



CITY OF SAINT PAUL – BOARD OF ZONING APPEALS AGENDA RESULTS

SEPTEMBER 15, 2025

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- B. Applicant - Hilltop Development LLC (DSIBZA-000044-2025)  
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'.  
**Denied** **4-0**
- C. Applicant - Community School of Excellence (DSIBZA-000046-2025)  
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.  
**Approved** **4-0**

- D. Applicant - Minnesota Department of Administration (**DSIBZA-000031-2025**)  
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.

**Denied**

*Motion to deny failed, Vote: 3-1 (Per SPLC § 61.203, less than 4 votes in any direction fails.)*

*Motion to approve failed, as there was not a second.*

*Board members stated rationale for denial votes prior to first motion to deny that failed. MN Statutes § 15.99 states that a motion to approve that fails is a denial, provided that those voting against the motion state on the record the reasons why they oppose the request.*

V. Adjourn.