

RECEIVED IN D.S.I.

11/22/2011 13:33

#591 P.002/003

From:

DEC 05 2011



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

11-306845  
\$815.00  
12/27/2011

C. TILLEY

Zoning Code/Property
File Number
Fee \$
Intervenor Hearing Date
Section(s)
City/County

APPLICANT

Name JJ HAYWOOD Company PIZZA LUCE  
 Address 401 2ND AVE N, SUITE 210  
 City MINNEAPOLIS St. MN Zip 55412 Daytime Phone 612-554-1955  
 Property Interest of Applicant (owner, contract purchaser, etc) TENANT  
 Name of Owner (if different) JBB PROPERTIES, LLC Phone 612 554-1955

PROPERTY INFORMATION

Address / Location 1170 SELBY AVE.  
 Legal Description LOT 3, BLOCK 10, ANNA E. RAMSEY'S ADDITION TO THE CITY OF ST. PAUL, RAMSEY COUNTY, MINNESOTA  
 (attach additional sheet if necessary)  
 Lot Size 4,366 SQFT. Present Zoning B-3 Present Use COMMERCIAL BUILDING & PARKING  
 Proposed Use PARKING

Variance[s] requested:

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.

SEE ATTACHED

Attachments as required:

Site Plan

Attachments

Pro Forma

Applicant's Signature [Signature]

Date 11/22/11



**FILE**  
11-306845

*architecture specialty millwork virtual vision project management*  
118 E. 26th Street Suite 300 Mpls, MN 55404 P:612-879-8225 F:612-879-8152 www.tanek.com

November 20, 2011

RE: Zoning Variance Application  
Parking lot conversion  
1170 Selby Avenue

The applicant is proposing to utilize the lot at 1170 Selby Avenue in St. Paul as a parking lot. The majority of the site is currently paved and used for parking. Currently a small building sits on the site and would be removed. The proposed plans call for revising the site with 11 stalls with new planting to the north, a new wood fence to the east and south, along with new plantings on the south. The existing wood screen fence would remain to the west.

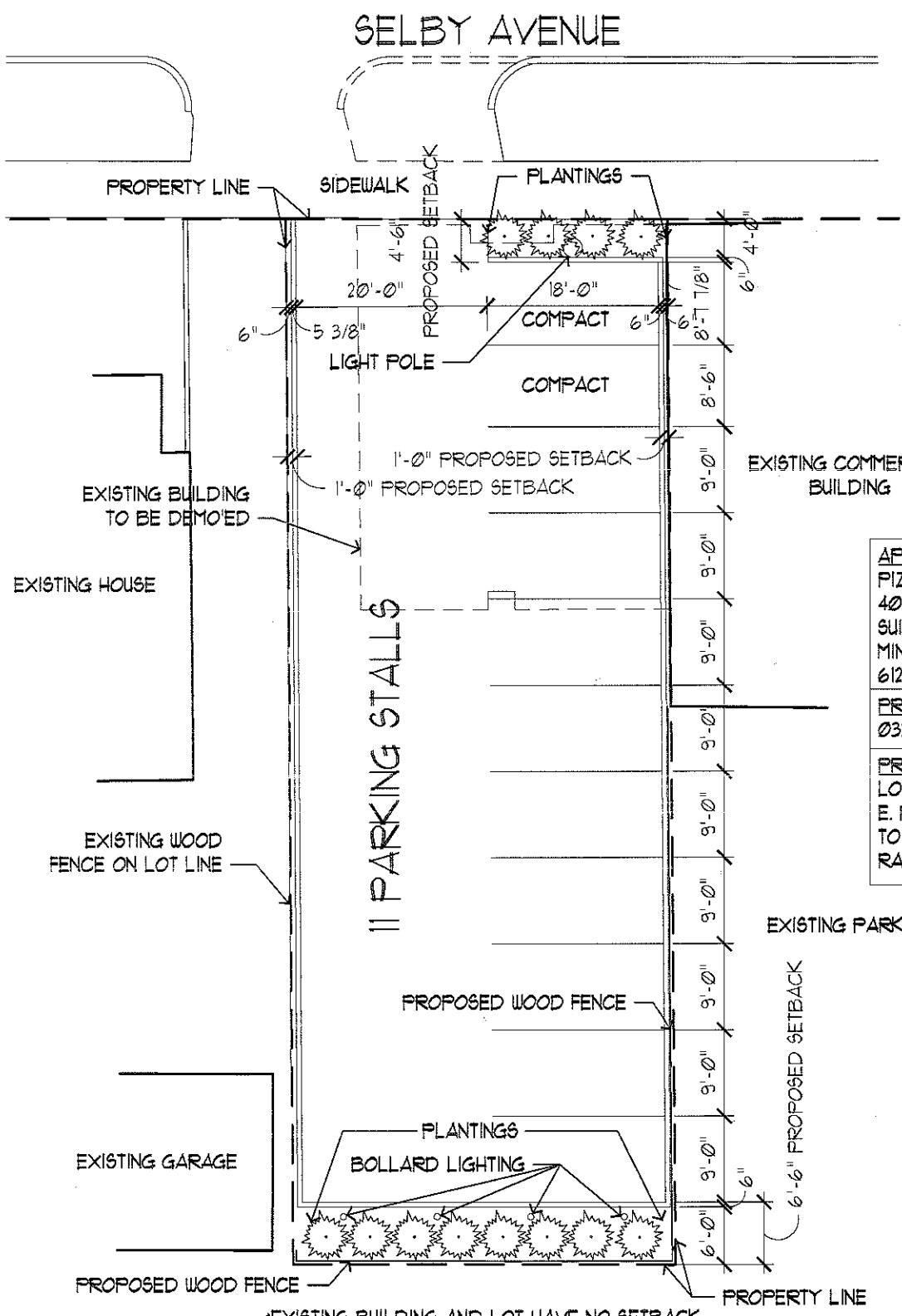
The variances requested are reduced the required setbacks to the east and west to 1'-0".

