

**MINUTES OF THE ZONING COMMITTEE**  
**Thursday, April 21, 2016 - 3:30 p.m.**  
**City Council Chambers, 3rd Floor**  
**City Hall and Court House**  
**15 West Kellogg Boulevard**

PRESENT: Edgerton, Makarios, Merrigan, Nelson, and Wencil,  
EXCUSE: Reveal, and Wickiser  
STAFF: Allan Torstenson, Kady Dadlez, and Cherie Englund

The meeting was chaired by Commissioner Nelson.

**R. Scott Ramsay - 16-024-246 - Change of nonconforming use from office to mixed-use office/residential, 1338 Bayard Ave, SE corner at Hamline**

Kady Dadlez presented the staff report with a recommendation of approval with conditions for the change of nonconforming use permit. She added that District 15 recommended approval, one letter in support was received, and there were no letters in opposition.

In response to commissioner questions, Ms. Dadlez said the reason for the application is that the current nonconforming use permit only allows for all commercial use. The recommended condition limiting the number of employees is five on site at any time, as opposed to five total. There is a legal nonconforming parking deficit for the property. The proposed use requires less parking, so no additional parking spaces are needed.

The applicant, R. Scott Ramsay, 391 Cretin Ave. S., St. Paul, said the staff report was accurate. He said changing the 2<sup>nd</sup> floor of the building from office space to residential living space would make it more appropriate for the neighborhood, require less parking, and reduce traffic.

Jim Collins, 1324 Hartford Ave., St. Paul, spoke in support. He said having the apartment at this property is beneficial for the neighborhood. He enjoys having new neighbors.

Robert Wiswell, 1418 Bayard Ave., St. Paul, spoke in support. He said the property has been vacant for some time; he is excited about having it occupied, and feels this is a more appropriate use for the property. While the property is close to Cretin Durham Hall, he is not concerned about parking because it is far enough away from where students park.


No one spoke in opposition, and the public hearing was closed.

Commissioner Wencil moved to approve the change of nonconforming use permit, with conditions as stated in the staff report. Commissioner Edgerton seconded the motion.


The motion passed by a vote of 5-0-0.

Adopted                      Yeas - 5              Nays - 0              Abstained - 0

Drafted by:

  
Cherie Englund  
Recording Secretary

Submitted by:

  
Kady Dadlez  
Zoning Section

Approved by:

  
Gaius Nelson  
Chair