



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 # 21-313398
Fee Paid \$ 547.00
Received By / Date D. Eide - 10/14/2021
Tentative Hearing Date 11/15/2021

APPLICANT

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

Address 1855 Suburban Ave City St. Paul State MN Zip 55119

Email daniel@albrechtsgroup.com Phone 612-597-3102

Name of Owner (if different) Steve Linn Email slinn@the-linn.com

Contact Person (if different) _____ Email _____

Address 7616/7616 Currell Blvd City Woodbury State MN Zip 55125

PROPERTY INFO

Address / Location 1855 Suburban Ave

PIN(s) & Legal Description _____
(attach additional sheet if necessary)

Lot Area _____ Current Zoning _____

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 _____

State the requirement and variance requested. _____

Allowing a full color digital display on the monument sign as opposed to a single color monochrome

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.
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 in which the property is located.
4. The variance will not alter the essential character of the surrounding area.

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 [Signature] Date 10/15/21

1. The sign request is to allow for a full color dynamic display rather than a monochrome at this location because it allows the companies brand to stay consistent.
2. The sign would not create a hazard and would be static images only, that will change no more than every 12 seconds per city ordinance.
3. The sign would not affect the adjacent property owners with the dimming sensor on the sign to allow for the sign to dim down to 10% of the maximum brightness.
4. The sign would also not affect residential property owners for the same reason, with the sign having the dimming sensor that will automatically bring the sign brightness down at night.
5. The sign would be in keeping with the general character of the surrounding area, particularly with Holiday gas station, Speedway gas station and Subway off of Old Hudson Road and White Bear Avenue. All three of these locations have full color dynamic displays.

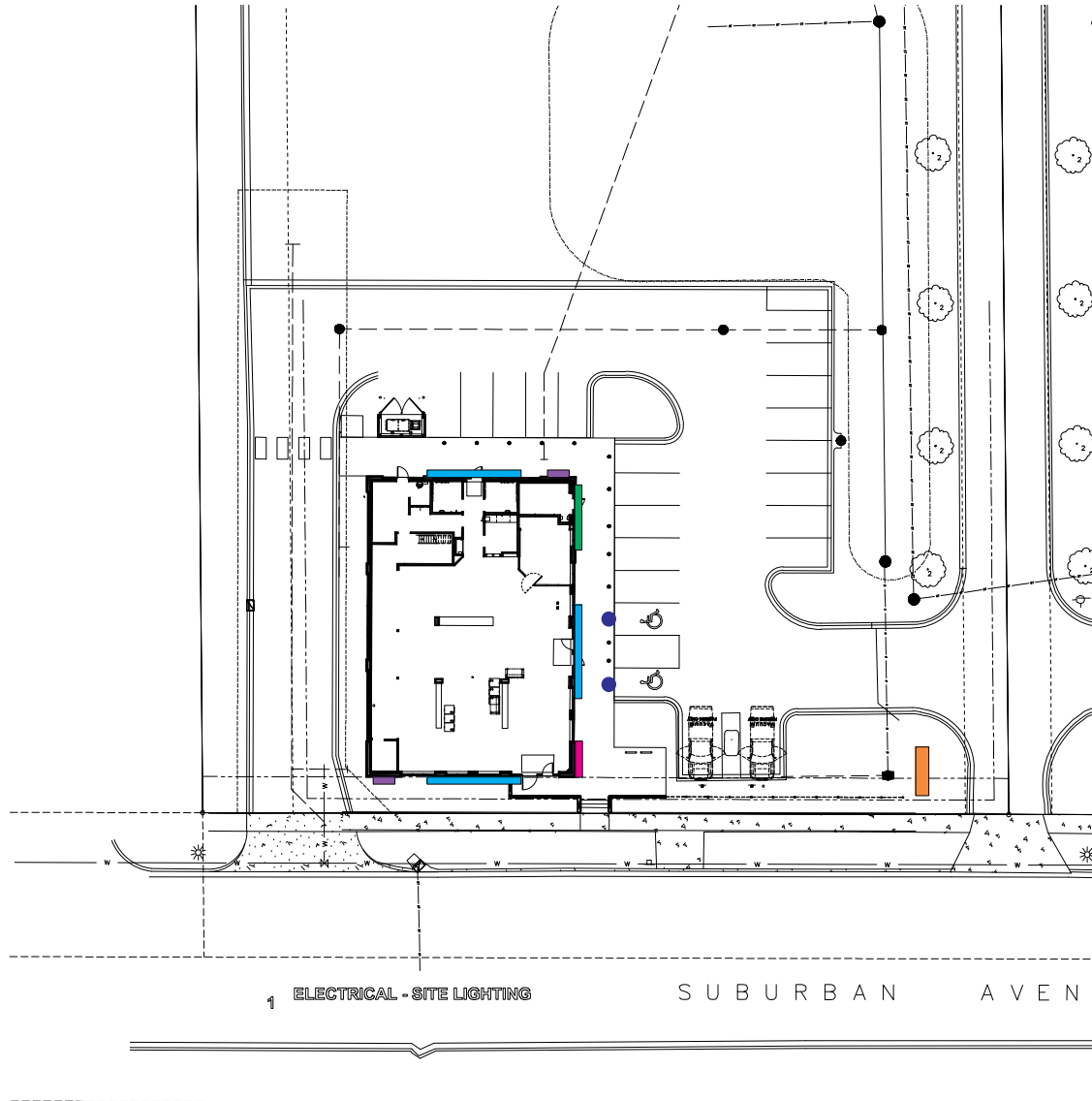
1. The sign is in harmony with the general purposes and intent of the zoning code, particularly (d) "To encourage a concern for the visual environment which makes the city a more desirable place to live", (e) "To identify and promote business and industry in the city" (j) "To control the quality of materials, construction, electrification and maintenances of all signs. In regards to (i) "To reduce the number of nonconforming signs in the city, particularly billboards". This is not going to be a billboard nor is it going to be used as one. The static images that will be used on the dynamic display will be used for the sole purpose of (e) "To identify and promote business and industry in the city.
2. The variance is consistent with the comprehensive plan that was created and turned into the city for this project.
3. The client has already made content for all of their locations and it would be a large cost increase to recreate content that would work with the monochrome display. Another practical difficulty is the visibility for traffic passing by. The full color images will be static and much easier to read than a monochrome display and will be a lot less distracting to passing traffic.
4. The variance will not permit any use that is not allowed in the zoning district where the affected land is located other than the display being full color.
5. The variance will not alter the essential character of the surrounding area and will match Speedway, Holiday, and Subway just down the road.

