

**AGENDA RESULTS**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**JULY 22, 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](mailto:dsi-zoningreview@stpaul.gov). Any comments and materials submitted by 2:00 p.m. July 19, 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. July 19, 2024, will not be provided to the BZA.

I. Approval of minutes for: July 8, 2024

**Approved 4-0**

II. Approval of resolution for: None

III. Old Business: None

IV. New Business:

|    |   |  |  |
|----|---|--|--|
| A. | Applicant -<br>Location -<br>Zoning -<br>Purpose: <u>Major Variance</u> | Wedum Lexington LLC<br>900 Old Lexington Avenue<br>T3<br>The applicant is proposing to construct a pedestrian bridge to connect this building to the abutting building to the east at 915 Albion Avenue. A minimum setback of 10' from the property line is required, the proposed pedestrian bridge will extend over Lexington Parkway South resulting in a 0' setback from the eastern property line, for a variance of 10'.<br><b>Approved with condition</b> | <b>(24-054355)</b><br><br><br><br><br><br><br><br><br><b>5-0</b> |
|----|---|--|--|

B. ~~Applicant -~~ Wedum Albion LLC ~~(24-054367)~~  
~~Location -~~ 915 Albion Avenue  
~~Zoning -~~ T3  
~~Purpose: Major Variance~~ The applicant is proposing to construct a pedestrian bridge to connect this building to the abutting building to the west at 900 Old Lexington Avenue. A minimum setback of 10' from the property line is required, the proposed pedestrian bridge will extend over Lexington Parkway South resulting in a 0' setback from the western property line, for a variance of 10'.

*It was determined that the yard in question is a side yard rather than a front yard, so this variance is not necessary for the proposed pedestrian bridge.*

C. Applicant - Midstates Equities, LLC (24-054964)  
Location - 220 Larpenteur Ave East  
Zoning - B3  
Purpose: Major Variance The applicant is proposing to construct a new building with drive through coffee shop on this vacant property. Three zoning variances are requested: 1.) The zoning code states that drive-through lanes and service windows shall be located to the side or rear of buildings; the proposal places the drive through lane and service window in front of the building facing Larpenteur Avenue East, for a variance of the requirement. 2.) A six-foot buffer area with screen planting and an obscuring wall or fence is required along any property line adjoining residentially zoned property; the applicant is proposing no screen planting and no obscuring wall or fence along the western property line, for a variance of the requirement. 3.) Points of vehicular ingress and egress must be located at least sixty (60) feet from the intersection of two (2) streets and at least sixty (60) feet from abutting residentially zoned property; the access driveway is proposed to be located across from Adolphus Street in Maplewood and within 60' of residentially zoned property, for a variance of these requirements.

**Approved with condition** **5-0**

V. Adjourn.