



Legislation Text

File #: ABZA 23-1, **Version:** 1

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 (To be withdrawn)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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