

**AGENDA RESULTS**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**MAY 15, 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](mailto:dsi-zoningreview@stpaul.gov). Any comments and materials submitted by 2:00 p.m., May 12, 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. May 12, 2023, will not be provided to the BZA.

I. Approval of minutes for: April 17, 2023 & May 1, 2023

II. Approval of resolution for: 600 Hatch Avenue (23-021626) & 604 Hatch Avenue (23-021628)

III. Old Business:

A.	Applicant -	Sandra Medina	<b>(23-025706)</b>
	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.

**Approved with conditions**

**5-0**

IV. New Business:

- A. Applicant - Tony Sorenson **(23-030031)**  
Location - 1965 Rome Avenue  
Zoning - R4  
Purpose: Minor Variance  
The applicant is proposing to construct an addition that would extend the existing one-story single-family home both vertically and horizontally to the rear. The required side yard setback is 4'; the existing west wall has a nonconforming setback of 3.07'. The vertical extension over the existing house is proposed to align with the existing west wall, for a variance request of .93'.  
**Approved with condition** **5-0, 1 Abstention**
- B. Applicant - Angela Kamish **(23-028813)**  
Location - 769 Brookline Street  
Zoning - R1  
Purpose: Minor Variance  
The applicant is proposing to install a new septic system to serve the existing single-family home on this property. The River Corridor Overlay District, in which this property is located, states that development shall take place at least forty (40) feet landward from all blufflines; this development is proposed at zero (0) feet from the bluffline, for a variance of forty (40) feet.  
**Approved** **6-0**

- C. Applicant - Edwin Garbutt (23-029205)  
Location - 811 Holly Avenue  
Zoning - RT1  
Purpose: Major Variance  
The applicant is proposing to construct an open covered porch on the front of this existing duplex. Two zoning variances are requested: 1) The zoning code allows an open covered porch to project 6' into the required front setback; accordingly, a 4.6' deep porch would be permitted; the applicant is proposing a 6' deep porch, for a variance of 1.4'. 2) A side yard setback of 9' is required; a setback of 1.8' from the west property line is proposed, for a variance of 7.2'.  
**Approved with condition** 6-0
- D. Applicant - Richard Pakonen c/o VV Properties, LLC (23-026810)  
Location - 1619 Dayton Avenue  
Zoning - T3  
Purpose: Major Variance  
The applicant is proposing to split off a portion of this property in order to construct a new multifamily structure to the north of the existing building. Two variances are requested: 1.) The zoning code requires parking spaces to be set back 4' from property lines; Four (4) parking spaces would be set back 0' and one (1) parking space would be set back 1.35' from the proposed property line on the west side of the existing building, for zoning variances of 4' and 2.65' respectively. 2.) Fifteen (15) parking spaces would be set back 1.99' from the proposed property line on the north side of the existing building, for a zoning variance of 2.01'.  
**Approved** 6-0

E.	Applicant -	Saint Paul Public Schools –	<b>(23-035043)</b>
		Rosemary Dolata, Project Manager	
	Location -	1845 Sheridan Avenue	
	Zoning -	R3	
	Purpose: <u>Major Variance</u>	The applicant is proposing to construct a new parking lot for Jie Ming Mandarin Immersion Academy on this property. The zoning code states that all parking areas adjoining public streets or sidewalks shall provide a screen consisting of a masonry wall or decorative fence (not including chain link) supplemented with landscape material, forming a screen a minimum of three (3) feet in height, a maximum of four and one-half (4½) feet in height not including trees, and not less than fifty (50) percent opaque. The applicant is proposing no fence nor wall and no screening landscaping materials along Sheridan Avenue, for a variance of this requirement.	
		<b>Laid Over to Next Meeting</b>	<b>5-0</b>

V. Adjourn.