

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
SEPTEMBER 20, 2021 3:00 P.M.
375 JACKSON STREET – MICROSOFT TEAMS VIRTUAL HEARING
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 hearing. The Board of Zoning Appeals will determine the order of the agenda at the beginning of its hearing.

Applicant: You or your representative need to attend this hearing to answer any questions the Board or the public may have.

Microsoft Teams Tutorial:

Members of the public can [click here](#) to learn how to use Microsoft Teams.

Public Testimony:

Public comment can be submitted to dsi-zoningreview@stpaul.gov. Any comments and materials submitted by 2:00 p.m. September 17, 2021 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. September 17, 2021 will not be provided to the BZA.

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 hearing by telephone or other electronic means.

It is also not feasible for members of the public to attend the hearing 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 hearing remotely at:

1. Online: [Click here to join the meeting](#)

2. Join by phone: (612) 315-7905, Conference ID: 327 665 442#

I. Approval of minutes for: August 23, 2021

II. Approval of resolution for: None

III. Old Business: None

IV. New Business: (Next page)

- A. Applicant - Michaelene Colestock – ANEW Chemical Health Services **(21-300255)**
 Location - 1075 Hudson Road
 Zoning - T2
 Purpose: Major Variance The applicant is proposing to convert an existing building into a supportive housing facility for up to 13 adult residents. The zoning code requires that supportive housing facilities be at least 1,320 feet from supportive housing facilities, licensed correctional community residential facilities, emergency housing facilities, shelters for battered persons, or overnight shelters; this facility is proposed to be 776 feet from a nearest facility in the beforementioned list, for a variance of 544 feet.
- B. Applicant - Ellen Stewart - City of Saint Paul Parks & Recreation **(21-297779)**
 Location & Zoning - 2290 Ford Pkwy (F6/RC3), 875 Mt Curve Blvd (F2/RC3), and 2230 Montreal Ave (F1/F6/RC3)
 Purpose: Major Variance The applicant is proposing three freestanding identification signs within Gateway, Assembly Union, and Unci Makha Parks at Highland Bridge. The Highland Village special district sign plan allows one freestanding sign per lot, for a variance of two freestanding signs each in Gateway Park at 2290 Ford Parkway, Assembly Union Park at 875 Mount Curve Blvd, and Unci Makha Park at 2230 Montreal Avenue.
- C. Applicant - Johnny Opara – JO Companies, LLC **(21-300156)**
 Location - 520 Payne Avenue
 Zoning - T2
 Purpose: Major Variance The applicant is proposing to construct a new multifamily building on this parcel with stacked balconies that will project into the required front yard setback. A front yard setback of 10 feet is required; 4.25 feet is proposed, for a variance of 5.75 feet.

V. Adjourn.