



June 26, 2025

EARLY NOTIFICATION SYSTEM (ENS) NOTICE BOARD OF ZONING APPEALS (BZA) – PUBLIC HEARING

Purpose: The Department of Safety and Inspections received the attached variance application. This application has not been reviewed for completeness and additional variances may be required to complete this project. No additional ENS will be sent after this application has been reviewed. If you would like more information regarding this project, please contact david.eide@stpaul.gov.

Property Address: 213 4th Street East

Date of Hearing: Monday, July 21, 2025

Time: 3:00 p.m.

Location: 15 Kellogg Boulevard West (Room 330 – City Hall)

Public comment may be submitted to DSI-ZoningReview@stpaul.gov. Any comments and materials submitted by 2:00 p.m. on July 18, 2025 will be provided to the BZA for their review. You must include your name and address for the public record.

This property is located in the area represented by the CapitolRiver Council, an independent organization that provides advisory recommendations to the City about a variety of issues. They may choose to discuss this item at a neighborhood meeting and provide a recommendation to the BZA. Please contact the CapitolRiver Council at (651) 221-0488 or at office@capitolrivercouncil.org if interested in participating in the neighborhood review process.



ZONING VARIANCE APPLICATION

To Board of Zoning Appeals

Dept. of Safety & Inspections
Zoning Section
375 Jackson St., Suite 220
Saint Paul, MN 55101-1806
(651) 266-9008

To Planning Commission

Dept. of Planning & Econ. Dev.
Zoning Section
1400 City Hall Annex, 25 W 4th St.
Saint Paul, MN 55102-1634
(651) 266-6583

Zoning Office Use Only

File # 25-045740

Fee Paid \$ 856.00

Received By / Date D. Eide - 6/26/2025

Tentative Hearing Date 7/21/2025

APPLICANT

Name MBF 213 St. Paul, LLC

(must have ownership or leasehold interest in the property, contingent included)

Address 3238 Cirlce Bluff Trial City Faribault State MN Zip 55021

Email sfoster@fosterep.com Phone 651-503-4040

Name of Owner (if different) Sherry Foster Email sfoster@fosterep.com

Contact Person (if different) _____ Email _____

Address _____ City _____ State _____ Zip _____

PROPERTY INFO

Address / Location 213 4th Street, St. Paul, MN

PIN(s) & Legal Description 062822110001 0151 Auditors subdivision No. 32 Subj to party wall
(attach additional sheet if necessary)

and alley Agrts _____ Lot Area 7 & 8 Current Zoning B4

VARIANCE REQUEST: Application is hereby made to the Board of Zoning Appeals (or to the Planning Commission with another zoning application) for variance from the following section(s) of the Zoning Code See Attached

_____. State the requirement and variance requested. _____

SUPPORTING INFORMATION: Explain or demonstrate the following. Attach additional sheets if necessary.

1. Practical difficulties in complying with the provision of the code from which a variance is requested, and that the property would be used in a reasonable manner not permitted by the provision.

See Attached

2. The plight of the landowner is due to circumstances unique to the property not created by the landowner.

See Attached

3. The variance will not permit any use that is not allowed in the zoning district in which the property is located.

See Attached

4. The variance will not alter the essential character of the surrounding area.

See Attached

☐ Required site plan is attached

☐ If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Applicant's Signature

Sherry Foster

Date

6/24/25

Zoning Variance Application Submission

Applicant Information

Name: MBF 213 St. Paul, LLC

Address: 213 4th St. E

City: St. Paul

State: MN

Zip: 55101

Email: sfoster@fosterep.com

Phone: 651-503-4040

Property Information

Address/Location: 213 4th St. E., St. Paul, MN

PIN(s) & Legal Description: 062822110001 0151

Lot Area: 7 & 8

Current Zoning: B4

Variance Request

Variance from Zoning Code Section 65.645: Short Term Rental Dwelling Unit

Requirement:

Section 65.645 limits short term rental dwelling units to either:

- A maximum of 50% of dwelling units or 4 total, whichever is less.
- Occupancy limits are defined as no more than 6 adults.

Variance Requested:

- To allow 3 full floors (3, 4 & 5) (approx. 5,500 sq. ft. per floor) to be used for short-term rental dwelling units.
- To allow occupancy greater than defined each floor allowing to sleep up to 15.

