

GENERAL MINUTES  
THE BOARD OF ZONING APPEALS  
ROOM 330 – CITY HALL  
SAINT PAUL, MINNESOTA  
APRIL 14, 2025

**BOARD MEMBERS PRESENT**

Daniel Miller  
Megan Dayton  
Brian Martinson  
Chris Schweitzer

**STAFF PRESENT**

David Eide                      DSI  
Yaya Diatta                      DSI  
Maxine Linston                      DSI  
Dan Stahley                      City Attorney

**ABSENT BOARD MEMBERS:** Jerome Benner II, Robert Clarksen, Marilyn Porter

**APPROVAL OF MINUTES:** None

**APPROVAL OF RESOLUTIONS:**

1070 Jackson Street (25-010878) – Moved By: Dayton / Second By: Schweitzer, Approved 4-0

770 University Ave West (25-016440) – Moved By: Dayton / Second By: Schweitzer, Approved 4-0

**Old Business:** None

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**New Business**

FILE #	NAME	MOVED	SECONDED	VOTE	ACTION
25-019071	1939 Charles Avenue – Xcel Energy	Dayton	Schweitzer	4-0	Approved
25-020223	889 Iglehart Avenue – 889 Iglehart LLC	Schweitzer	Martinson	4-0	Laid over to April 28
25-020339	438 Daly Street – Mark Schwartz	Schweitzer	Martinson	4-0	Laid over to April 28

Submitted by: Maxine Linston

Maxine Linston  
Maxine Linston (Jun 11, 2025 08:10 CDT)

David Eide

*David Eide*

Approved by: Marilyn Porter, Secretary

Marilyn Porter  
Marilyn Porter (Jun 11, 2025 06:35 CDT)

## **BOARD OF ZONING APPEALS HEARING MINUTES**

THE BOARD OF ZONING APPEALS  
ROOM 330 – CITY HALL  
SAINT PAUL, MINNESOTA  
APRIL 14, 2025

*The Board of Zoning Appeals recording is available on the Board of Zoning Appeals website: <https://www.stpaul.gov/bza>*

**PRESENT:** Members of Board of Zoning Appeals: Mr. Miller, Ms. Dayton, Mr. Martinson, Mr. Schweitzer

Department of Safety and Inspections: Mr. Diatta, Mr. Eide, Ms. Linston

Legal: City Attorney Dan Stahley

**ABSENT:** Mr. Benner II, Mr. Clarksen, Ms. Porter

*This meeting was chaired by Daniel Miller and began at 3:09 p.m.*

Chair Miller called the meeting to order and requested that Maxine Linston conduct a roll. Board members Schweitzer, Miller, Dayton, and Martinson were in attendance.

**Approval of Minutes:** None

**Approval of Resolutions:** 1070 Jackson Street (25-010878) and 770 University Ave West (25-016440)

Chair Miller noted that two resolutions were in front of the Board for approval.

### **1070 Jackson Street (25-010878) – Resolution**

Dayton moved approval and Schweitzer seconded. Maxine Linston conducted a roll call vote with Martinson, Dayton, Schweitzer, and Miller voting to approve the resolution.

**Move by: Dayton / Second by: Schweitzer – Approved 4-0**

### **770 University Avenue West – Resolution**

Dayton moved approval and Schweitzer seconded. Maxine Linston conducted a roll call vote with Martinson, Dayton, Schweitzer, and Miller voting to approve the resolution.

**Move by: Dayton / Second by: Schweitzer – Approved 4-0**

**Old Business:** None

**New Business:**

**1939 Charles Avenue**

Chair Miller read the purpose statement. David Eide presented a staff report with a recommendation of approval based upon findings one through six. He noted that staff did not receive a recommendation from Hamline Midway Coalition, and no correspondence was received.

No one spoke in support or opposition. George Wojcicki of Xcel Energy Siting and Land Rights Group, 414 Nicollet Mall, Minneapolis, Minnesota, 55401, spoke about the project.

