

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**SEPTEMBER 30, 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. September 27, 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. September 27, 2024, will not be provided to the BZA.

I. Approval of minutes for: September 16, 2024

II. Approval of resolution for: None

III. Old Business: None

IV. New Business:

A.	Applicant - Location - Zoning - Purpose: <u>Minor Variance</u>	Thomas Dengler 781 Ohio Street H1 The applicant is proposing to demolish an existing detached garage in the rear yard and construct a new one. The zoning code requires a setback of 3' from interior property lines; a 2' setback is proposed from the south property line, for a variance of 1'.	<b>(24-077333)</b>
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B. Applicant - GB Realty Acquisitions, LLC **(24-077286)**  
c/o McClay-Alton, PLLP - Brian D. Alton  
Location - 287 6<sup>th</sup> Street East  
Zoning - B5  
Purpose: Major Variance  
The applicant is proposing to convert a portion of the building into a rental storage facility. The zoning code states that rental storage facilities in the B5 central business district must be located within a mixed-use building and cannot exceed fifteen (15) percent of the gross floor area of the building. The applicant is proposing to convert eighty five (85) percent of the gross floor area into rental storage, for a variance of seventy (70) percent.

V. Adjourn.