



Legislation Details (With Text)

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Title: Public hearing to consider the appeal of Cheryl Fogarty and neighborhood residents to a decision of the Board of Zoning Appeals (BZA) approving a variance in order to legalize an existing single-family student dwelling at 2146 Grand Avenue.

Sponsors: Russ Stark

Indexes:

Code sections: Sec. 67.703. - Relationship to other applicable regulations.

Attachments: 1. 2146 Grand Application for appeal and list of appellants.pdf, 2. 2146 Grand Ave. Student housing ordinance and neighborhood organization letters..pdf, 3. 2146 Grand Wesnac research docs 1 of 2.pdf, 4. 2146 Grand - Wesnac research docs 2 of 2.pdf, 5. 2146 Grand - variance app. staff report and minutes.pdf, 6. 2146 Grand Avenue - Resolution.pdf, 7. 2146 Grand - correspondences.pdf, 8. 2146 Grand - Photos.pdf, 9. MacGregor letter, 10. Clemmer letter supporting appeal for 2146 Grand

Date	Ver.	Action By	Action	Result
4/15/2015	1	City Council	Granted	Pass

Public hearing to consider the appeal of Cheryl Fogarty and neighborhood residents to a decision of the Board of Zoning Appeals (BZA) approving a variance in order to legalize an existing single-family student dwelling at 2146 Grand Avenue.

At the request of the City Council, the Saint Paul Planning Commission conducted a study on student housing and made recommendations regarding amendments to the zoning code, which were subsequently adopted by the City Council and became effective August 8, 2012. The intent of the study was to prohibit the proliferation of new student rental housing in neighborhoods of high student concentration. The ordinance created a Student Housing Neighborhood Impact Overlay District and established a definition for student dwellings. Within the overlay district, a 150' separation between properties used for student dwellings is required. The applicant applied for a variance of the separation requirement in order to legalize an existing single-family student dwelling. After hearing testimony, the BZA approved the variance request on March 2, 2015. The applicants are appealing the approval.

The appellants have stated the basis for their appeal in documents attached to this file.

Does this issue fall within the 60 day rule? Yes

If yes, when does the 60 days expire? March 6, 2015

Has an extension been granted? No

If so, to what date? Refer to document on page 66

The document on page 66 explains the extension rule under 15.99

Yaya Diatta