Chair Miller asked if anyone was present to speak for or against the request. Nobody stepped forward.

The public hearing was closed.

Dayton moved approval of the request. Schweitzer seconded. Maxine Linston conducted a roll call vote with Martinson, Dayton, Schweitzer, and Miller voting to approve the request based upon the staff findings.

**Moved by: Dayton / Second by: Schweitzer**

**Approved 4-0**

**889 Iglehart Avenue**

Chair Miller read the purpose statement. David Eide presented a staff report with a recommendation of denial based upon findings three, four, and six. He noted that staff did not receive a recommendation from District 8 – Summit-University Community Council. Two letters were received opposing the request.

Chair Miller called the applicant forward. Stephanie Goode, 87 Kent Street, and Michael Beltowsky, 6745 Harriet Avenue of Horowitz Health representing the applicant, Horowitz Health, came forward and spoke about the request and answered questions from the Board.

Mark Schwartz, 461 Arlington Avenue West, spoke in support of the request. Greta Grosch, 885 Iglehart Avenue, spoke in support of the request. Rasheen Tillman, 894 Iglehart Avenue spoke in opposition to the request. Deanna Strother, 667 St. Anthony Avenue, and Antonio Strother, 667 St. Anthony Avenue, spoke in opposition to the request. Jacob Southworth, 868 Carroll Avenue, spoke in opposition to the request. Allison Pederson, 768 Goodrich Avenue, stepped forward to ask questions.

Stephanie Goode for the applicant came forward to respond to the public comment.

City Attorney Dan Stahley stated that if the Board chooses to find contrary to the staff recommendation that the matter be laid over to allow CAO additional time to draft alternate findings.

Schweitzer asked about reopening the public hearing to ask additional questions of the applicant. Martinson moved to suspend the rules to allow for the public hearing to re-open. Schweitzer seconded. Martinson, Dayton, Miller, and Schweitzer voted yes to re-open the public hearing.

The board asked additional questions of the applicant's representative.

Bill Dermody of Planning and Economic Development stepped forward to explain the code amendment timeline. Chair Miller closed the public hearing.

Board member Schweitzer moved approval of the request, stating that findings three, four, and six were erroneously written for denial by staff. Dayton seconded. Maxine Linston conducted a roll call vote with Schweitzer, Martinson and Miller voting yes and Dayton voting no. The motion to approve did not pass in a 3-1 vote.

Dayton moved denial of the requested variance. There was not a second. Chair Miller announced that the motion failed.

Schweitzer asked what occurs if no action occurs. David Eide stated that the matter would be placed on the next agenda.

Schweitzer moved to lay over the matter to the next meeting. Martinson seconded. Maxine Linston took a roll call vote with Schweitzer, Martinson, Dayton, and Miller voting to lay over the case to the next meeting.

**Moved by: Schweitzer / Second by: Martinson**

**Laid Over**

**4-0**

**438 Daly Street:** Chair Miller read the purpose statement. David Eide presented a staff report with a recommendation of denial based upon findings three, four, and six. He said that no recommendation was received from West 7<sup>th</sup> Fort Road Federation and one letter was received from a property owner to the north speaking against the requests.

Mark Schwartz, 461 Arlington Avenue West, Saint Paul, MN, the applicant, and Lawrence Tan, 4315 Snail Lake Boulevard, Shoreview, MN, came forward and spoke about the request.

Schweitzer moved to lay over the case to the next hearing. Martinson seconded. Dayton, Schweitzer, Martinson, and Miller voted to lay over the matter to the next meeting.

**Moved by: Schweitzer / Second by: Martinson**

**Laid Over**

**4-0**

*The meeting adjourned at 5:02 p.m.*

Submitted by: Maxine Linston

*Maxine Linston*  
Maxine Linston (Jun 11, 2025 08:10 CDT)

David Eide

*David Eide*

Approved by: Marilyn Porter, Secretary

*Marilyn Porter*  
Marilyn Porter (Jun 11, 2025 06:35 CDT)