

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
TUESDAY, MAY 28, 2024 - 3:00 P.M.
ROOM 40 – 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. May 24, 2024, 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. May 24, 2024, will not be provided to the BZA.

I. Approval of minutes for: May 13, 2024

II. Approval of resolution for: 792 Rose Avenue East (24-022465)

III. Old Business: None

IV. New Business:

A.	Applicant - Location - Zoning - Purpose: <u>Minor Variance</u>	Holly Brackett & Charles Breer 1400 Hartford Avenue H1 The applicants are proposing to demolish an existing detached garage and construct a new larger detached garage in the rear yard. The zoning code requires accessory buildings on corner lots to be set back from the side street lot line a distance equal to that required of principal buildings. A 5' setback is required; 2.5' is proposed from the eastern property line, for a zoning variance of 2.5'.	(24-033192)
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B. Applicant - Todd Fink **(24-034347)**
Location - 351 Ramsey Street
Zoning - H2
Purpose: Major Variance
The applicant is proposing to construct a duplex on the Irvine Avenue side of this through lot. The zoning code states that off-street parking spaces must not be located in the front yard; two parking spaces are proposed in the front yard along Irvine Avenue, for a variance of this requirement.

C. Applicant - Nellie Francis Court Partnership **(24-034357)**
Location - 2285 Hillcrest Avenue
Zoning - F6
Purpose: Major Variance
The applicant is proposing to install a wall sign on this new multifamily building in the F6 zoning district. The zoning code limits signage to one sign of six square feet or less per street frontage; a sign of 20.47 square feet is proposed along Hillcrest Avenue, for a zoning variance of 14.47 square feet.

V. Adjourn.