

**AGENDA RESULTS**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**OCTOBER 28, 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](mailto:dsi-zoningreview@stpaul.gov). Any comments and materials submitted by 2:00 p.m. October 25, 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 25, 2024, will not be provided to the BZA.

I. Approval of minutes for: September 30, 2024 – **Approved 4-0**

II. Approval of resolution for: 1403 Montreal Avenue (24-077373) – **Approved 4-0**

III. Old Business: None

IV. New Business:

- |    |   |   |  |
|----|---|---|--|
| A. | Applicant -<br>Location -<br>Zoning -<br>Purpose: <u>Minor Variance</u> | Thomas Knoll<br>597 Summit Avenue<br>H2<br>The applicant is proposing to remove and replace stairs and a landing between the existing dwelling and the detached garage. The existing lot coverage is 64.3% and the zoning code allows a maximum of 50%; a 65.6% lot coverage is proposed, for a zoning variance of 1.3%. A side yard setback of 5' is required, a zero foot setback is proposed from the eastern property line, for a zoning variance of 5'.<br><b>Approved</b> | <b>(24-087265)</b><br><br><br><br><br><br><br><br><br><b>4-0</b> |
| B. | Applicant -<br>Location -<br>Zoning -<br>Purpose: <u>Minor Variance</u> | Kevin Dahm<br>1022 Orchard Avenue<br>H1<br>The applicant is proposing to construct an addition onto the front of this single-family dwelling. The zoning code requires a front yard setback of 10'; 7.9' is proposed, for a variance request of 2.1'.<br><b>Denied</b>  | <b>(24-086468)</b><br><br><br><br><br><br><br><br><br><b>4-1</b> |

- C. Applicant - YMCA of the North c/o Brian Kirk **(24-083786)**  
Location - 530 Wheeler Street North  
Zoning - T4  
Purpose: Major Variance  
The applicant is proposing to demolish the existing building on the lot and construct a new day care facility. Three zoning variances are requested: 1.) A minimum floor area ratio of 0.855 is required; .36 is proposed, for a variance of 0.495. 2.) Surface parking areas and entrance drives accessory to a principal building or use may occupy no more than 60' feet of the total lot frontage; 110' is proposed, for a variance of 50'.  
**Approved with conditions** **5-0**
- D. Applicant - Ruben A. Benegas, Benegas Properties, LLC **(24-086457)**  
Location - 1963 Grand Avenue  
Zoning - RM2  
Purpose: Major Variance  
The applicant is proposing to demolish the structures on this lot and construct a new multiple-family dwelling. Two zoning variances are requested: 1.) The zoning code limits the height to 40'; 50' is proposed, for a variance of 10'. 2.) The zoning code limits the floor area ratio to 2.25; 2.27 is proposed, for a variance of 0.02.  
**Denied** **4-1**
- V. Adjourn.