance of 10' on that side. 3.) To meet the tree planting requirement, a minimum of at least one (1) shade tree shall be planted for every five (5) parking spaces in a surface parking lot. The proposed eight (8) parking spaces require one (1) shade tree; no trees are proposed, for a variance of this requirement. Laid over for 2 weeks 7-0

V. Adjourn.