

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**TUESDAY, SEPTEMBER 3, 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](mailto:dsi-zoningreview@stpaul.gov). Any comments and materials submitted by 2:00 p.m. August 30, 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. August 30, 2024, will not be provided to the BZA.

I. Approval of minutes for: July 22, 2024 & August 19, 2024

II. Approval of resolution for: None

III. Old Business: None

IV. New Business:

A.	Applicant - Location - Zoning - Purpose: <u>Major Variance</u>	796 Stewart LLC 796 Stewart Avenue H1, MRCCA: RC4	<b>(24-069802)</b>
		The applicant is proposing to construct a duplex on this vacant lot in the RC4 River Corridor Urban Diversified Overlay District. The zoning code does not allow residential development on slopes greater than eighteen (18) percent; the applicant is proposing the development of the duplex on slopes greater than eighteen (18) percent, for a variance of the requirement.	

B.	Applicant - Location - Zoning - Purpose: <u>Major Variance</u>	Karen Nancekivell 2418 University Avenue West T3 The applicant is proposing to remodel the building to convert it into an animal day care and boarding facility in the T3 traditional neighborhood zoning district. Two zoning variances are requested: 1.) The zoning code states that glass on windows and doors shall be clear or slightly tinted, and allow views into and out of the interior; the applicant proposes to install an opaque window vinyl on all of the windows facing University Avenue West, for a variance of this requirement. 2.) The zoning code allows a total of 135 square feet of signage; the applicant is proposing 321.88 square feet, for a variance of 186.88 square feet.	<b>(24-067416)</b>
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V. Adjourn.