

AGENDA RESULTS
BOARD OF ZONING APPEALS PUBLIC HEARING
TUESDAY, MAY 27, 2025 - 3:00 P.M.
ROOM 40 - 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. May 23, 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. May 23, 2025, will not be provided to the BZA.

I. Approval of minutes for: March 31, 2025 – **Approved 4-0**

II. Approval of resolution for: None

III. Old Business:

889 Iglehart Avenue (25-020223)	Denied 5-0
438 Daly Street (25-020339)	Denied 5-0

IV. New Business:

A. Applicant -	Jon Frost	(25-028645)
Location -	1223 Van Buren Avenue	
Zoning -	H1	
Purpose: <u>Minor Variance</u>	The applicant is proposing to construct a second-story dormer addition onto the existing single-family dwelling. A minimum side yard setback of 5 feet is required; a setback of 2.5' is proposed on the west side, for a variance of 2.5'.	
	Approved with condition	4-0

- B. Applicant - Four Boys, LLC (James Lohr) **(25-030427)**
Location - 385 Lexington Pkwy North
Zoning - T3
Purpose: Major Variance The applicant is proposing to construct a mixed-use development on this vacant property in the T3 Traditional Neighborhood Zoning District. The development includes a two-story building on the eastern portion of the site, containing commercial space and 12 dwelling units, along with a surface off-street parking facility on the western side. A minimum floor area ratio (FAR) of 1.0 is required; an FAR of 0.744 is proposed, for a variance of 0.256.
Approved **5-0**
- 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.
Denied **5-0**
- 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.
Approved **4-1**

E.	Applicant -	Dominic Carchedi	(25-028644)
	Location -	418 Sherburne Avenue	
	Zoning -	T2	
	Purpose: <u>Major Variance</u>	The applicant is proposing to establish a 24-resident supportive housing facility. 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 within 1,320 feet from two supportive housing facilities with more than six (6) adult residents, the closest of which is 513 feet away, for a zoning variance of 807 feet.	
		Denied	5-0

V. Adjourn.