



September 24, 2020

PUBLIC HEARING NOTICE - BOARD OF ZONING APPEALS

File #: 20-069819

Purpose: The applicant is proposing to construct a triplex as a second principal building on a lot that has an existing triplex. The following variances are required:

- 1.) A primary entrance of principal structures shall be located within the front third of the structure. The applicant is proposing the main entrance to be in the rear of the building, for a variance of this requirement.
- 2.) 10 off-street parking spaces are required, 8 spaces are proposed including one bicycle rack, for a variance of 2 parking spaces.
- 3.) In residential districts, principal buildings shall not cover more than 35% of any zoning lot, 38.39% is proposed, for a lot coverage variance of 3.39%.
- 4.) This property is located in the RT2 zoning district and requires 2,500 square feet of lot size per unit. A lot size of 15,000 square feet is required for 6 units, 12,493 square feet is available, for a lot size variance of 2,507 square feet.
- 5.) A minimum lot width of 20' per unit is required in this zoning district. The existing lot width is nonconforming at 46.08' wide, the new triplex requires an additional 60' of lot width, for a variance of 60' of lot width.
- 6.) A minimum rear yard setback of 25' is required, 15' is proposed, for a variance of 10'.

Property Address: 542 Portland Ave.

Applicant: Sullivan Property Investments II LLC
PO Box 50658
Mendota, MN 55150-1430

Date: Monday, October 5, 2020

Time: 3:00 p.m.

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

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 and 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 meeting by telephone or other electronic means.

It is also not feasible for members of the public to attend the meeting at its regular location due to the health pandemic and emergency. Accordingly, no meeting will be held in City Hall Council Chambers, Room 300, at 15 W. Kellogg Boulevard.

Members of the public may monitor this meeting remotely at:

1. Online meeting: <https://meet.ci.stpaul.mn.us/matthew.graybar/0PM445J1>
2. Join by phone – choose one: (651) 267-3988, Conference ID: 5073894
(651) 266-5758, Conference ID: 5073894
(651) 266-5767, Conference ID: 5073894

This property is located in the area represented by the Summit-University Planning 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 Board of Zoning Appeals. Please contact the Summit-University Planning Council at (651) 228-1855 or E-mail at jens@summit-university.org if you are interested in participating in the neighborhood review process.

Public comment can be submitted to matthew.graybar@ci.stpaul.mn.us. Any comments and materials submitted by 2:00 p.m. on October 2nd 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. on October 2nd will not be provided to the BZA.