AGENDA RESULTS BOARD OF ZONING APPEALS PUBLIC HEARING SEPTEMBER 30, 2024 – 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 <u>dsi-zoningreview@stpaul.gov</u>. Any comments and materials submitted by 2:00 p.m. September 27, 2024, will be provided to the BZA for their review. <u>You must include your name and residential address for the public record.</u> Please note, any comments and materials received after 2:00 p.m. September 27, 2024, will not be provided to the BZA.

I. Approval of minutes for: September 16, 2024 - Approved 5-0

II. Approval of resolution for: None

III. Old Business: None

IV. New Business:

A. Applicant - Thomas Dengler (24-077333)

Location - 781 Ohio Street

Zoning - H1

Purpose: Minor Variance The applicant is proposing to demolish an existing

detached garage in the rear yard and construct a new one. The zoning code requires a setback of 3' from interior property lines; a 2' setback is proposed from the

south property line, for a variance of 1'.

Approved with condition 6-0

CITY OF SAINT PAUL – BOARD OF ZONING APPEALS AGENDA RESULTS SEPTEMBER 30, 2024 PAGE 2 OF 2

B. Applicant - GB Realty Acquisitions, LLC (24-077286)

c/o McClay-Alton, PLLP - Brian D. Alton

Location - 287 6th Street East

Zoning - B5

Purpose: <u>Major Variance</u> The applicant is proposing to convert a portion of the building

into a rental storage facility. The zoning code states that rental storage facilities in the B5 central business district must be located within a mixed-use building and cannot exceed fifteen (15) percent of the gross floor area of the building. The

applicant is proposing to convert eighty-five (85) percent of the gross floor area into rental storage, for a variance of seventy

(70) percent.

Denied 4-2

V. Adjourn.