



May 17, 2023

## PUBLIC HEARING NOTICE – BOARD OF ZONING APPEALS

**File #:** 23 - 035038

**Purpose:** The applicant is proposing to demolish the existing structures on this property and construct a new mixed residential commercial building. The following variances are requested: 1.) In the I1 light industrial district, residential uses are not permitted on the first floor; the applicant is proposing residential dwelling units on the first floor, for a variance of 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 applicant is proposing to utilize 6.5% of this floor for commercial uses, for a variance of 73.5%. 3.) A front yard setback of 25' is required on portions of this property across the street from land zoned RM2; 9' is proposed, for a variance of 16'. 4.) Surface off-street parking spaces shall not be located within the front yard; the applicant is proposing surface off-street parking spaces in the front yard, for a variance of this requirement.

**Property Address:** 2285 Hampden Avenue

**Applicant:** 2285 Hampden LLC (c/o Thomas Nelson, Exeter Management LLC)  
2303 Wycliff Street, Suite W200  
Saint Paul, MN 55114-4402

**Date:** Tuesday, May 30, 2023

**Time:** 3:00 p.m.

**Location:** 15 Kellogg Boulevard West (Room 330 – Courthouse)

You may attend the hearing to express your opinion regarding this matter. You may send written comments to the Department of Safety and Inspections' staff person handling the case, David Eide, at the address listed in the letterhead above or via email to [DSI-ZoningReview@stpaul.gov](mailto:DSI-ZoningReview@stpaul.gov). If you have questions about this application, you may call David at 651-266-9088. Any comments and materials submitted by 2:00 p.m. on May 26, 2023 will be provided to the BZA for their review. You must include your name and address for the public record.

This property is located in the area represented by the St. Anthony Park Community Council, an independent organization that provides advisory recommendations to the City about a variety of issues. They may choose to discuss this item at a neighborhood meeting and provide a recommendation to the BZA. Please contact the St. Anthony Park Community Council at (651) 649-5992 or at [kathryn@sapcc.org](mailto:kathryn@sapcc.org) if you are interested in participating in the neighborhood review process.