

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
APRIL 14, 2025 – 3:00 P.M.
ROOM 330 – CITY HALL
SAINT 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: It is highly recommended that you or a representative attend this hearing to answer any questions the Board or the public may have.

Public Testimony:

Public comment can be submitted to dsi-zoningreview@stpaul.gov. Any comments and materials submitted by 2:00 p.m. April 11, 2025, will be provided to the BZA for their review. You must include your name and residential address for the public record. Please note, any comments and materials received after 2:00 p.m. April 11, 2025, will not be provided to the BZA.

I. Approval of minutes for: None

II. Approval of resolutions for: 1070 Jackson Street (25-010878)
770 University Avenue West (25-016440)

III. Old Business: None

IV. New Business:

A.	Applicant - Location - Zoning - Purpose: <u>Major Variance</u>	Xcel Energy 1939 Charles Avenue I1 The applicant is proposing to relocate and increase the height of an existing cellular antenna on this property; the zoning code permits a maximum height of 122'; the tower is proposed to be 140' tall, for a zoning variance of 18'.	(25-019071)
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- B. Applicant - 764 Lincoln LLC **(25-019767)**
Location - 764 Lincoln Avenue
Zoning - H2
Purpose: Major Variance
The applicant is proposing to establish a supportive housing facility for up to 8 residents. The zoning code states that supportive housing facilities shall be a minimum distance of 1,320 feet from specified congregate living facilities with more than six (6) adult residents; this facility is 999 feet from a congregate living facility with more than six (6) adult residents, for a zoning variance of 321 feet.
- C. Applicant - 889 Iglehart LLC **(25-020223)**
Location - 889 Iglehart Avenue
Zoning - H1
Purpose: Major Variance
The applicant is proposing to establish a supportive housing facility for up to 11 residents. The zoning code states that supportive housing facilities shall be a minimum distance of 1,320 feet from specified congregate living facilities with more than six (6) adult residents; this facility is 588 feet from a congregate living facility with more than six (6) adult residents, for a zoning variance of 732 feet.
- D. Applicant - Lutheran social Service of MN **(25-019012)**
Location - 709 University Ave West
Zoning - T2
Purpose: Major Variance
The applicant is proposing to remodel a portion of this building to establish a supportive housing facility for up to 19 adult residents. The zoning code states that supportive housing facilities shall be a minimum distance of 1,320 feet from specified congregate living facilities with more than six (6) adult residents; this facility is within 1,320 feet of two other congregate living facilities with more than six (6) adult residents, the closest of which is 558 feet, for a zoning variance of 762 feet.

E.	Applicant - Location - Zoning - Purpose: <u>Major Variance</u>	Mark Schwartz 438 Daly Street B2 The applicant is proposing to remodel a portion of this building to establish a supportive housing facility for up to 22 adult residents. Two zoning variances are requested: 1.) The zoning code states that supportive housing facilities shall be a minimum distance of 1,320 feet from specified congregate living facilities with more than six (6) adult residents; this facility is 1,044 feet from another congregate living facility with more than six (6) adult residents, for a zoning variance of 276 feet. 2.) In the B2 zoning district, the facility must serve sixteen (16) or fewer facility residents; 22 are proposed, for a variance of 6 residents.	(25-020339)
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V. Adjourn.