

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**MARCH 22, 2021 3:00 P.M.**  
**375 JACKSON STREET – MICROSOFT TEAMS VIRTUAL HEARING**  
**ST. 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:** You or your representative need to attend this hearing to answer any questions the Board or the public may have.

**Microsoft Teams Tutorial:**

Members of the public can [click here](#) to learn how to use Microsoft Teams.

**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. March 19, 2021 will be provided to the BZA for their review. You must include your name and residential address for the public record. Please note, due to the COVID-19 health pandemic and its impact of staffing, any comments and materials received after 2:00 p.m. March 19, 2021 will not be provided to the BZA.

**Note to Commissioners and Members of the Public:** The Chairperson of the Board of Zoning Appeals (BZA) has determined that it is not practical nor prudent for the BZA to meet in-person or pursuant to Minnesota Statutes, Section 13D.02. In light of the COVID-19 health pandemic, it is not feasible for any member of BZA to be present at the regular location, and all members of the BZA will attend this hearing by telephone or other electronic means.

It is also not feasible for members of the public to attend the hearing at its regular location due to the health pandemic and emergency. Accordingly, no meeting will be held in 15 Kellogg Boulevard West (Room 330 – Courthouse).

Members of the public may monitor this hearing remotely at:

1. Online: [Click here to join the hearing](#)
2. Join by phone: (612) 315-7905, Conference ID: 813 720 482#

I. Approval of minutes for: March 08, 2021

II. Approval of resolution for: 274 Lafond Ave. (#21-240250)

III. Old Business: None

IV. New Business: (Next page)

A. Applicant - Thomas Heuer (21-239620)  
Location - 798 Syndicate Street South  
Zoning - R2  
Purpose: Minor Variance  
The applicant is proposing to convert an existing two-car attached garage on the rear of this single-family dwelling into living space and construct a wider two-car attached garage onto the rear of the converted space. A rear yard setback of 25' is required; a 17.2' rear yard setback is proposed, for a variance of 7.8'.

B. Applicant - Timothy Helin (21-239626)  
Location - 1588 Saunders Avenue  
Zoning - R2  
Purpose: Major Variance  
The applicant is proposing to construct a new, two-story single-family dwelling on a vacant lot. A side yard setback of 8' is required in the R2 single family zoning district; a setback of 4' from the east property line is proposed, for a variance of 4'.

C. Applicant - Thomas Forti (21-240950)  
Location - 1085 Grand Avenue  
Zoning - B2  
Purpose: Major Variance  
The applicant is proposing to expand the outdoor patio area in the rear of the Iron Ranger restaurant. This expansion will reduce the number of required off-street parking spaces that are provided from 7 to 3, resulting in a variance of 4 spaces.

D. Applicant - Stressless Properties LLC (21-240589)  
Location - 116 Acker Street East  
Zoning - I1  
Purpose: Major Variance  
This property is located in an I1 zoning district. In 2008, the previous owner obtained a building permit to convert a portion of this building into a two-bedroom residential unit. However, the work was never completed and the new owner is proposing to finish this conversion. The following variances are requested:

1.) In the I1 industrial district, residential uses shall not be located in the basement or first floor. The proposed dwelling will be on the first floor, for a variance from this requirement.

2.) At least 80% of the first floor shall be devoted to principal uses permitted in the district, other than residential uses. The office for the impound lot will occupy 54.5% of the building, for a variance of 25.5%.

E. Applicant - Jeremy Exley (21-240018)  
Location - 1617 Marshall Avenue  
Zoning - T2  
Purpose: Major Variance  
The applicant is proposing to demolish three residential buildings on three separate lots in order to construct a 16-unit multi-family building. The zoning code requires a minimum front yard setback of 13.5' for a multi-family dwelling in the T2 zoning district. The proposed building would be set back 5' from the south property line for a variance of 8.5'.

F. Applicant - WEB Development LLC (21-241021)  
Location - 235 Cleveland Avenue South  
Zoning - B2  
Purpose: Major Variance  
The applicant is proposing to tear down an existing single-story building that was previously used as a dry cleaning business and construct a five-story mixed residential and commercial building. The following variances are requested:

- 1.) A maximum building height of 40' is permitted, a height of 54.8' is proposed, for a variance of 14.8'.
- 2.) A maximum floor area ratio of 2.0 is permitted, a floor area ratio of 2.75 is proposed, for a variance of 0.75.
- 3.) The zoning code requires 37 off-street parking spaces, 23 spaces are proposed, for a variance of 14 off-street parking spaces.

V. Adjourn.