



## Capitol Area Architectural and Planning Board

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Freeman Building  
625 Robert St N  
Saint Paul, Minnesota 55155  
Web: [www.mn.gov/CAAPB](http://www.mn.gov/CAAPB)

**Date:** January 7, 2024  
**From:** Peter Musty, Principal Planner and Zoning Administrator, CAAPB  
[peter.musty@state.mn.us](mailto:peter.musty@state.mn.us) 651-757-1501 (voicemail)  
**Subject:** **Public Notice of Zoning Variance Application**  
**Lot Size Minimum for Community Residential Facility**  
**@ Southeast Corner of Park Street and Winter Street**  
**615 Park Street, Saint Paul, MN 55103**

To whom it may concern,

The Capitol Area Architectural and Planning Board (CAAPB) is in receipt of one (1) zoning variance application (from property owner and applicant Bibi Abdalla.) to the *Zoning and Design Rules for the Minnesota State Capitol Area* (downloadable at [www.mn.gov/caapb](http://www.mn.gov/caapb) or in hardcopy format or emailed PDF via request from CAAPB Zoning Administrator Peter Musty ([peter.musty@state.mn.us](mailto:peter.musty@state.mn.us))).

**This letter is to serve as notice of a public comment period for the variance.**

The CAAPB Board will be meeting to review and vote on the variance(s) in early 2025, no earlier than thirty days following issue of this notice. Please follow the CAAPB website, where the date and time of the meeting will be posted ([www.mn.gov/caapb](http://www.mn.gov/caapb)). Prior to that meeting, CAAPB staff is conducting the required thirty-day public comment period, during which time CAAPB Zoning Administrator (Peter Musty) is available (9am-4pm). If desired, please call or email to set up virtual appointment ([peter.musty@state.mn.us](mailto:peter.musty@state.mn.us) / 652-757-1501) to directly review or discuss project information. Alternatively, you can write or e-mail the CAAPB Zoning Administrator with any concerns you might have, and/or to request the complete project application information via hardcopy or email. You may also attend the Board meeting to provide comment by registering with CAAPB Zoning Administrator in advance. A summary of the proposed facility and variance is included in this notice below. If you have any other questions, feel free to contact Peter Musty, CAAPB Principal Planner and Zoning Administrator (contact info above).

**Included in this notice:**

Summary Descriptions of Proposed Facility and Variance Request

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PUBLIC NOTICE OF ZONING VARIANCE APPLICATION  
Requested Variance to Minimum Lot Size Requirement for Community Residential Facility  
(615 Park Street)

## Summary of Proposed Community Residential Facility

The proposed facility, St. Paul Capital Area IRTS Facility, is designed to serve individuals experiencing mental health challenges, particularly focusing on marginalized communities within Ramsey County. This facility will provide intensive residential treatment services, including therapeutic interventions, support with daily living activities, and 24-hour supervision in a structured, supportive environment. The primary use of the property will be as an Intensive Residential Treatment Services (IRTS) program, consistent with the Minnesota Department of Human Services' guidelines. The facility will accommodate a maximum of six residents.

## Summary of Variance Request

The proposed living facility parcel is located in the Moderate Density Residential (RM) zoning district of the Capitol Area. The proposed use is entitled per **Section 2400.2205 Table of permitted and conditional uses by district** under *.../Congregate Living/'community residential facility, licensed human service'* and will require a Conditional Use Permit. (See Rules pages 18-21).

The Variance requested is to the zoning regulation in **Section 2400.2715 Standards for congregate living uses. ...part B.(3)**, found on page 51 of *The Zoning and Design Rules for the Minnesota State Capitol Area* found at [www.mn.gov/caapb](http://www.mn.gov/caapb). Specifically: **"Section 2400.2715. ... B. For community residential facilities licensed buy the Department of Human Services, ... for 12 or fewer persons, ... (3) a minimum lot area of 5,000 square feet must be provided for the first two guest rooms and 1,000 square feet for each additional guest room; ..."**

The proposed facility must upgrade the existing structure to meet all health, safety, access and occupancy codes, No structural change is proposed to the envelope of the building or to the site. However, the parcel is approximately 5,000 square feet, while the facility proposes a maximum of six guests living in five guest rooms with shared living areas. No variance is required to allow two guest rooms, but the three additional guest rooms will require a variance to the 8,000 square feet required minimum lot size (for five guest rooms).