Location: St. Paul - Exterior



Message Schedule

Sign Type	Sign Type	Sign Type
ES-1	3	Channel Letters
ES-5 ES-6	2 Each	Parking Signs
ES-7	1	Channel Letters w/ FCOs
ST-100	1	Monument
AS-1	1	Acrylic FCOs



1 ELECTRICAL - SITE LIGHTING

SUBURBAN AVENUE



DESIGN | FABRICATION | INSTALLATION | SERVICE

7775 Main St. N.E.,
Fridley, MN 55432
P: 763.754.2899 | F: 763.767.7316
www.albrechtsgncompany.com

Client Name:
Tumble Fresh

Client Address:
1865 Suburban Ave
St Paul, MN 55119

Start Date: 3/24/2021
Last Revision Date: 8/10/2021
Job Number: N/A
Drawing Revision: 4
Sales Representative: DM
Designer: RD

Revision	Update
01	
02	
03	
04	
05	
06	
07	
08	
09	

Customer Signature of Approval
X _____

LED Module	Power Supply
Type	Type
Units	Units



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Start Date: 3/24/2021
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Job Number: N/A
Drawing Revision: 4
Sales Representative: DM
Designer: RD

Revision	Update
01	
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03	
04	
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06	
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LED Module	Power Supply
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D/F aluminum cabinet painted to match Dryvit.
Copy/Logo routed for 1/2" push thru (3/4" Material).
1st Surface: Sultan Blue 3630-157
1st Surface: Vivid Green 3630-56
Lit w/ 7500k LEDs.

Sloan ColorLine Perimeter Lighting - Blue.
Mounted to 2" aluminum reveal painted to match building.

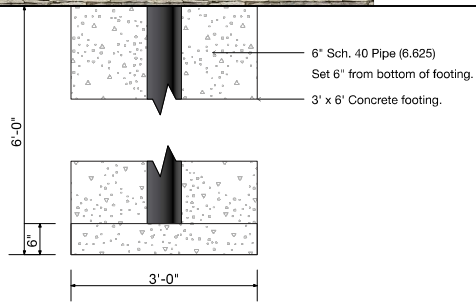
15.85mm GS6 full color board.
PN: 3111177

D/F aluminum cabinet painted to match Dryvit.
Digital print applied to faces.

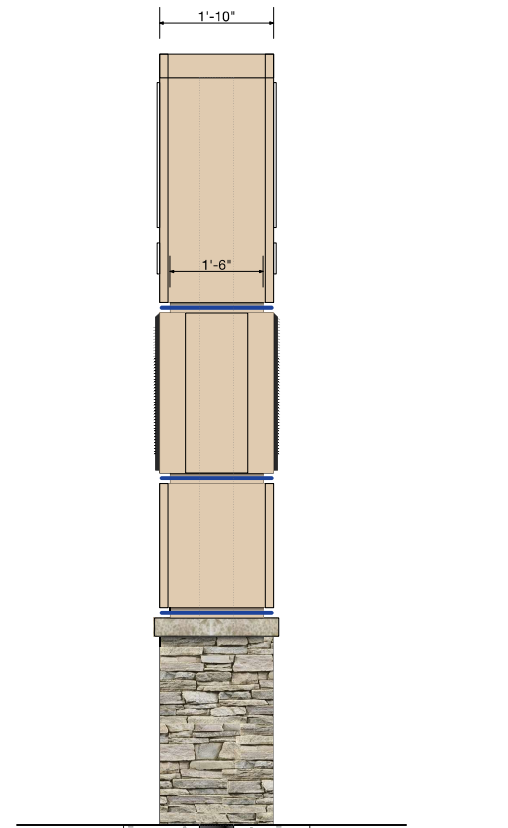
Texture plus cream frost ledge.

Texture plus ledgestone cream frost.

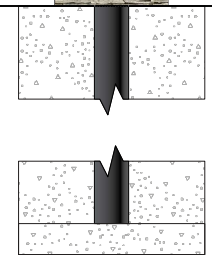
Face View
Scale: 1/2" = 1'



6" Sch. 40 Pipe (6.625)
Set 6" from bottom of footing.
3' x 6' Concrete footing.



End View
Scale: 1/2" = 1'



Color:	Vivid Green	Sultan Blue	Match Dryvit 473	N/A	N/A	N/A	N/A	N/A	ST-100
Paint Finish:	N/A	N/A	MP 18824	N/A	N/A	N/A	N/A	N/A	Monument
Vinyl:	3630-156	3630-157	N/A	N/A	N/A	N/A	N/A	N/A	Quantity: 1 Square Feet: 60.2
Digital Print:	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Single Face: <input type="checkbox"/> Illuminated: <input checked="" type="checkbox"/>
Other:	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Double Face: <input checked="" type="checkbox"/> Non-Illuminated: <input type="checkbox"/>



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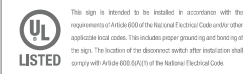
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