



## Legislation Details (With Text)

<b>File #:</b>	ABZA 23-1	<b>Version:</b>	1
<b>Type:</b>	Appeal-BZA	<b>Status:</b>	Archived
		<b>In control:</b>	City Council
		<b>Final action:</b>	7/12/2023
<b>Title:</b>	Considering the appeal of 2285 Hampden LLC (c/o Thomas Nelson, Exeter Management LLC) to a decision of the Board of Zoning Appeals denying zoning variances to construct a new mixed residential commercial building at 2285 Hampden Avenue. (To be withdrawn)		
<b>Sponsors:</b>	Mitra Jalali		
<b>Indexes:</b>			
<b>Code sections:</b>	Sec. 63.312. - Setback., Sec. 65.143. - Mixed residential and commercial use., Sec. 66.531. - Density and dimensional standards table.		
<b>Attachments:</b>	1. Appeal Application for 2285 Hampden Avenue, 2. Variance Application and Supporting Documents for 2285 Hampden Avenue, 3. Board of Zoning Appeals Staff Report for 2285 Hampden Avenue, 4. Board of Zoning Appeals Resolution for 2285 Hampden Avenue, 5. Board of Zoning Appeals Hearing Minutes for May 30, 2023, 6. Board of Zoning Appeals Public Comment for 2285 Hampden Avenue, 7. Board of Zoning Appeals Public Hearing Notice Mailing List and Map for 2285 Hampden Avenue, 8. Board of Zoning Appeals Public Hearing Notice Letter for 2285 Hampden Avenue, 9. § 15.99 Extension Letter for 2285 Hampden Avenue, 10. City Council Public Hearing Notice Mailing List and Map for 2285 Hampden Avenue, 11. City Council Public Hearing Notice for 2285 Hampden Avenue, 12. Public Comment - Charlotte Pellett and Thomas Kellen, 13. District Council Correspondence, 14. Jill Peuranen public comment		

Date	Ver.	Action By	Action	Result
7/12/2023	1	City Council	Withdrawn	
6/28/2023	1	City Council	Continue Public Hearing	Pass

Considering the appeal of 2285 Hampden LLC (c/o Thomas Nelson, Exeter Management LLC) to a decision of the Board of Zoning Appeals denying zoning variances to construct a new mixed residential commercial building at 2285 Hampden Avenue. (To be withdrawn)

The appellant, 2285 Hampden LLC, applied for variances to construct a new mixed residential commercial building at 2285 Hampden Avenue. Four variances were requested: 1.) In the I1 light industrial district, residential uses are not permitted on the first floor; the applicant was 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 was 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' was proposed, for a variance of 16'. 4.) Surface off-street parking spaces shall not be located within the required front yard; the applicant was proposing surface off-street parking spaces in the required front yard, for a variance of this requirement. A public hearing was held on May 30, 2023.

Does this issue fall within the 60 day rule? Yes

If yes, when does the 60 days expire? June 22, 2023

Has an extension been granted? Yes

If so, to what date? August 21, 2023

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