Supporting Information

1. Practical Difficulties:

The building at 213 4th St. is a five-story structure with commercial uses on the first floor. Restricting use of the upper floors to only one short term rental unit significantly underutilizes the available space and investment. The large floor plans (approx. 5,500 sq. ft. each) make this property uniquely capable of hosting several (3) luxury short-term rentals. Strict adherence to the code would prevent reasonable and viable use of the space.

2. Unique Circumstances:

This property is located in Saint Paul's Lower Town, an area targeted for tourism and downtown revitalization. The building's size, layout, and current commercial use on the first floor make it different from typical residential properties considered under Section 65.645. No traditional

residential uses exist in the building currently, and the design accommodates high-end short term stays with recreational amenities not common in standard zoning considerations.

3. Allowed Use Compliance:

Short term rentals are a permitted use within the zoning district. This application seeks to vary the number and occupancy of the units, not the underlying use classification.

4. Character of the Area:

This project supports the vitality of downtown St. Paul by increasing tourism traffic and aligning with mixed-use goals of the Lower Town area. The coffee shop, bar, and restaurant on the first floor have already contributed to the area's energy. The upper-floor short term rentals with digital keyless entry, noise detection, cigarette smoking detection, and offsite management will preserve neighborhood character while enhancing economic activity in Downtown St. Paul.

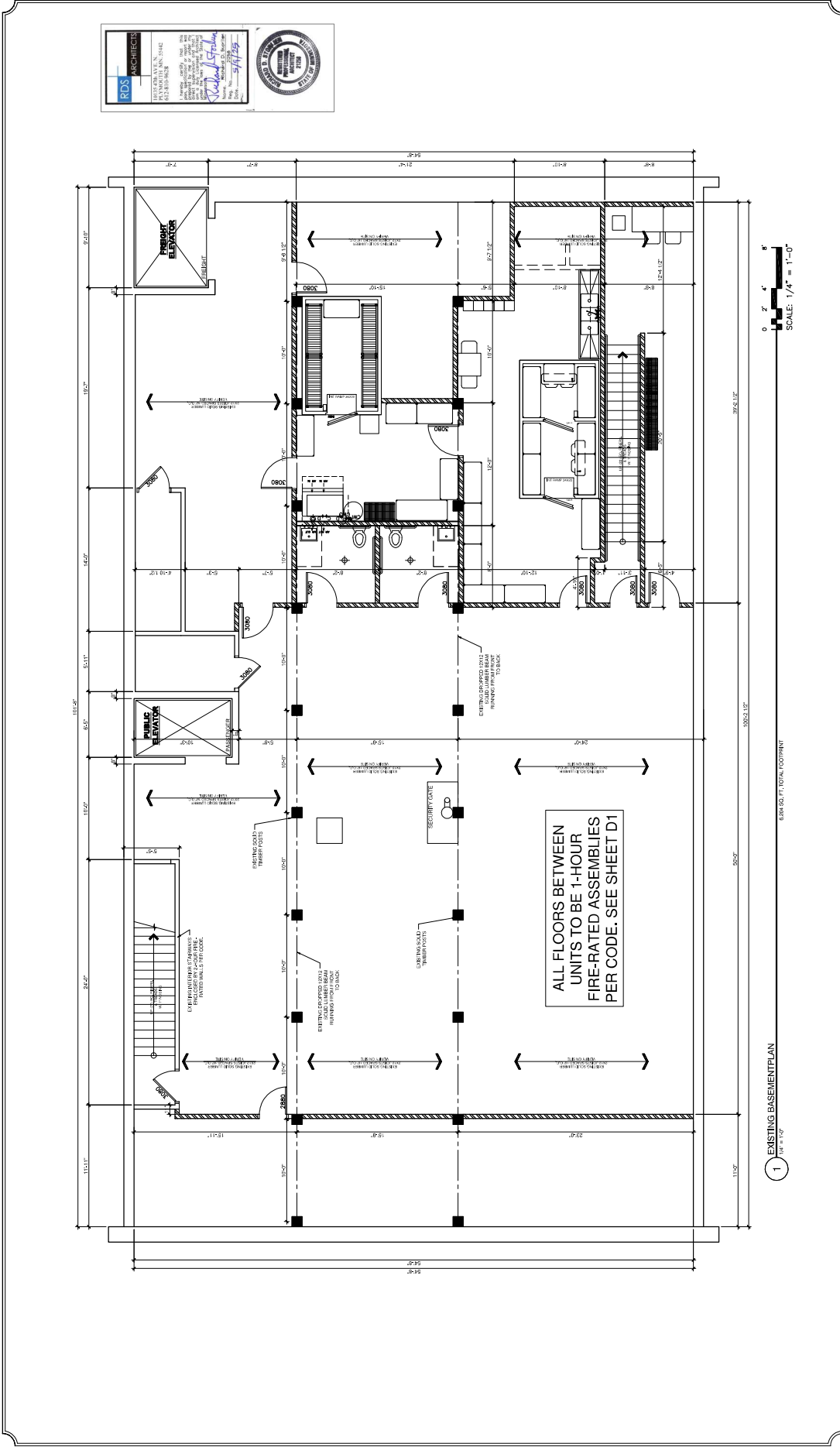
Attachments:

