

AGENDA RESULTS
BOARD OF ZONING APPEALS PUBLIC HEARING
JUNE 9, 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. June 6, 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. June 6, 2025, will not be provided to the BZA.

I. Approval of minutes for: April 14, 2025, April 28, 2025, and May 27, 2025

April 14, 2025 – **Approved 5-0**

April 28, 2025 – **Approved 5-0**

May 27, 2025 – **Approved 4-0, 1 Abstention**

II. Approval of resolution for: 709 University Avenue West (25-019012)

Approved 4-0, 1 Abstention

III. Old Business: None

IV. New Business:

A.	Applicant -	Lobsang Yeshi	(25-029918)
	Location -	315 Morton Street West	
	Zoning -	H1	
	Purpose: <u>Major Variance</u>	The applicant is proposing to convert the existing single-family dwelling into a religious institution. In the H1 residential zoning district, non-residential uses are required to maintain a minimum side yard setback of 9 feet from property lines. The existing building is currently set back 4.6 feet from the eastern property line, for a variance of 4.4 feet.	
		Approved	5-0

CITY OF SAINT PAUL – BOARD OF ZONING APPEALS AGENDA RESULTS

JUNE 9, 2025

PAGE 2 OF 3

- B. Applicant - Independent School District 625 (25-031469)
Location - 380 Victoria Street North
Zoning - H1
Purpose: Major Variance
The applicant is proposing to reconstruct a loading area along St. Anthony Avenue at Maxfield Elementary School. Two zoning variances are requested, as follows: 1.) The zoning code requires a landscaped yard of at least four (4) feet in width along public streets or sidewalks adjoining loading areas; a 2.05' setback is proposed, for a variance of 1.95'. 2.) The zoning code requires loading areas adjacent to public streets and sidewalks to be screened with either a masonry wall or decorative fence and supplemental landscape material, forming a screen between three (3) feet and four and one-half (4.5) feet in height (excluding trees) with at least 50% opacity. The applicant is proposing no fence, wall, or screening landscape materials along St. Anthony Avenue, for a variance of this requirement.
Approved 5-0
- C. Applicant - Stronger Sober House (25-033875)
Location - 519 Farrington Street
Zoning - H2
Purpose: Major Variance
The applicant is proposing to establish a 11-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 three supportive housing facilities with more than six (6) adult residents, the closest of which is 736 feet away, for a zoning variance of 584 feet.
Denied 5-0

CITY OF SAINT PAUL – BOARD OF ZONING APPEALS AGENDA RESULTS

JUNE 9, 2025

PAGE 3 OF 3

D.	Applicant -	Stronger Sober House	(25-033888)
	Location -	269 Harrison Avenue	
	Zoning -	H2	
	Purpose: <u>Major Variance</u>	The applicant is proposing to establish a 12-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 is 804 feet from a specified congregate living facility with more than six (6) adult residents, for a variance of 516 feet.	
		Denied	5-0

V. Adjourn.