

**AGENDA RESULTS**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**OCTOBER 05, 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/0PM445J1>
2. Join by phone – choose one: (651) 267-3988, Conference ID: 5073894  
(651) 266-5758, Conference ID: 5073894  
(651) 266-5767, Conference ID: 5073894

I. Approval of minutes for September 21, 2020 - Approved

II. Approval of revised resolution to deny – 20-069826 – 1493 Highland Parkway

III. Old Business:

A. Applicant - Location – Zoning - Purpose: <u>Minor Variance</u>	<div style="display: flex; justify-content: space-between;"><div>John P Kirr 1875 Eleanor Ave. R3</div><div>(20-069860)</div></div> <p>The applicant is proposing to demolish the existing single-story one-car detached garage and construct a new two-story one-car detached garage with an exercise studio above and a carport in front of the garage in the rear yard. The following variances are requested:</p> <p>1.) Accessory structures have a maximum building height of 15' measured to the midpoint in the roof for gable styled roofs; a height of 20'-6" is proposed, for a variance of 5'-6".</p> <p>2.) Accessory buildings shall be set back at least 3' from all interior lot lines, 1' is proposed, for a variance of 2'.</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"><div><b>Approved</b></div><div><b>4-0</b></div></div>
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#### IV. New Business:

- B. Applicant - BMM Properties LLC (David Meyer)  
Location - 350 University Avenue East (20-069303)  
Zoning - I1  
Purpose: Major Variance  
The applicant is proposing to add a used auto dealership to the existing dog day care and boarding facility. The following variance is requested: 1.) Vehicular access to the outdoor sales area shall be at least 60' from the intersection of any two streets. This property has two entry/exit points within 60' of the intersection at University Ave. E. and Pine St, for a variance of this requirement.  
**Approved 4-1**
- C. Applicant - Sullivan Property Investment LLC (20-069819)  
Location - 542 Portland Avenue  
Zoning - RT2  
Purpose: Major Variance  
The applicant is proposing to construct a triplex as a second principal building on a lot that has an existing triplex. The following variances are required:
- 1.) A primary entrance of principal structures shall be located within the front third of the structure. The applicant is proposing the main entrance to be in the rear of the building, for a variance of this requirement.
  - 2.) 10 off-street parking spaces are required, 8 spaces are proposed including one bicycle rack, for a variance of 2 parking spaces.
  - 3.) In residential districts, principal buildings shall not cover more than 35% of any zoning lot, 38.39% is proposed, for a lot coverage variance of 3.39%.
  - 4.) This property is located in the RT2 zoning district and requires 2,500 square feet of lot size per unit. A lot size of 15,000 square feet is required for 6 units, 12,493 square feet is available, for a lot size variance of 2,507 square feet.
  - 5.) A minimum lot width of 20' per unit is required in this zoning district. The existing lot width is legally nonconforming at 46.08' wide, the new triplex requires an additional 60' of lot width, for a variance of 60' of lot width.
  - 6.) A minimum rear yard setback of 25' is required, 15' is proposed, for a variance of 10'.
- Approved 6-0**

V. Adjourn.

BZA Members: Please call Matthew Graybar at 651-266-9080 or [matthew.graybar@ci.stpaul.mn.us](mailto:matthew.graybar@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 [matthew.graybar@ci.stpaul.mn.us](mailto:matthew.graybar@ci.stpaul.mn.us). Any comments and materials submitted by 2:00 p.m. October 02, 2020 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 of staffing, any comments and materials received after 2:00 p.m. October 02, 2020 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.**