- Site plan and floor layouts
- Parcel ID and legal description
- Summary of unit use and amenities

Applicant Signature:

Date:

Sherry Zohn
6/26/2025



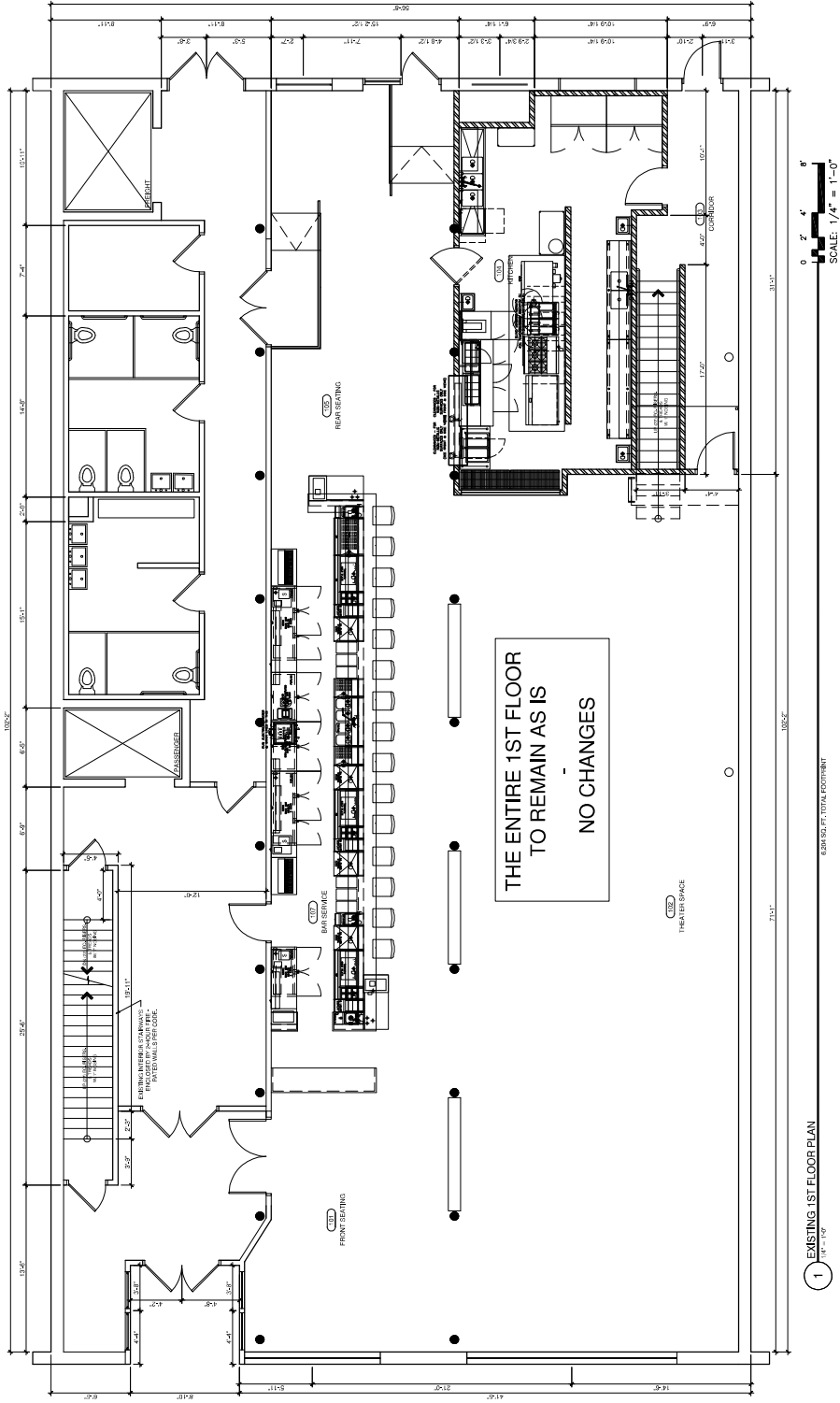
1 EXISTING BASEMENT PLAN

6.88' x 5.21' TOTAL FOOTPRINT

0 2' 4' 8'
SCALE: 1/4" = 1'-0"



THIS DRAWING IS THE PROPERTY OF RDS ARCHITECTS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF RDS ARCHITECTS, INC. ALL PLANS & DESIGNS SHOWN ARE THE PROPERTY OF LITTFIN & DESIGN, INC. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF LITTFIN & DESIGN, INC. DESIGN IS PROHIBITED.		PAGE DESCRIPTION 1 A1 EXISTING BASEMENT PLAN SCALED PRINT @ 24x36	
REVISION:		LITTFIN & DESIGN, INC. LITTFIN@HOTMAIL.COM 326.224.7444 WINSTED, MN	
REVISED BUILDING CODE REVIEW & BSMT. RESTROOM 1		LITTFIN & DESIGN, INC.	
REMOVAL OF BASEMENT PAGES, ADDED DOOR SCHEDULE		2-2-25	
EGRESS STAIRS, ELECTRIC FIREPLACES, CODE REVIEW		5-9-25	



1 EXISTING 1ST FLOOR PLAN



THIS DOCUMENT IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION. THE DESIGNER ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE USER OF THIS DOCUMENT ASSUMES ALL LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.		PAGE DESCRIPTION	
REVISION:		PAGE	
UPDATED BUILDING CODE REVIEW & BSMT. RESTROOM 1	REV. DATE: 2-2-25	A2	
REMOVAL OF BASEMENT PAGES, ADDED DOOR SCHEDULE	5-9-25	EXISTING 1ST FLOOR PLAN	
EGRESS STAIRS, ELECTRIC FIREPLACES, CODE REVIEW	5-9-25	5.0.25	
LITTFIN DESIGN		LITTFIN DESIGN.COM	
233 4TH STREET SE STPAUL, MN		MLITTFIN@HOTMAIL.COM	
© COPYRIGHT 2025		326.224.7444	
ALL PLANS & DESIGNS SHOWN ARE THE PROPERTY OF LITTFIN DESIGN. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF LITTFIN DESIGN. DESIGN IS PROHIBITED.		WINSTED, MN	



