

AGENDA RESULTS
BOARD OF ZONING APPEALS PUBLIC HEARING
OCTOBER 14, 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 dsi-zoningreview@stpaul.gov. Any comments and materials submitted by 2:00 p.m. October 11, 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. October 11, 2024, will not be provided to the BZA.

I. Approval of minutes for: September 30, 2024 – *To be placed on future agenda for approval.*

II. Approval of resolution for: None

III. Old Business: None

IV. New Business:

A.	Applicant - Location - Zoning - Purpose: <u>Major Variance</u>	Leah L. Robey 1054 Cumberland Street H1	(24-082710)
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The applicant is proposing to demolish an existing detached garage in the rear yard and construct a new one. The zoning code permits a maximum height of 18' measured from the average grade to the midpoint of a gabled-roof accessory structure; 21' is proposed, for a variance request of 3'.

Approved **5-0**

B.	Applicant - Location - Zoning - Purpose: <u>Major Variance</u>	Ammar Khaleel 466 Robert Street South T2	(24-079210)
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The applicant is proposing to install a new wall sign on the west side of this mixed-use building located in the T2 zoning district. The property currently has 80 square feet of signage and a maximum of 75 square feet is permitted. The applicant is proposing to install a 48.75 square foot sign, for a variance of 48.75 square feet.

Approved **5-0**

- C. Applicant - City of Saint Paul Parks and Recreation (24-077373)
Location - 1403 Montreal Avenue
Zoning - H1
Purpose: Major Variance The zoning code states that golf courses shall not be lighted for night use. The applicant is proposing to light a portion of the course to support evening skiing in the winter season, for a variance of the requirement.
Approved with conditions 5-0
- D. Applicant - Karen Nancekivell (24-067416)
Location - 2418 University Ave West
Zoning - T3
Purpose: Major Variance 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.
Denied (Both) 4-1
- E. Applicant - Scott Meier & Dawn Wagenaar (24-080220)
Location - 2176 Goodrich Avenue
Zoning - H1
Purpose: Minor Variance A variance of the minimum distance requirement between student dwellings in order to establish a new student dwelling. The zoning code requires a student dwelling to be located at least 150 feet from another student dwelling. The applicant is proposing no setback from the existing student dwelling to the east at 2172 Goodrich Avenue, for a variance of 150 feet.
Denied 4-0

V. Adjourn.