

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
JUNE 29, 2020 3:00 P.M.
375 JACKSON STREET – SKYPE VIRTUAL MEETING
ST. 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 meeting. The Board of Zoning Appeals will determine the order of the agenda at the beginning of its meeting.

NOTE TO COMMISSIONERS AND MEMBERS OF THE PUBLIC: The Chairperson of the Board of Zoning Appeals (BZA) has determined that it is not practical nor prudent for the BZA to meet in-person or pursuant to Minnesota Statutes, Section 13D.02. In light of the COVID-19 health pandemic, it is not feasible for any member of BZA to be present at the regular location, and all members of the BZA will attend this meeting by telephone or other electronic means.

It is also not feasible for members of the public to attend the meeting at its regular location due to the health pandemic and emergency. Accordingly, no meeting will be held in 15 Kellogg Boulevard West (Room 330 – Courthouse).

Members of the public may monitor this meeting remotely at:

1. Online meeting: <https://meet.ci.stpaul.mn.us/matthew.graybar/GW7MHHS4>
2. Join by phone – choose one: (651) 267-3988, Conference ID: 22203450
(651) 266-5758, Conference ID: 22203450
(651) 266-5767, Conference ID: 22203450

I. APPROVAL OF MINUTES FOR June 15, 2020

II. OLD BUSINESS:

A. Applicant - Location - Zoning - Purpose: <u>MAJOR VARIANCE</u>	TJB Homes- Jon Ramey 1970 Beechwood Avenue R4	(20-038272)
The applicant is proposing to demolish the existing one-story single-family dwelling and construct a larger two-story single-family dwelling. The following variances are requested: 1.) Single-family dwellings in Dist. 15 are limited to 22' in height, 24'-6" is proposed, for a variance of 2'-6". 2.) The zoning code requires that access to off-street parking be from the alley only; the proposed garage would be accessed from the street, for a variance of this requirement.		

III. NEW BUSINESS

- A. Applicant - Trever Phillips
Location - 413 Burlington Road (20-043220)
Zoning - RT1
Purpose: MINOR VARIANCE
The bluffline 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.
- 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'.
- 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%.
 - 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.
 - 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.

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

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.

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.