

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
TUESDAY, MAY 30, 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. May 26, 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 26, 2023, will not be provided to the BZA.

I. Approval of minutes for: May 15, 2023

II. Approval of resolution for: None

III. Old Business:

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|-------------------------|--|--------------------|
| A. Applicant - | Saint Paul Public Schools – | (23-035043) |
| Location - | Rosemary Dolata, Project Manager | |
| Zoning - | 1845 Sheridan Avenue | |
| Purpose: Major Variance | R3 | |
| | 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. | |

IV. New Business:

- A. Applicant - Saint Paul Public Schools Facilities **(23-038786)**
Location - 1495 Rice Street
Zoning - R3
Purpose: Major Variance
The applicant is proposing to install a new wall sign on the eastern side of Washington Technology Magnet School. The zoning code allows one identification sign not exceeding 30 square feet per street frontage for an educational institution in this zoning district; the wall sign is proposed to be 99.4 square feet, for a variance request of 69.4 square feet.
- B. Applicant - 2285 Hampden LLC **(23-035038)**
(c/o Thomas Nelson, Exeter Management LLC)
Location - 2285 Hampden Avenue
Zoning - I1
Purpose: Major Variance
The applicant is proposing to demolish the existing structures on this property and construct a new mixed residential commercial building. The following variances are requested: 1.) In the I1 light industrial district, residential uses are not permitted on the first floor; the applicant is proposing residential dwelling units on the first floor, for a variance of this requirement. 2.) At least 80% of the first floor shall be devoted to principal uses permitted in the district, other than residential uses; the applicant is proposing to utilize 6.5% of this floor for commercial uses, for a variance of 73.5%. 3.) A front yard setback of 25' is required on portions of this property across the street from land zoned RM2; 9' is proposed, for a variance of 16'. 4.) Surface off-street parking spaces shall not be located within the front yard; the applicant is proposing surface off-street parking spaces in the front yard, for a variance of this requirement.

V. Adjourn.