

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
OCTOBER 2, 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. September 29, 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. September 29, 2023, will not be provided to the BZA.

I. Approval of minutes for: September 18, 2023

II. Approval of resolution for: None

III. Old Business:

IV. New Business:

- | | | | |
|----|---|--|--------------------|
| A. | Applicant -
Location -
Zoning -
Purpose: <u>Major Variance</u> | 907 Saint Paul Avenue, LLC C/O David Lima
907 Saint Paul Avenue
RM2 | (23-080623) |
| | | There are currently two (2) multi-family buildings on this lot located in the RM2 zoning district. The applicant is proposing to split the parcel into two (2) lots by placing a new property line between the buildings. Two (2) zoning variances are requested: 1.) A side yard setback of 9' is required; a setback of 8.8' is proposed for each building from the new property line, for a variance of 0.2' each. 2.) Parking spaces must be set back 4' from property lines; the new proposed property line would bisect a parking space resulting in a zero-foot setback, for a variance of 4' each. | |

- B. Applicant - Rubel A. Cordon **(23-080761)**
Location - 436 Cook Avenue East
Zoning - R4
Purpose: Minor Variance
The applicant is proposing to expand an existing parking area in the front yard. The zoning code states that off-street parking spaces shall not be located within the front yard; the applicant is requesting a variance from this requirement.
- C. Applicant - Thunder Cat Painting LLC **(23-080017)**
Location - 1235 Minnehaha Ave East
Zoning - RT1
Purpose: Major Variance
The applicant was granted a building permit for code compliance/fire damage repairs for this existing duplex. However, the applicant exceeded the scope of that permit and constructed a front yard addition that does not comply with the required front yard and side yard setback. Two variances are requested: 1.) A front yard setback of 23' is required; 14.2' feet is proposed, for a variance of 8.8'. 2.) A side yard setback of 9' is required; 7.8' is proposed on the eastern side of the duplex, for a variance of 1.2'.
- D. Applicant - Naveen Shrestha **(23-080045)**
Location - 1324 7th Street West
Zoning - T2
Purpose: Major Variance
The applicant is proposing to construct a new restaurant building. A minimum FAR (Floor Area Ratio) of 0.3 is required in the T2 zoning district; 0.118 is proposed, for a variance of 0.182.

V. Adjourn.