1
EXISTING 2ND FLOOR PLAN
1/4" = 1'-0"

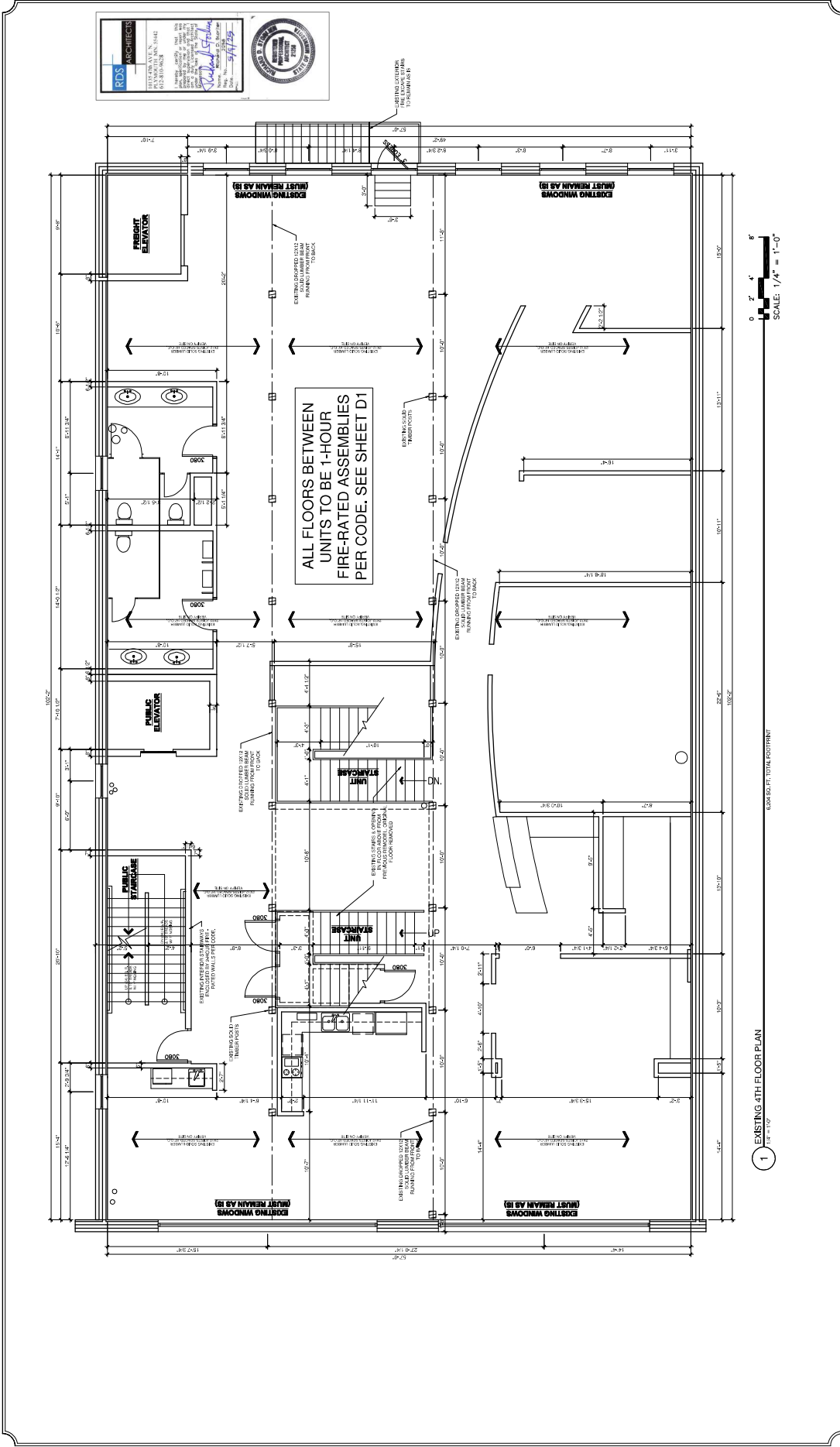
[illegible]



