



HOUSING AND LAND USE COMMITTEE MEETING

Wednesday, **December 1**, 2021 | 6:30pm

Visit www.macgrove.org/participate for Meeting ID # and password

Please note: this meeting is being held remotely online via Zoom and will be recorded.

Chair: Mike Moore

Secretary: Meg Arnosti

Staff: Alexa Golemo

AGENDA

Zoom Webinar (6:20 – 6:30 pm Tech Check)

- 6:30 I. Welcome & Introductions
- 6:35 II. Addition/Deletion of agenda items
- 6:37 III. Approval of October 2021 HLU meeting minutes
- 6:40 IV. 1834 St. Clair Avenue, Groveland Tap Renovation & Expansion, *Blue Plate Co.*
 - <https://macgrove.org/wp-content/uploads/2021/11/Groveland-Tap-Update.pdf>
- 6:55 V. James Avenue Apartments, Variance Application, CUP Application & Site Plan Review, *Chet Funk, Property Owner & Eli Zmira, Architect*

470 Lexington Avenue (previously 1074-1096 James Avenue)

- https://macgrove.org/wp-content/uploads/2021/11/21_1201-James-Ave-Apartments-St.Paul-MN-Neighborhood-Packet.pdf

Application for a Conditional Use Permit (CUP) for a building height of 69' 10".

- RM2 Zoning has a building height maximum of 50'. If at least half of provided parking is structured parking, a maximum building height of 75' may be permitted with a conditional use permit.

Application for front setback, side setback, and rear setback

- A West front setback (on Lexington Avenue) of 13' 9" is requested for a variance of 11' 3".**
- A South side setback (on the alley) of 4' 5" is requested for a variance of 14' 6".**
- A North side setback (on James Avenue) of 10' 0" is requested for a variance of 8' 11".
- An East rear setback (on frontage road) of 0' 0" is requested for a variance of 18' 11".

** Variance calculation based on balcony overhangs, not building. See slide 4 for more information.

[66.230 Residential District Density and Dimensional Standards](#)



(James Avenue Apartments continued)

History of project:

- City approved rezoning of properties from R4 one-family residential to RM 2 multiple family residential.
- Applicant previously applied for a CUP for height and variances for side yard setback, front yard setback and rear yard setback.

- 7:45 VI. *1226 Berkeley Avenue, Lot Split, David Hovda (Tentative)*
- 8:05 VII. *Equitable Development Scorecard Introduction, Kate Baxter-Kauf*
- 8:20 VIII. *Adjourn*



BZA Variance Request Findings

The BZA (Board of Zoning Appeals) shall have the power to grant variances from the strict enforcement of the provisions of this code if they determine that all of the required findings listed below are met:

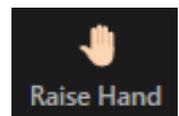
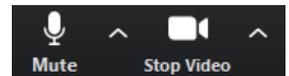
Required findings:

1. The applicant has established that there are practical difficulties in complying with the provision and that the property owner proposes to use the property in a reasonable manner not permitted by the provision. Economic considerations alone do not constitute practical difficulties.
2. The plight of the landowner is due to circumstances unique to the property not created by the landowner.
3. The variance will not permit any use that is not allowed in the zoning district where the affected land is located.
4. The variance will not alter the essential character of the surrounding area.

Committee e-Meetings via Zoom

Zoom Protocol

- **Log in Early** – Please log into *Zoom* at least 5 minutes early so the meeting can start in time. Click “Join with Computer Audio.” Use this time to test your speaker and microphone.
- **Security Precautions:** A Zoom link will be sent out to community members who signed up via www.macgrove.org/participate. Please do not share this link with others. In the unlikely event of an external disruption during the meeting, the Zoom meeting may be terminated, and a new Zoom link will promptly be emailed to all participants.
- **Internet Quality** – When possible, physically connect your computer directly to your internet source. If using WIFI, position yourself in an area with the best signal. Remember to disconnect from VPN and turn off unnecessary apps to optimize internet bandwidth.
- **Video** – All Board and Committee members are encouraged to participate using video. However, if you are experiencing poor video/audio quality, click “Stop Video”. As a last resort, you can join by phone.
- **Mute Your Microphone** – To minimize background noise, remember to mute your microphone at the beginning of the meeting. (Mute button is on the lower left corner of the Zoom screen). To speak, press and hold the spacebar on your keyboard to temporarily unmute yourself. Or, unclick the Mute button for an extended conversation.
- **View Settings** – Customize how you view meeting participants on your screen using the settings on the upper right corner of your Zoom screen. Gallery View statically arranges all participants in a grid pattern. Speaker View dynamically brings the current speaker to the forefront.
- **Raising your Hand** – If you would like to provide feedback or ask a question, please click the “raise your hand” icon. If for some reason you do not see an icon labeled “raise hand”, you can also send a message in the chat. You can take yourself off mute to speak, once you have been recognized by the Chair. (See *Committee Meeting Protocol* below)
- **Questions or Day-of-Meeting Troubleshooting** - Contact MGCC Staff at mgcc@macgrove.org and we will do our best to assist you.





Committee Meeting Protocol

- MGCC meetings are **recorded** and made available at www.macgrove.org for one month. Please reach out to staff if you have concerns about being recorded.
- **If you would like to comment**, please raise your hand and wait to be recognized. (See *Raising your Hand* above) When recognized, please first state your name and address.
- **This is a place for civil and respectful dialogue.** It does not mean everyone has to agree, but it means we have to treat one another well. Please keep your comments brief and to the point. At about the two-minute mark, the Chair will let you know that your time is almost up.
- After receiving public comments and inquiries, the Committee members will have the opportunity to ask final questions and to discuss the issues at hand. Only voting members of a committee may vote on a motion. If you are not sure whether you are currently a voting member of a committee, please ask the staff member in attendance.