The current zoning of B-3 supports the use of the site for parking. Providing the requested variances would allow the use of site that is extremely narrow. The width of the lot prohibits its allowed use for parking in the area. The parking lot would serve the needs of the immediate surrounding area with providing much needed parking.

Sincerely,

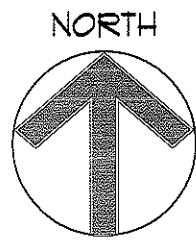
Nathaniel Shea  
Tanek, Inc.

**FILE**  
11-306895



<b>APPLICANT</b> PIZZA LUCE 401 2ND AVE N SUITE 210 MINNEAPOLIS, MN 55412 612-334-9516 X 4
<b>PROPERTY ID</b> 032823110133
<b>PROPERTY DESCRIPTION</b> LOT 3, BLOCK 10, ANNA E. RAMSEY'S ADDITION TO THE CITY OF ST. PAUL, RAMSEY COUNTY, MINNESOTA

\*EXISTING BUILDING AND LOT HAVE NO SETBACK  
\*ADA STALL PROVIDED IN PIZZA LUCE PARKING LOT  
(A TOTAL OF 20 STALLS PROVIDED, 1 ADA STALL REQUIRED)



**1170 SELBY AVE. PARKING PLAN**  
a-0 1/16" = 1'-0"

**PARKING PLAN**  
**1170 SELBY AVE.**  
ST. PAUL, MN



118 E. 26th Street Suite 300 Minneapolis, MN 55404  
P:612-879-8225 F:612-879-8152

scale: as noted  
11/21/11

www.tanek.com

**a-1**

**Boundary and Topographic Survey for:  
PIZZA LUCE  
at 1170 Selby Avenue - St. Paul, Minnesota**

**NOTES**

- Bearings shown are based on an assumed datum.
- Contour elevations were obtained from the City of St. Paul and Xcel Energy in response to Openair State File Cell Ticket No. 100563413 and are verified where possible.
- Concrete pipe material shown is based on the plans of any existing utility.
- Bench Mark: Top of hydrant at the northeast corner of Dunlap Street and Selby Avenue. Elevation = 235.53 feet (St. Paul Datum).
- Area: 4,189 square feet (95.66 acrs) according to City Assessor.
- Zoning: RT-1 (Two Family Residential District).
- Zoning information obtained from the City of St. Paul web site.
- This survey was prepared without the benefit of a title commitment and therefore statements of record, if any, are not shown.