3,204 SQ. FT. TOTAL FOOTPRINT

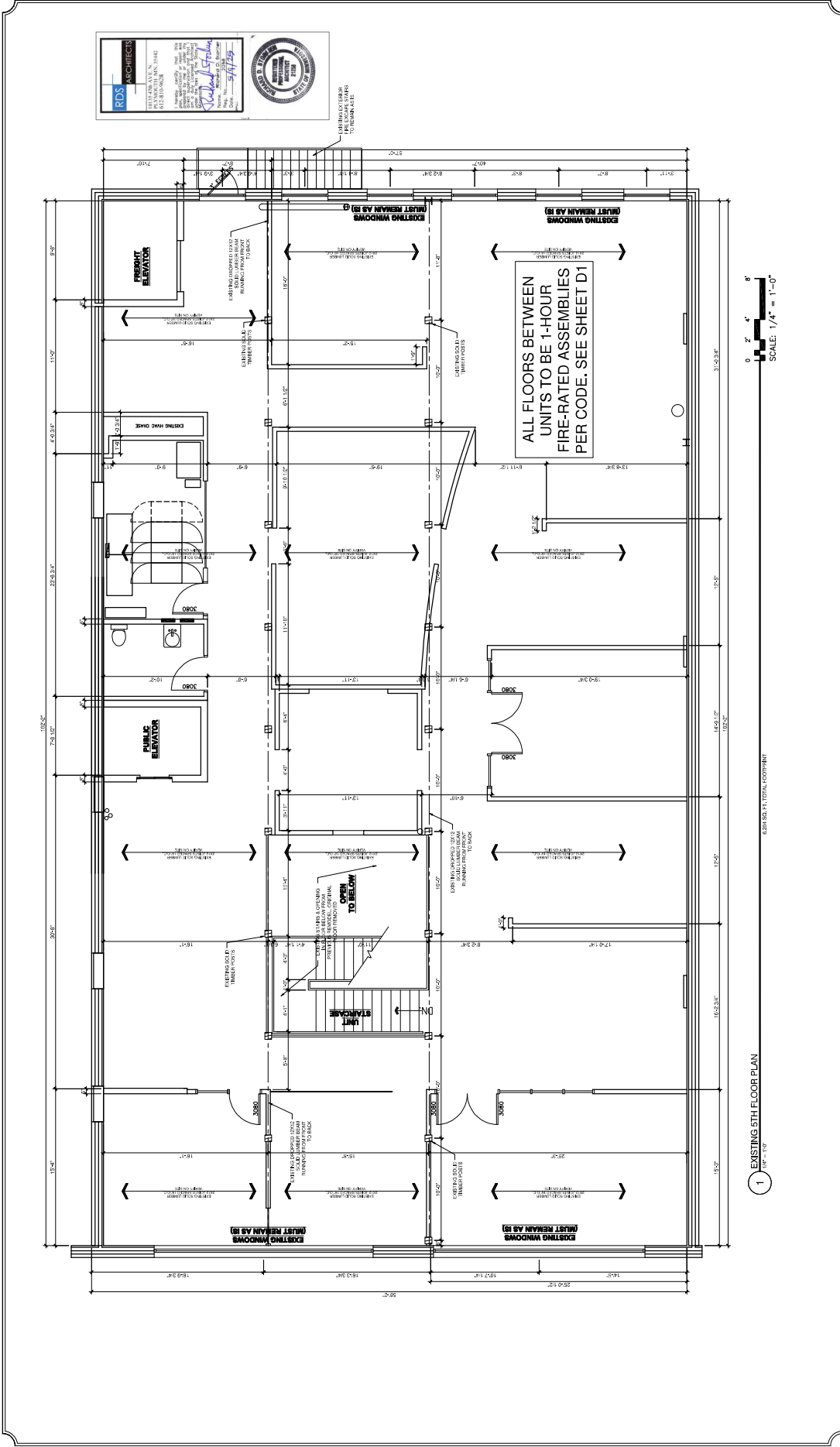
1 EXISTING 3RD FLOOR PLAN
1/4" = 1'-0"

REVISION: UPDATED BUILDING CODE REVIEW & ESMT. RESTROOMS
REMOVED FROM BASEMENT PAGES. ADDED DOOR SCHEDULE
EGRESS STAIRS, ELECTRIC FIREPLACES, CODE REVIEW



REVISION:		REV. DATE:	DRAWING TITLE:	PAGE DESCRIPTION:	
UPDATED BUILDING CODE REVIEW & BSMT. RESTROOM 1		2-2-25	213 4TH BUILDING REMODEL	EXISTING 4TH FLOOR PLAN	
REMOVAL OF BASEMENT PAGES, ADDED DOOR SCHEDULE		5-9-25	LOCATION:	LITTFIN DESIGN	
EGRESS STAIRS, ELECTRIC FIREPLACES, CODE REVIEW		5-9-25	213 4TH STREET SE STPAUL, MN	LITTFIN DESIGN	
				LITTFIN DESIGN.COM	
				MLITTFIN@HOTMAIL.COM	
				326.224.7844	
				WINSTED, MN	
				5/6/25	
				SCALE: 1/4" = 1'-0"	
				© COPYRIGHT - 2025	

