

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
DECEMBER 22, 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 19, 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 19, 2025, will not be provided to the BZA.

I. Approval of minutes for: December 8, 2025

II. Approval of resolution for: None

III. Old Business: None

IV. New Business:

- | | | | |
|----|---|---|-----------------------------|
| A. | Applicant -
Location -
Zoning -
Purpose: <u>Major Variance</u> | Morgan Scott
1507 Burns Avenue
H1 | (DSIBZA-000199-2025) |
| | | The applicant is proposing to construct a new community center on the northern side of this property. The zoning code requires that above grade window and door openings comprise at least 15% of the total area of the exterior walls facing a public street or sidewalk; 5.9% is proposed facing McLean Avenue, for a variance request of 9.1%. | |

B. Applicant - ~~_____~~ Kong Lee ~~_____~~ **(DSIBZA-000209-2025)**
Location - ~~_____~~ 80 Cottage Ave West
Zoning - ~~_____~~ I1
Purpose: Major Variance ~~_____~~ The applicant is proposing to construct a new auto body and auto repair building on this vacant property in the I1 – Light Industrial zoning district. Two zoning variances are requested: 1.) Any fence along a public street and sidewalk must be decorative in this district; a chain link fence is proposed along Cottage Avenue West and Mayre Street, for a variance of the requirement. 2.) When redevelopment occurs, public streets shall be designed with a public sidewalk along the property being developed; no public sidewalk is proposed along Cottage Avenue West and Mayre Street, for a variance of the requirement.

Rescheduled to January 5, 2026 BZA Hearing

V. Adjourn.