



June 5, 2020

## PUBLIC HEARING NOTICE – BOARD OF ZONING APPEALS

**File #:** 20-038888

**Purpose:** The applicant is proposing to construct a five-story, 60-unit senior housing building at 830 Cretin Ave. as part of the Ford Redevelopment Site. The following variances are requested: 1.) A minimum of 25% of lot coverage for open space is required; 16% is proposed, for a variance of 9%. 2.) Off-street parking spaces are required to be setback 4' from any property line; 2' is proposed from the north property line, for a variance of 2'. 3.) A minimum of 1 parking space or 2% of the total parking spaces, whichever is greater, shall be prepared for electric vehicles (EV); A total of 29 parking spaces are provided, which requires 1 parking space designated for EV, 0 is proposed, for a variance of 1 EV parking space.

**Property Address:** 830 Cretin Ave.

**Applicant:** Commonbond Communities (Justin Eilers)  
1080 Montreal Ave.  
St. Paul, MN 55116

**Date:** Monday, June 15, 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 15 Kellogg Boulevard West (Room 330 – Courthouse).

Members of the public may monitor this meeting remotely at:

1. Online meeting: <https://meet.ci.stpaul.mn.us/matthew.graybar/1LN8C0CW>

2. Join by phone – choose one: (651) 267-3988, Conference ID: 73325672  
(651) 266-5758, Conference ID: 73325672  
(651) 266-5767, Conference ID: 73325672

This property is located in the area represented by the Highland District 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 Planning Commission. Please contact the Highland District Council at (651) 695-4005 or E-mail at [kathy@highlanddistrictcouncil.org](mailto:kathy@highlanddistrictcouncil.org) if you are interested in participating in the neighborhood review process.

Public comment can be submitted to [matthew.graybar@ci.stpaul.mn.us](mailto:matthew.graybar@ci.stpaul.mn.us). Any comments and materials submitted by 2:00 p.m. June 12, 2020 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. June 12, 2020 will not be provided to the BZA.