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APPLICATION FOR ZONING VARIANCE
Department of Safety and Inspections
375 Jackson Street
Suite 220
Saint Paul, MN 55101-1806
General: 651-266-9008
Fax: (651) 266-9099

RECEIVED IN D.S.I.

FEB 04 2014

Zoning office use only
File Number: # 14-093500
Fee: \$ 520
Tentative Hearing Date: 07-19-14
Section(s) 6A.50A(2)(F)
City agent Y. DIATTA

APPLICANT

Name Bilal Alsadi Company 1188 rice street, L.L.C.
Address 1200 Rice Street
City St. Paul ST MN Zip _____ Phone 612 - 750 - 4448
Email bilal67@msn.com Fax _____
Property Interest of Applicant (owner, contract purchaser, etc) Owner
Name of Owner (if different) _____ Phone _____

PROPERTY INFORMATION

Address / Location 1200 Rice St. SE corner of Rice St. and Maryland Ave.
Legal Description (attach additional sheet if necessary) Lots 10, 11, 12, 13 & 14, Blk. 2, Stinson's Rice Street Addition to City of St. Paul, Minn., according to the recored plat thereof, Ramsey County, Minnesota.
Lot Size 126.5 x 170.7 Present Zoning B-2 Present Use C-Store and Gas Sale
Proposed Use C-Store with Gas Sales along with two (2) Rental spaces.

Variance[s] requested: Request that the setback distance from a Residentially zoned property for a multi-colored dynamic sign be at 84'1" and the scroll or change time to be every 1 to 2 minutes.

Supporting Information: Supply the necessary information that is applicable to your variance request, provide details regarding the project, and explain why a variance is needed. Duplex/triplex conversions may require a pro forma to be submitted. Attach additional sheets if necessary.

The project consists of the raze and rebuild of the previously existing gas and convenience store at the intersection of Rice and Maryland due to the widening of Maryland (20' taken from prop.). The new facility will include new gas pumps, canopy and building that will include two (2) rental spaces. The sign placement is best suited at the corner between Rice and Maryland. Therefore, the multicolored dynamic display sign needs to have a variance granted due to the 84'-1" distance from the residentially zoned property across and south on Rice St. Also a variance is requested to allow the cycling time to be adjusted to allow the cycling time to be every 1.5 to 2 minutes, similar to yet longer then the 12 seconds that is allowed in Sec. 64.405, (2). The site plan locating the sign, landscape plan, application and fee are included.

Attachments as required: Site Plan Attachments Pro Forma

Applicant's Signature [Signature] Date 2-4-2014



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

Department of Safety & Inspections
375 Jackson Street, Suite 220
St Paul, Minnesota 55101

Telephone: 651-266-9090
Facsimile: 651-266-9009
Web: www.liep.us

The response is noted below the various topics.

SIGN VARIANCE

The St. Paul Board of Zoning Appeals (BZA) has the authority to grant variances from the strict applications of the Sign Code for unique signs or unusual conditions. The Board may not grant a variance which is not otherwise permitted in that zoning district under the provisions of the Sign Code.

The Board of Zoning Appeals must make the following findings in order to grant a sign variance:

1. The sign request is due to unusual conditions pertaining to sign needs for a specific building or lot
*Due to the taking along Maryland Ave. the sign is now 20' south and therefore closer to the R zoned property.
2. The sign would not create a hazard.
*The sign will not create a hazard.
3. The sign would not violate Minnesota Statutes or rules and regulations developed pursuant hereto.
*Does not and will not violate any Minnesota Statutes or rules.
4. The sign would not be objectionable to adjacent property owners.
*The sign will not create any problems for the adjacent property owners.
5. The sign would not adversely affect residential property through excessive glare and lighting.
* No excessive glare or lighting will cause any adverse hardship on the residential properties.
6. The sign would be in keeping with the general character of the surrounding area.
*The sign will be in keeping with general character of the adjacent properties.

In addition, the BZA must make the following findings required for all types of variances:

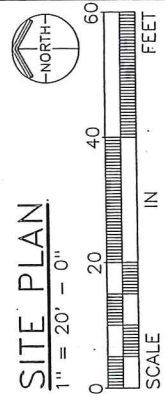
1. The variance is in harmony with the general purposes and intent of the zoning code.
*Yes the sign will be in harmony with general purpose and intent of the zoning code.
2. The variance is consistent with the comprehensive plan.
* Yes the sign will be consistent with the comprehensive plan.
3. The applicant has established that there are practical difficulties in complying with the provision, 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.
*The sign is most appropriate located at the corner for this property with it's openness to either street.
4. The plight of the landowner is due to circumstances unique to the property not created by the landowner.
* Due to previous taking the sign is now within the 100 ft. set back guideline.
5. The variance will not permit any use that is not allowed in the zoning district where the affected land is located.
* Other uses will not be effected or allowed due to the variance being granted.
6. The variance will not alter the essential character of the surrounding area.
* The essential character of the area will not be altered due to the granting of the variance.

In granting a variance, the board shall make written findings stating the grounds upon which the variance is justified.

FILING INFORMATION

The above responses are provided to help address the variance request related to the sign location of 84'-1" for a 'Multicolored Dynamic Sign' from the Residential lot and the request to allow the sign to change it's image every 1.5 to 2 minutes rather than every 20 min. similar to Sec. 64.405, (2).

FILE
 181-04358



NOTES

(A) PROPERTY DESCRIPTION:
 LOTS 10, 11, 12, 13 AND 14, BLOCK 2
 STINSON'S RICE STREET ADDITION
 TO THE CITY OF ST. PAUL,
 RAMSEY COUNTY, MINNESOTA

(B) REMOVE EXIST. PLYON SIGN, INSTALL 2 POST
 PLYON SIGN (SIZE 6' X 4'). DISTANCE: FUEL PRICES
 140' FULL COLOR ELECTRONIC MESSAGE CENTER SIGN
 AND FULL COLOR ELECTRONIC MESSAGE CENTER SIGN
 SUBMIT INFORMATION TO CITY FOR REVIEW AND PERMIT

(C) SEE SHEET 2 FOR LANDSCAPING

