



July 5, 2024

EARLY NOTIFICATION SYSTEM (ENS) PUBLIC HEARING NOTICE - CITY COUNCIL APPEAL

Purpose: An appeal of a decision by the Board of Zoning Appeals granting a variance request to permit a supportive housing facility 60 feet from another congregate living facility instead of the 600 feet required under the zoning code.

Property Address: 438 Dorothy Day Place

Appeal File #: 24-055235
Variance File #: 24-043618

Appellant: Church of the Assumption
51 7th Street West
Saint Paul, MN 55102-1117

Variance Applicant: Aeon
901 3rd Street North, Suite 150
Minneapolis, MN 55401-1175

Date of Hearing: Wednesday, August 7, 2024
Time: 3:30 p.m.
Location: 15 Kellogg Boulevard West (City Council Chambers – Courthouse)

City Council Meetings

City Council meetings are open for in person attendance and live public testimony in Council Chambers and via telephone. All City Council public hearings are held at 3:30 p.m.

Interested parties who wish to speak on a specific Council Agenda item live via telephone are required to pre-register with the City Clerk. You are asked to register by 12 noon on Tuesday to participate. The registration link is located on the City Council website at www.stpaul.gov/council or <https://forms.office.com/g/TD3xN7WHy5>.

The public may also comment on public hearing items in writing or via voicemail. Any comments and materials submitted by 12:00 pm of the day before the meeting will be attached to the public record and available for review by the City Council. Comments may be submitted as follows:

Written public comment on public hearing items can be submitted to Contact-Council@ci.stpaul.mn.us, CouncilHearing@ci.stpaul.mn.us, or by voicemail at 651-266-6805. All information provided in the email or voicemail will be added to the public record. (For your information, e-mails will be attached as written, voicemails will be transcribed and attached in writing.)

JUL 02 2024



ZONING APPEAL APPLICATION

To/From Board of Zoning Appeals
Dept. of Safety & Inspections
Zoning Section
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
(651) 266-9008

To / From Planning Commission
Dept. of Planning & Econ. Devt.
Zoning Section
1400 City Hall Annex, 25 W 4th St.
Saint Paul, MN 55102-1634
(651) 266-6583

Zoning Office Use Only
File # 24-055235
Fee Paid \$ 462.00
Received By / Date D. Eide - 7/2/2024
Tentative Hearing Date 8/7/2024

APPELLANT

Name(s) Church of the Assumption
Address 51 West 7th Street City St. Paul State MN Zip 55102
Email ghereford@assumptionsp.org Phone 651 - 789 - 6931

PROPERTY LOCATION

Project Name Mary Hall
Address / Location 438 Dorothy Day Place

TYPE OF APPEAL: Application is hereby made for an appeal to the:

- Board of Zoning Appeals, under provisions of Zoning Code § 61.701(c), of a decision made by the Zoning Administrator.
Planning Commission, under provisions of Zoning Code § 61.701(c), of a decision made by the Planning Administrator or Zoning Administrator.
City Council, under provisions of Zoning Code § 61.702(a), of a decision made by the Board of Zoning Appeals or the Planning Commission.

Date of decision June 24th, 20 24 File Number 24 - 043618

GROUND FOR APPEAL: Explain why you feel there has been an error in any requirement, permit, decision or refusal made by an administrative official, or an error in fact, procedure or finding made by the Planning Commission or Board of Zoning Appeals. Attach additional sheets if necessary.

The Board Zoning Appeals erred in granting the variance to allow supportive housing within 60 feet of congregate living facilities, which is required to be separated by a minimum of 600 feet. This is a substantial variance which reduces the required separation by 90 percent of the requirements specified in the zoning code. See Zoning Code, Section 65.162 (a) Further, in granting the variance, the Board of Zoning Appeals disregarded clear testimony that a concentration of similar housing has already resulted in increased crime and diminished safety, to residents, guests and visitors to the immediate neighborhood.

If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Appellant's Signature [Signature] Date 7-2-24