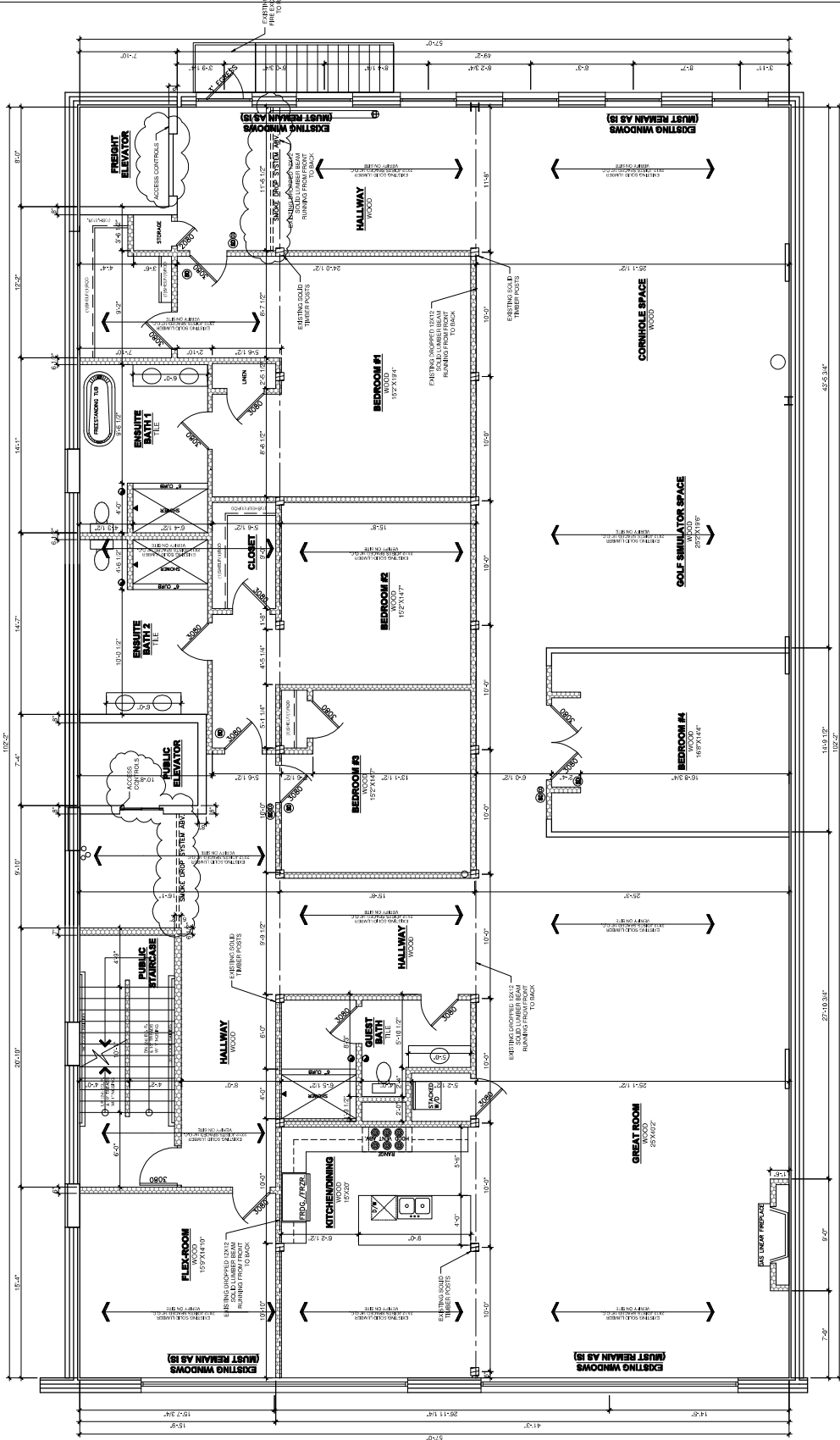
[illegible]



