

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**APRIL 29, 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 written comment period for new business items A, B, and C closed on March 29<sup>th</sup>, as these cases were originally scheduled to be heard on April 1<sup>st</sup>. The written comment period for item D & E closed on April 12<sup>th</sup>, as those cases were originally scheduled for April 15<sup>th</sup>. 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: March 4, 2024 & April 15, 2024

II. Approval of resolution for: None

III. Old Business: None

IV. New Business:

A.	Applicant - Location - Zoning - Purpose: <u>Minor Variance</u>	Janice Jaworski 1787 Carroll Avenue H1 The applicant is proposing to construct a new detached, two-car garage on an existing slab in the rear yard. The zoning code requires a 3' setback from interior lot lines in a rear yard; 2.2' is proposed from the eastern property line, for a zoning variance of 0.8'.	<b>(24-018257)</b>
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- B. Applicant - Juan Cervantes **(24-016691)**  
Location - 63 Maria Avenue  
Zoning - H1  
Purpose: Minor Variance  
The applicant is proposing to demolish the existing detached garage and construct a new attached garage, rear kitchen, and second-story addition onto this existing one-story single-family home in the H1 zoning district. The zoning code requires a side yard setback of 5'; a setback of 3' is proposed from the eastern property line for the attached garage wall, for a zoning variance of 2'.
- C. Applicant - Andrew & Jaclyn Wainwright **(24-017987)**  
Location - 121 Virginia Street  
Zoning - RM2  
Purpose: Minor Variance  
The applicant is proposing to demolish an existing detached garage and construct an addition with an attached garage and living space onto this existing single-family home in the RM2 zoning district. The zoning code requires a side yard setback of 9'; 4.2' is proposed from the southern property line, for a zoning variance of 4.8'.
- D. Applicant - Snelling Midway Redevelopment LLC **(24-023058)**  
Location - 450 Snelling Avenue North  
Zoning - T4M  
Purpose: Major Variance  
The applicant is proposing to construct a new surface off-street parking facility on this property to serve a future commercial building on the adjoining property to the east. Four variances are requested:  
1.) Surface parking areas and entrance drives accessory to a principal building or use may occupy no more than sixty (60) feet of the total lot frontage; 371 feet is proposed, for a zoning variance of 311 feet.  
2.) Surface off-street parking spaces shall be a minimum of four (4) feet from all lot lines; no setback is proposed from the eastern property line, for a variance of four (4) feet.  
3.) Screening shall be provided 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; no masonry wall nor decorative fence and no screening is proposed, for a variance of this requirement.  
4.) A minimum of at least one (1) shade tree shall be planted for every five (5) parking spaces in a surface parking lot, meaning that 19 trees would be required for the 99 surface parking spaces proposed; no trees are proposed, for a variance of 19 trees.

E.	Applicant - Location - Zoning - Purpose: <u>Major Variance</u>	Snelling Midway Redevelopment LLC 1566 University Avenue West T4M	<b>(24-023545)</b>
		City Council Resolution 23-1442 requires that all new commercial buildings have window and door openings that comprise at least 30 percent of the area around the ground floor along street facing facades; for the northern building, 19.6% and 22.3% are proposed on the northern and eastern façades, for variances of 10.4% and 7.7% respectively. For the southern building, 15.1% is proposed on the eastern façade, for a zoning variance of 14.9%. City Council Resolution 23-1442 requires that all new buildings have a primary pedestrian building entrance on street facing facades; no primary pedestrian building entrances are proposed on the northern and eastern facades of the northern building nor on the eastern façade of the southern building, for variances of this requirement.	

V. Adjourn.