



June 15, 2023

**PUBLIC HEARING NOTICE – CITY COUNCIL APPEAL**

**File #:** 22-051684 / ABZA 23-1

**Purpose:** An appeal of a decision by the Board of Zoning Appeals denying zoning variances to construct a new mixed residential commercial building. The following 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.

**Property Address:** 2285 Hampden Avenue

**Appellant:** 2285 Hampden LLC (c/o Thomas Nelson, Exeter Management LLC)  
2303 Wycliff Street, Suite 2300  
Saint Paul, MN 55114-1272

**Date of Hearing:** Wednesday, June 28, 2023

**Time:** 3:30 p.m.

**Location:** 15 Kellogg Boulevard West (City Council Chambers – Courthouse)

**City Council Meetings**

City Council meetings are open for in-person attendance and live public testimony has resumed in Council Chambers, and by telephone. All City Council public hearings are held at 3:30 p.m.

Interested parties who wish to speak on a specific Council Agenda item live via telephone are required to pre-register with the City Clerk. You are asked to register by 12 noon on Tuesday to participate. The registration link is located on the City Council website at [www.stpaul.gov/council](http://www.stpaul.gov/council) or <https://forms.office.com/g/TD3xN7WHy5>.

The public may also comment on public hearing items in writing or via voicemail. Any comments and materials submitted by 12:00 pm of the day before the meeting will be attached to the public record and available for review by the City Council. Comments may be submitted as follows:

Written public comment on public hearing items can be submitted to [Contact-Council@ci.stpaul.mn.us](mailto:Contact-Council@ci.stpaul.mn.us), [CouncilHearing@ci.stpaul.mn.us](mailto:CouncilHearing@ci.stpaul.mn.us), or by voicemail at 651-266-6805. All information provided in the email or voicemail will be added to the public record. (For your information, e-mails will be attached as written, voicemails will be transcribed and attached in writing.)