

Vang, Mai (CI-StPaul)

From: Skarda, Ashley (CI-StPaul)
Sent: Tuesday, December 7, 2021 3:21 PM
To: prescilamoreno@msn.com
Cc: *CI-StPaul_LegislativeHearings; Eide, David (CI-StPaul)
Subject: RE: Lot on Larch and Western 820 Western Ave

Greetings Precila,

I received your messages. Since you are hoping to apply for a variance to keep the existing class 5 storage area my colleague, David Eide, is copied. He is the staff that works with complete variance applications when they come in.

Please expect at least a 1 week turnaround for call backs/emails with staff given the current work volume/staffing situation.

When an application is received, Zoning staff have a 15 day window to respond if anything is missing.

I recommend turning in a complete application for your variance including payment to this office at least 15 days or more before your next legislative hearing date. This way you could say to them: "I have applied for a variance to keep the class 5 as is and intend to work with Public Works/County on the curb cut. My BZA hearing date is: xyz." I assume they'll be able to tell you what specific milestones they are looking for.

Best of luck with the variance process,
Ashley

From: Skarda, Ashley (CI-StPaul)
Sent: Tuesday, November 30, 2021 2:49 PM
To: prescilamoreno@msn.com
Cc: legislativehearings@ci.stpaul.mn.us
Subject: Lot on Larch and Western 820 Western Ave

Greetings Precila,

I wanted you to have the information about zoning processes, including approximate turnaround times:

1. The average turnaround for a Site Plan Review is typically a 3-5 month timeframe. ("mom and pop" businesses take longer than developers) This is the process where the city looks at civil engineer's drawings, a survey, landscaping plans etc. I mentioned in our call that most "mom and pop" businesses in industrial zones are surprised with normal required improvements. For example, you'd be asked to include new sidewalk where there is none, remove blacktop on the boulevard, since your area along larch is parking you would be looking at losing that parking and putting in a sidewalk. Your property has a hill, paving as it will likely add to the problem, an engineer may require a retaining wall. These are some of the big ticket considerations, we'd need to go through the process to see everything that is required.
[Site Plan Review | Saint Paul, Minnesota \(stpaul.gov\)](#)
2. Option number two is to apply for a variance for the outdoor storage to remain on class 5. This process typically takes around 60 days.
[Board of Zoning Appeals | Saint Paul, Minnesota \(stpaul.gov\)](#) Since there is no "curb cut" or driveway apron here would likely need to be installed at minimum.

I'm copying the legislative hearing email as well so they know they are welcome to reach out to me with any questions.

Best regards,

Ashley Skarda