

III. NEW BUSINESS

- A. Applicant - Trever Phillips
Location - 413 Burlington Road (20-043220)
Zoning - RT1
Purpose: MINOR VARIANCE
The bluff line runs through the back of this property, making it impractical to construct a garage in the rear yard. This lot has an existing 1,040 square foot detached garage in front of the house. The applicant is proposing to construct an additional 600 square foot garage next to the existing garage in the front yard. The following variances are requested: 1.) The zoning code requires garages to be set back from the front lot line at least as far as the principal structure. The applicant is seeking a variance from this requirement. 2.) Accessory structures cannot exceed 1,000 square feet, 1,040 square feet exists, an additional 600 square feet is proposed, for a variance of 600 square feet.
Laid over until July 13, 2020
- B. Applicant - Common Bond Communities – Justin Eilers (20-038888)
Location - 830 Cretin Ave (Lot 2 Block 3)
Zoning - F5
Purpose: MAJOR VARIANCE
The applicant is proposing to construct a five-story, 60-unit senior housing building at 830 Cretin Ave. as part of the Ford Redevelopment Site. The following variances are requested: 1.) A minimum of 25% of lot coverage for open space is required; 16% is proposed, for a variance of 9%. 2.) Off-street parking spaces are required to be setback 4' from any property line; 2' is proposed from the north property line, for a variance of 2'.
DENIED /Variance 1 (Lot Coverage - Open Space) 5-1
APPROVED /Variance 2 (Off-street Parking) 6-0
- C. Applicant - Ryan Companies – Joseph Peris (20-038544)
Location - 2170 Ford Parkway (Lot 1 Block 3)
Zoning - F5
Purpose: MAJOR VARIANCE
The applicant is proposing to construct a six-story mixed-use building that will contain a grocery store on the first floor and 230 residential units above. The following variances are requested:
1.) The Ford Site Masterplan requires buildings in the Urban Center to have a minimum of 65% transparent glazing in the bottom 12 feet of the building for portions of the ground floor not dedicated to residential units. 34% is proposed, for a variance of 31%.
APPROVED 5-0

2.) The building height is limited to 65 feet in the F5 zoning district unless the building can meet the minimum interior setback of 6' and the minimum Right-of-Way setback of 5 feet plus an additional 10 feet for both setbacks. The applicant is requesting a variance from this requirement in order to construct a 75 feet tall building, for a variance of 10 feet.

APPROVED WITH CONDITIONS **5-0**

3.) A tower is proposed as a corner element that exceeds 75 feet in height, 90 feet is proposed, for a variance of 15 feet.

APPROVED **5-0**

4.) The maximum lot coverage for the building is 70%, 90.3% is proposed, for a variance of 20.3%.

DENIED **4-1**

5.) Two designated spaces for car share vehicles shall be provided for properties with over 201 units, plus 1 additional space for every 200 units over 200. Additionally, two spaces for car share vehicles shall be provided for parking lots with more than 50 spaces for non-residential use, plus 1 additional space for every 40 spaces over 50. A total of 436 parking spaces are provided, requiring 8 car share spaces; the applicant is proposing zero spaces for a variance of 8 car share spaces.

DENIED **4-1**

V. ADJOURN.

BZA Members: Please call Yaya Diatta at 651-266-9081 or yaya.diatta@ci.stpaul.mn.us or call Zoning General Line at 651-266-9008 if you are unable to attend the meeting.

Public comment can be submitted to yaya.diatta@ci.stpaul.mn.us. Any comments and materials submitted by 2:00 p.m. on June 26 will be provided to the BZA for their review. You must include your Name and Residential Address for the public record. Please note, due to the COVID-19 health pandemic and its impact on staffing, any comments and materials received after 2:00 p.m. on June 26 will not be provided to the BZA.

APPLICANT: You or your representative need to attend this meeting to answer any questions the Board may have.