

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
DECEMBER 8, 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. December 5, 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. December 5, 2025, will not be provided to the BZA.

I. Approval of minutes for: October 27, 2025

II. Approval of resolution for: None

III. Old Business: None

IV. New Business:

- | | | | |
|----|---|--|-----------------------------|
| A. | Applicant -
Location -
Zoning -
Purpose: <u>Major Variance</u> | Andria Tormoen
1517 Grand Avenue
RM2
The applicant is proposing to install a 24 square foot freestanding real estate sign in the southwestern corner of this property; the zoning code limits real estate signs to six square feet, for a variance of 18 square feet. | (DSIBZA-000092-2025) |
| B. | Applicant -
Location -
Zoning -
Purpose: <u>Major Variance</u> | John Mathern
292 Howell Street North
H2
The applicant is proposing to construct a new single-family dwelling on this vacant property. The zoning code requires a rear yard setback of 10'; 2' is proposed, for a variance request of 8'. | (DSIBZA-000180-2025) |

- C. Applicant - Joe Swalboski **(DSIBZA-000190-2025)**
Location - 2065 Old Hudson Road
Zoning - T2
Purpose: Major Variance The applicant is proposing to install an additional speaker box ordering lane on this property in the T2 Traditional Neighborhood district; the zoning code allows for no more than one drive-through lane, for a variance of one drive-through lane.
- D. Applicant - Anthony Adams, Ryan A+E, Inc. **(DSIBZA-000168-2025)**
Location - 855 Cretin Avenue South
Zoning - F3
Purpose: Major Variance The applicant is proposing to construct a six-story, mixed-use building with 176 residential units and amenity space, 2,000 square feet of commercial space, 164 structured off-street parking spaces, and bicycle parking in a F3 Residential Mixed Mid Zoning District. The southwest corner of the parcel is within the existing RC3 River Corridor Urban Open Overlay District and the future Mississippi River Critical Corridor Area's Urban Mixed (CA-UM) Overlay District, which will allow a maximum 65' building height. A building height of 75' is proposed, for a variance of 10' to the RC3 overlay district height limit in § 68.233(a) for that portion of the building in the future CA-UM overlay district, based on a variance granted in 2019 (#19-096470) for a 65' height.

V. Adjourn.