

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
SEPTEMBER 15, 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. on September 12, 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. on September 12, 2025, will not be provided to the BZA.

I. Approval of minutes for: None

II. Approval of resolution for: None

III. Old Business: None

IV. New Business:

A.	Applicant - Location - Zoning - Purpose: <u>Minor Variance</u>	David Washington 845 Osceola Avenue H1 The applicant is proposing to construct a second story addition over an existing single-story portion on the rear of this single-family dwelling. The zoning code requires a side yard setback of 5'; 4.5' is proposed from the western property line, for a variance of 0.5'.	<i>File # to be assigned</i>
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- B. Applicant - Hilltop Development LLC *File # to be assigned*
Location - 1156 Lincoln Avenue
Zoning - H2
Purpose: Major Variance
The applicant is proposing to demolish the existing duplex on this property and split the resulting vacant lot to construct a new single-family dwelling on each of the new lots. The zoning code requires a rear yard setback of 10'; 5' is proposed from the eastern property line, for a variance of 5'.
- C. Applicant - Community School of Excellence *File # to be assigned*
Location - 270 Larpenteur Avenue West
Zoning - RM1
Purpose: Major Variance
The applicant is proposing to install two new identification wall signs, each measuring 92.46 square feet. The proposed locations are on the northern and western façades of the building, both fronting Larpenteur Avenue West. The zoning code states that no sign shall project higher than 30' above grade and limits signage for an educational institution in the RM1 zoning district to one identification sign not exceeding 30 square feet per street frontage and one bulletin board. An existing wall sign would remain. The installation of two new signs would result in a total of three identification signs on the building frontage along Larpenteur Avenue West; for a variance request of two signs and 62.46 square feet each. The northern sign would project 37' above grade and the western sign would project 40' above grade, for height variances of 7' and 10' respectively.
- D. Applicant - Minnesota Department of Administration *File # to be assigned*
Location - 1430 Maryland Avenue East
Zoning - T2
Purpose: Major Variance
The applicant is proposing to construct a new fence around this property located in the T2 traditional neighborhood zoning district. The zoning code limits the height of fences constructed between off-street parking facilities and the public right-of-way to 4.5 feet; 10' is proposed along Phalen Boulevard and 8' is proposed along Barclay Street, for variances of 5.5' and 3.5' respectively.

V. Adjourn.