



HOUSING AND LAND USE COMMITTEE MEETING

Macalester-Groveland Community Council

Wednesday April 25th – 6:30 p.m.

Groveland Recreation Center, 2021 St. Clair Avenue

Chair: Sam Walling

Secretary: Jack Fei

Staff: Liz Boyer

AGENDA

6:30 I. Introductions

6:35 II. Distribution of Attendance Roster/Approval of March and April Special Meeting Minutes

6:37 III. Addition/Deletion of Agenda items

6:38 IV. 246, 248, 252 Snelling Ave (Snelling/St. Clair) – *conditional use permit request*

The Purpose statement with specific request is not yet available. Background: In a T2 zoning district (246 Snelling Ave), building heights between 35 – 45 feet require a conditional use permit. Higher heights are allowed with commensurate setbacks from setback line. In a T3 zoning district (246, 248 Snelling Ave), building heights of 55 – 90 feet require a conditional use permit. Higher heights are allowed with commensurate setbacks from setback line. Current plans show a peak height of 68.4 feet. (See plans at macgrove.org/resources/development)

7:20 V. 2255 Sargent Ave – *variance requests*

Purpose: The applicant is proposing to construct a breezeway addition to connect an existing single family dwelling to a detached garage in the rear yard. The zoning code states when an accessory structure is attached to the main building it is subject to all the regulations applicable to the main building. The minimum rear yard setback required is 25', the applicant is proposing a setback of 1' for a variance request of 24'. Additionally, a minimum side yard setback of 6' is required; the garage has an existing setback of 3', for a variance request of 3'.

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The Housing and Land Use Committee provides an open forum for citizen participation in civil dialogue that applies City guidelines for land use in a way that recognizes the unique nature of our Macalester-Groveland residences, businesses and institutions and enhances the livability of our neighborhood.

All times are approximate. Agenda is subject to change due to additions or deletions. All meetings of the Macalester-Groveland Community Council are open to the public and residents are invited to attend. For more information about the Macalester-Groveland Community Council or its committees, please call 651-695-4000 or visit www.macgrove.org.

- 7:35 VI. 210 Cleveland Ave – *pre-application variance discussion with property owner*
- 8:00 VII. Teardown Working Group updates
- Blend Awards
 - Teardown research
- 8:15 VIII. Updates/Announcements
- 8:25 IX. Other Business
- 8:30 X. Adjourn

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