

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
JANUARY 8, 2024 - 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. January 5, 2024, 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. January 5, 2024, will not be provided to the BZA.

I. Approval of minutes for: None

II. Approval of resolution for: None

III. Old Business: None

IV. New Business:

- | | | | |
|----|---|---|--------------------|
| A. | Applicant -
Location -
Zoning -
Purpose: <u>Major Variance</u> | Benjamin & Allison Westerberg
336 Kenneth Street
H1
The applicants are proposing to demolish an existing house and construct a new single-family dwelling on the existing foundation. The H1 zoning district requires side yard setbacks of 5'; 4' is proposed from the eastern property line, for a variance of 1'. | (23-108522) |
| B. | Applicant -
Location -
Zoning -
Purpose: <u>Major Variance</u> | St. George Greek Orthodox Church
1111 Summit Avenue
H2
The applicant is proposing to construct an addition onto the front of their existing building. The zoning code requires a front yard setback of 32.97'; a southern setback of 21.7' is proposed, for a variance request of 11.27'. | (23-108795) |

- C. Applicant - Twin Cities Habitat for Humanity, Inc. **(23-109574)**
Location - The Heights, Lot 1 Block 3
Zoning - T1M
Purpose: Major Variance
The applicant is proposing to construct 44 dwelling units on THE HEIGHTS LOT 1 BLOCK 3 consisting of one-,two-,three, and four-unit buildings. The following variances are requested for the 12 units facing Winthrop Street North. The zoning code requires single-family and duplex structures in the T1M, Traditional Neighborhood zoning district with master plan to have a 15' rear yard setback. 1.) A setback of 8.5' is proposed for three duplexes and four single-family homes, for a variance of 6.5' each. 2.) A setback of 9' is proposed for two single-family homes, for a variance of 6' each.
- D. Applicant - Twin Cities Habitat for Humanity, Inc. **(23-109588)**
Location - The Heights, Lot 1 Block 4
Zoning - T1M
Purpose: Major Variance
The applicant is proposing to construct 32 dwelling units on THE HEIGHTS LOT 1 BLOCK 4 consisting of one-,two-,three, and four-unit buildings. The following variance is requested for the 9 units facing Winthrop Street North. The zoning code requires single-family and duplex structures in the T1M, Traditional Neighborhood zoning district with master plan to have a 15' rear yard setback; a setback of 9' is proposed for three single-family homes and three duplexes, for a variance of 6' each.
- E. Applicant - Skyline Tower of LP in **(23-108782)**
Location - C/O Commonbond Communities
1247 St. Anthony Avenue
Zoning - T4
Purpose: Major Variance
The applicant is proposing to replace the existing surface off-street parking facility with a new one. Six zoning variances are requested: 1.) A landscaped yard of at least (4) feet wide along the public street or sidewalk is required. The applicant is proposing a portion of one parking space within this landscaped yard area along Donohue Avenue, for a variance of this requirement. 2.) A screening landscape consisting of a decorative fence (not including chain link) between 3' and 4.5' supplemented with landscape material and creating a screen with not less than fifty percent opacity is required; the applicant proposes a chain link fence of 6' tall with no

supplemental screening landscaping material, for a variance of the fence height, type, and screening requirements. 3.) Interior landscape of fifteen (15) square feet for every one hundred (100) square feet of paving is required. The applicant is proposing 138,339 square feet of paving, meaning that 20,751 square feet (15%) of interior landscaped area is required; 9,018 square feet (6.5%) is proposed, for a variance of 11,733 square feet or 8.5% percent. 4.) Parking facilities with greater than one hundred twenty-five thousand (125,000) square feet of paved area shall provide internal walkways that divide the parking lot into smaller areas no greater than fifty-five thousand (55,000) square feet. The northern portion of the parking lot is approximately 97,300 square feet and no walkway is provided, for a variance of this requirement. 5.) The zoning code does not permit surface off-street parking in the front yard and exterior side yard; the applicant is proposing to place surface off-street parking in these locations, for a variance of this requirement. 6.) The zoning code limits total lot frontage lined with parking and entrance drives to 60'; 1,004' is proposed, for a variance of 944'.

V. Adjourn.