AGENDA RESULTS **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. 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 – Both Approved 4-0

II. Approval of resolution for: None

III. Old Business: None

IV. New Business:

Applicant -796 Stewart LLC (24-069802)Α.

Location -796 Stewart Avenue Zoning -H1, MRCCA: RC4

The applicant is proposing to construct a duplex on this Purpose: Major Variance

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.

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₿.—	Applicant -	Karen Nancekivell	(24-067416)	
	Location -	2418 University Avenue West		
	Zoning -			
	Purpose: <u>Major Variance</u>	The applicant is proposing to remodel the bu	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.)		

186.88 square feet.

Rescheduled to October 14, 2024

The zoning code allows a total of 135 square feet of signage; the applicant is proposing 321.88 square feet, for a variance of

V. Adjourn.