



September 9, 2020

## PUBLIC HEARING NOTICE - BOARD OF ZONING APPEALS

**File #:** 20-069826

**Purpose:** The applicant was previously granted variances of the side yard setback, the rear yard setback, and sidewall articulation to construct a one-story addition that would connect the detached garage to the house. After the condition of the foundation was determined to be deficient, the contractor was approved to demolish the house and construct a new single-family dwelling with an attached garage using the rear yard setback variance previously granted. Upon further consideration, the contractor was advised to re-apply for the same rear yard setback variance since the scope of the project changed from an addition to the construction of a new single-family dwelling.

The proposed one-story single-family dwelling with an attached garage requires the following variances: 1) A rear yard setback of 25' is required; a setback of 1' is proposed for a variance of 24'. 2) This property is located in Planning Dist. 15. For R1—R4 residential districts in this planning district, the total lot coverage of all buildings, including accessory buildings, shall not exceed 40%. The applicant is proposing a lot coverage of 40.2%, for a variance of 0.2% (17.8 square feet).

**Property Address:** 1493 Highland Pkwy.

**Applicant:** Suebue LLC  
1645 Palace Ave.  
St. Paul, MN 55105-2136

**Date:** Monday, September 21, 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/705F8BMY>

2. Join by phone - choose one: (651) 267-3988, Conference ID: 5313894  
(651) 266-5758, Conference ID: 5313894  
(651) 266-5767, Conference ID: 5313894

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 email 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. on September 18 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 on staffing, any comments and materials received after 2:00 p.m. on September 18 will not be provided to the BZA.