

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**JANUARY 5, 2026 – 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](mailto:dsi-zoningreview@stpaul.gov). Any comments and materials submitted by 2:00 p.m. January 2, 2026, 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. January 2, 2026, 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:

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| A. | Applicant -<br>Location -<br>Zoning -<br>Purpose: <u>Major Variance</u> | Saint Paul Parks & Rec – Brett Hussong ( <b>DSIBZA-000220-2025</b> )<br>900 Stewart Avenue<br>T3M<br>The applicant is proposing to construct restroom facilities that are accessory to the park on this property in the T3M Traditional Neighborhood with Master Plan zoning district. A maximum front yard setback of 10' is permitted; 181.77' is proposed from Stewart Avenue, for a variance of 171.77'. |
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- 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.
- C. Applicant - MN Dept. of Administration **(DSIBZA-000226-2025)**  
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 Barclay Street, for a variance of 5.5' on each side.

V. Adjourn.