

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
MARCH 4, 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:

The public hearing for case 24-005854 (523 Fry Street) was closed on February 5, 2024. The written comment period for new business on the agenda closed on February 16, 2024, as the new business agenda items were originally scheduled for the February 20, 2024 BZA meeting, which was canceled. A public hearing will occur in-person at this meeting for each new business item on the agenda for members of the public who would like to testify on these matters.

I. Approval of minutes for: February 5, 2024

II. Approval of resolution for: None

III. Old Business:

A. Applicant - Location - Zoning - Purpose: <u>Major Variance</u>	La Chic Investments LLC 523 Fry Street RM2	(24-005854)
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The applicant is proposing to construct an addition onto the existing duplex in order to create a 10-unit supportive housing facility. The zoning code states that supportive housing facilities shall be a minimum distance of 1,320 feet from specified congregate living facilities with more than six (6) adult residents. This facility is within 1,320 feet of three other congregate living facilities with more than six (6) adult residents, the closest of which is 563 feet, for a zoning variance of 757 feet.

IV. New Business:

- A. Applicant - Olvin Adaly Mejia (24-007212)
Location - 914 York Avenue
Zoning - H1
Purpose: Major Variance
The applicant is proposing to construct a new single-family dwelling on a vacant lot. A side yard setback of 5' is required in the H1 residential zoning district; a side setback of 4.4' is proposed from both the western and eastern property lines, for a variance of 0.6' on each side.
- B. Applicant - Alatus LLC – Alex Polinsky (24-007803)
Location - 411 Lexington Parkway North
Zoning - T4
Purpose: Major Variance
The applicant is proposing to install a projecting sign on the eastern façade of a new mixed-use building in a T4 zoning district. The zoning code allows a maximum size of 16 square feet for projecting signs in T1 - T4 zoning districts; a 50 square foot sign is proposed, for a variance of 34 square feet.

V. Election of New Vice-Chair

VI. Adjourn.