

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
APRIL 28, 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 for new business on the agenda can be submitted to dsi-zoningreview@stpaul.gov. Any comments and materials submitted by 2:00 p.m. April 25, 2025 (unless otherwise noted) 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 25, 2025, will not be provided to the BZA.

I. Approval of minutes for: None

II. Approval of resolution for: None

III. Old Business: ~~889 Iglehart Avenue (25-020223), 438 Daly Street (25-020339)~~

Above old business rescheduled to the May 12, 2025 Board of Zoning Appeals meeting.

IV. New Business:

A.	Applicant - Location - Zoning - Purpose: <u>Minor Variance</u>	Patrick McMahon 280 Duke Street H2 The applicant is proposing to construct a new detached garage on this property along Colborne Street. Two zoning variances are requested: 1.) The zoning code states that when a rear yard adjoins a side or front yard, the required setback must be equal to the minimum side yard setback applicable to the principal building. In this case, a 5' setback from the eastern property line is required; a 3' setback is proposed, for a variance of 2'. 2.) A maximum of 1,200 square feet for all accessory structures is permitted; 1,204 square feet is proposed, for a variance of four square feet.	(25-022350)
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B. Applicant - Saint Paul Public Schools / ISD 625 (25-022375)
Location - 1575 L’Orient Street
Zoning - RM1
Purpose: Major Variance The applicant is proposing to reconstruct an off-street surface parking facility. Two variances are requested: 1.) The zoning code states that all parking areas adjoining public streets or sidewalks shall provide a screen consisting of a masonry wall or decorative fence (not including chain link) supplemented with landscape material, forming a screen a minimum of three (3) feet in height, a maximum of four and one-half (4½) feet in height not including trees, and not less than fifty (50) percent opaque. The applicant is proposing no fence or wall along L’Orient Street, for a variance of this requirement. 2.) For off-street parking facilities that adjoin a residential use, a visual screen shall be provided and maintained as required in section 63.114, Visual screens; the applicant is proposing to omit a portion of the required screen between the off-street parking facility and the residential use to the south, for a variance of the requirement.

C. 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.
This case is rescheduled to the May 12, 2025 Board of Zoning Appeals meeting. The public comment deadline has been extended to 2 p.m. on May 9, 2025.

V. Adjourn.