THIS DRAWING IS A REMODEL OF THE BUILDING AND DOES NOT REPRESENT THE EXISTING BUILDING. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO VERIFY THE EXISTING CONDITIONS AND TO UPDATE THE DRAWING TO REFLECT THE CURRENT CONDITIONS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN THE DRAWING AND THE ACTUAL BUILDING.	
REVISION:	REV. DATE:
1. UPDATED BUILDING CODE REVIEW & BSMT. RESTROOM 1	2-2-25
2. REMOVAL OF BASEMENT PAGES, ADDED DOOR SCHEDULE	5-7-25
3. EGRESS STAIRS, ELECTRIC FIREPLACES, CODE REVIEW	5-9-25
DRAWING TITLE: 213 4TH BUILDING REMODEL	
LOCATION: 213 4TH STREET SE STPAUL, MN	
PAGE DESCRIPTION: EXISTING 5TH FLOOR PLAN	
PAGE: A8	
CURRENT DATE: 5/3/25	SCALE: 1/4" = 1'-0"
LITTEIN DESIGN, LLC LITTEINDESIGN.COM MLITTEIN@HOTMAIL.COM 326.224.7444 WINSTED, MN	
ALL PLANS & DESIGNS SHOWN ARE THE PROPERTY OF LITTEIN DESIGN. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF LITTEIN DESIGN. DESIGN IS PROHIBITED.	
© COPYRIGHT 2025	

PLAN NOTES:

1. ALL PLANS BASED OFF ORIGINAL DOCUMENTATION PROVIDED TO LITTFIN DESIGN. ALL MEASUREMENTS AND INFORMATION TO BE VERIFIED IN FIELD.
2. ALL EXTERIOR WALLS, ROOF, FOUNDATIONS, AND STRUCTURE TO REMAIN AS IS. NEW FLOORING ADDED IS IN-FILL MATERIAL. TO REPLACE ORIGINAL FLOORS REMOVED DURING PRIOR REMODEL.
3. ALL INTERIOR FRAMING IS 2X STUD MATERIAL UNLESS NOTED OTHERWISE.
4. EXISTING ELEVATORS AND STAIRCASES TO REMAIN AS IS.
5. REFER TO SEPARATE PLANS FOR CABINETRY, INTERIOR DESIGNER FINISHES AND MATERIALS.
6. ENTIRE STRUCTURE HAS FIRE SUPPRESSION.
7. REFER TO SEPARATE KITCHEN DESIGN PER KITCHEN COMPANY/SUPPLIER.
8. ANY/ALL SOUND DESIGN PER OTHERS.



1 PROPOSED 5TH FLOOR PLAN
1/4" = 1'-0"

634.50 SQ. FT. TOTAL FLOORPLAN

NOTES:
1. EXISTING WALLS TO REMAIN.
2. EXISTING FLOORS TO REMAIN.
3. EXISTING DOORS TO REMAIN.

REVISION:		DRAWING TITLE:		PAGE DESCRIPTIONS:	
UPDATED BUILDING CODE REVIEW & BSMT. RESTROOM 1		213 4TH BUILDING REMODEL		5TH FLOOR PLAN	
REV. DATE:		LOCATION:		CURRENT DATE:	
2-12-25		213 4TH STREET SE STPAUL, MN		2-12-25	
				LITTFIN DESIGN	
				LITTFINDESIGN.COM	
				MLITTFIN@HOTMAIL.COM	
				320-224-7844	
				WINSTED, MN	
				L/A10 ^D	
				SCALE: 1/4" = 1'-0"	
				© COP-YRIGHT 2025	

THIS PLAN PROVIDES BUILDING DETAILS FOR A PROJECT TO BE BUILT IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AS WELL AS ANY LOCAL CODES. CONTRACTOR, OWNER, AND/OR TRADES ARE RESPONSIBLE FOR ANY VIOLATIONS, REGULATION OR BUILDING PROCESS VIOLATIONS. LITTFIN DESIGN IS NOT RESPONSIBLE FOR OMISSIONS OR ERRORS. LITTFIN DESIGN, BUILDING OR CONSTRUCTION PHASES ANY AND ALL SITE REVIEW IS TO BE PROVIDED BY OTHERS SUCH AS THE CONTRACTOR, OWNER, SURVEYOR, OR OTHER TRADES RESPONSIBLE FOR THE PROJECT. LITTFIN DESIGN IS NOT RESPONSIBLE FOR OMISSIONS OR ERRORS. LITTFIN DESIGN IS NOT RESPONSIBLE FOR OMISSIONS OR ERRORS.