

AGENDA
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 dsi-zoningreview@stpaul.gov. Any comments and materials submitted by 2:00 p.m. April 14, 2023, 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. April 14, 2023, will not be provided to the BZA.

I. Approval of minutes for: April 3, 2023

II. Approval of resolution for: None

III. Old Business:

A. Applicant - Location - Zoning - Purpose: Major Variance	Pillai Builders (Amanda Hiltner) 600 Hatch Avenue RM2	(23-021626)
The applicant is proposing to construct a new duplex on this vacant lot. Three variances are requested: 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 proposed 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 proposed, for a zoning variance of 4.15'.		

- B. Applicant - Pillai Builders (Amanda Hiltner) (23-021628)
Location - 604 Hatch Avenue
Zoning - RM2
Purpose: Major Variance
The applicant is proposing to construct a new duplex on this vacant lot. Three variances are requested: 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 proposed on the west side of the building, for a zoning variance of 0.7'. 3.) A front yard setback of 25' is required; 16.5' is proposed, for a zoning variance of 8.5'.

IV. New Business:

- A. Applicant - Jolene Beitz (23-025445)
Location - 247 George Street West
Zoning - RT1
Purpose: Minor Variance
The applicant is proposing to construct a new accessory dwelling unit on this through lot. The following zoning variances are requested: 1.) The zoning code requires a setback of 23.9' from the northern property line; 13.5' is proposed, for a zoning variance of 10.4'. 2.) The zoning code permits a maximum of three accessory buildings; four are proposed, for a variance of one building. 3.) The zoning code permits accessory buildings to occupy a maximum of 1,200 square feet on the lot; 1,212 square feet is proposed, for a zoning variance of 12 square feet. 4.) Accessory buildings shall not be erected or established in a required yard, except for a required rear yard; the applicant is proposing to construct this accessory structure in a required front yard, for a variance of this requirement. 5.) Garages shall be set back from the front lot line at least as far as the principal structure; the applicant is proposing to place the garage in this ADU structure in front of the principal structure, for a variance of this requirement.
- B. Applicant - Saint Paul Public Schools (Pam Bookhout) (23-024999)
Location - 409 Case Avenue
Zoning - R4
Purpose: Major Variance
The applicant is proposing to construct a new school building on this property and demolish the existing one after the new school is constructed. A maximum building height of 30' is permitted; 39.16' is proposed, for a variance of 9.16'.

- C. Applicant - Sandra Medina **(23-025706)**
Location - 475 Como Avenue
Zoning - I1
Purpose: Major Variance
- 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.

V. Adjourn.