**LEGEND**

- Iron Measurement Found
- Iron Measurement Set
- ⊙ PK Nail Set
- S — Sanitary Sewer
- W — Watermain
- Guard Post
- UP-★ Light Pole
- AC □ Air Conditioner
- Concrete Surface
- Bituminous Surface
- Buried Gas
- T — Buried Telephone

**PROPERTY DESCRIPTION**

Lot 3, Block 10, Arma C. Ramsey's Addition to the City of St. Paul, Ramsey County, Minnesota.

I hereby certify that this survey was prepared by me or under my direction and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 28th day of October, 2010.

REHDER & ASSOCIATES, INC.

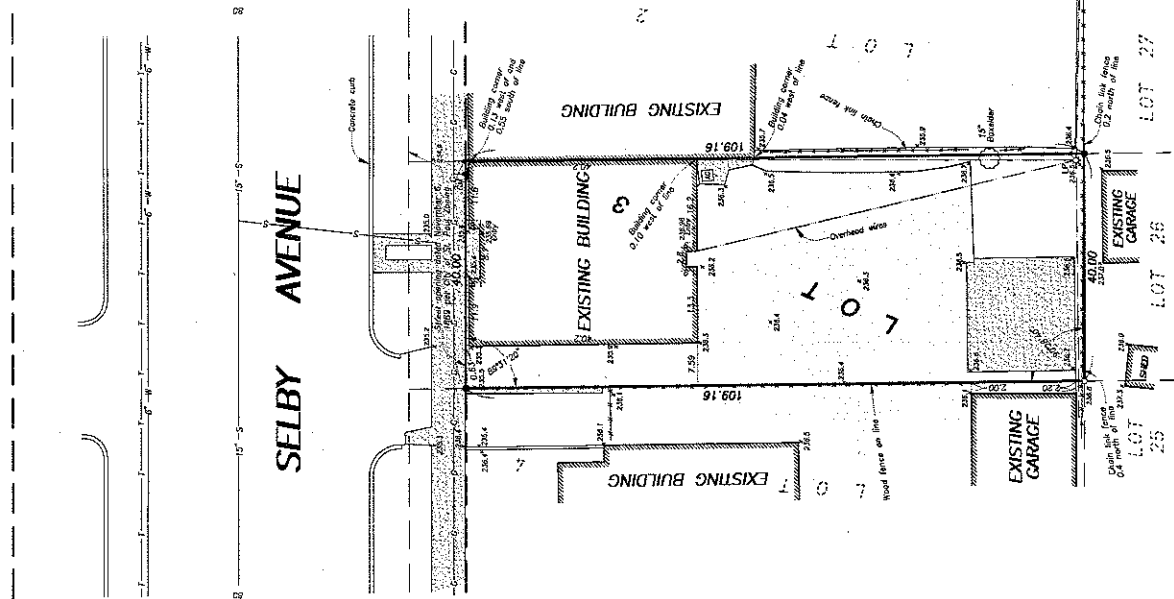
*Thomas J. Rehder*  
Thomas J. Rehder, Land Surveyor  
Minnesota License No. 043114

**Rehder and Associates, Inc.**

CIVIL ENGINEERS AND LAND SURVEYORS  
3400 Federal Drive • Suite 200 • Maple, Minnesota • Phone (612) 451-4500

JOB: 104-2419.011

11E306895



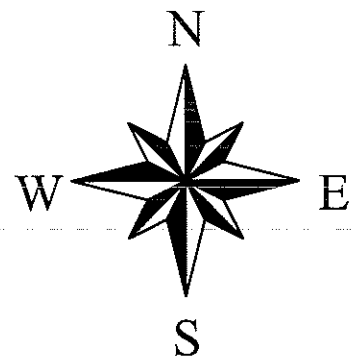


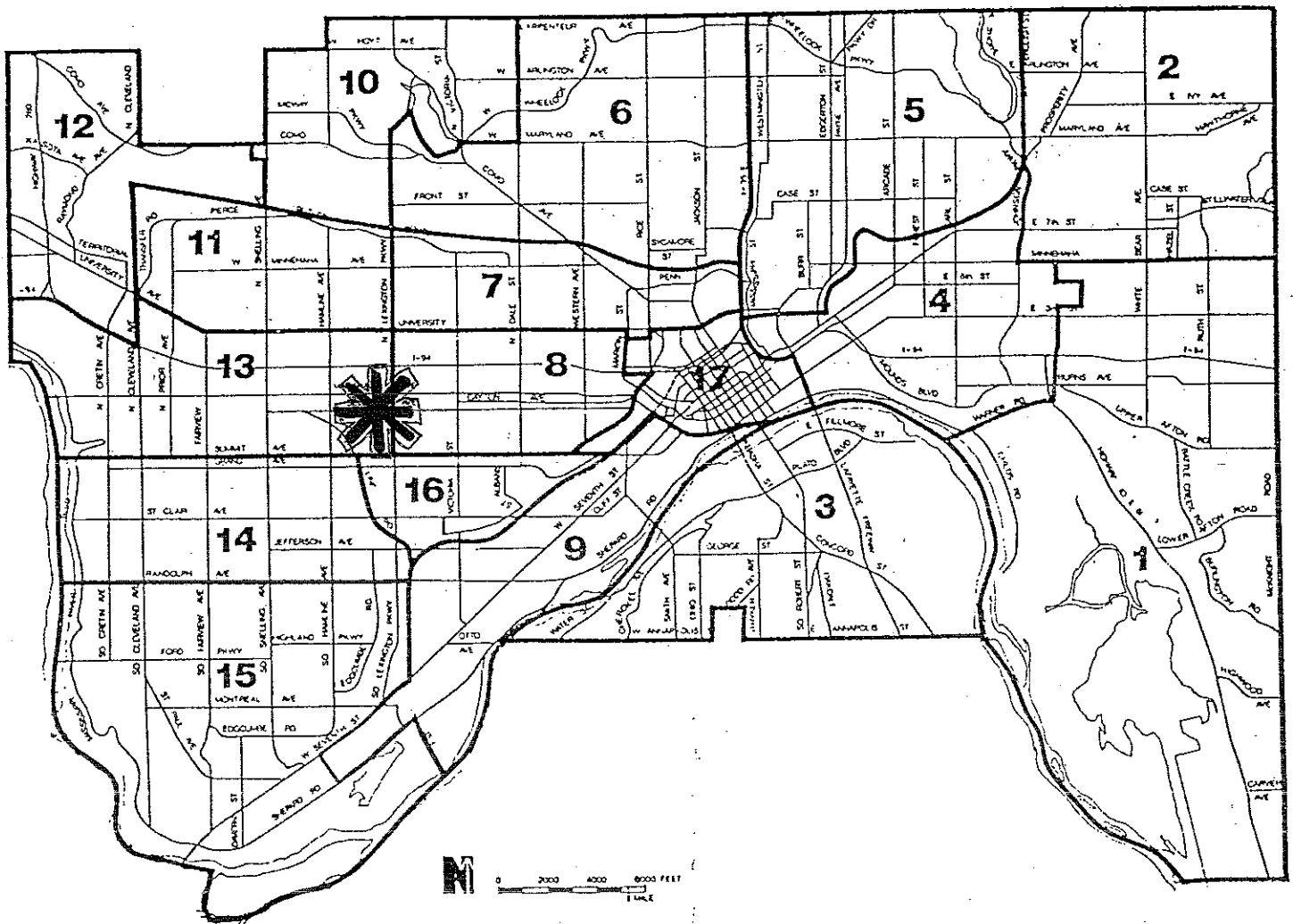
PROPERTY WITHIN 350 FEET OF PARCEL: 1170 SELBY AVENUE

**FILE**  
11-306845



CREATED BY: DSI





CITIZEN PARTICIPATION PLANNING DISTRICTS

1. SUNRAY-BATTLECREEK-HIGHWOOD
2. HAZEL PARK HADEN-PROSPERITY HILLCREST
3. WEST SIDE
4. DAYTON'S BLUFF
5. PAYNE-PHALEN
6. NORTH END
7. THOMAS-DALE
8. SUMMIT-UNIVERSITY
9. WEST SEVENTH
10. COMO
11. HAMLINE-MIDWAY
12. ST. ANTHONY PARK
13. MERRIAM PARK-LEXINGTON HAMLINE-SNELLING HAMLINE
14. MACALESTER GROVELAND
15. HIGHLAND
16. SUMMIT HILL
17. DOWNTOWN

ZONING FILE 11-306845