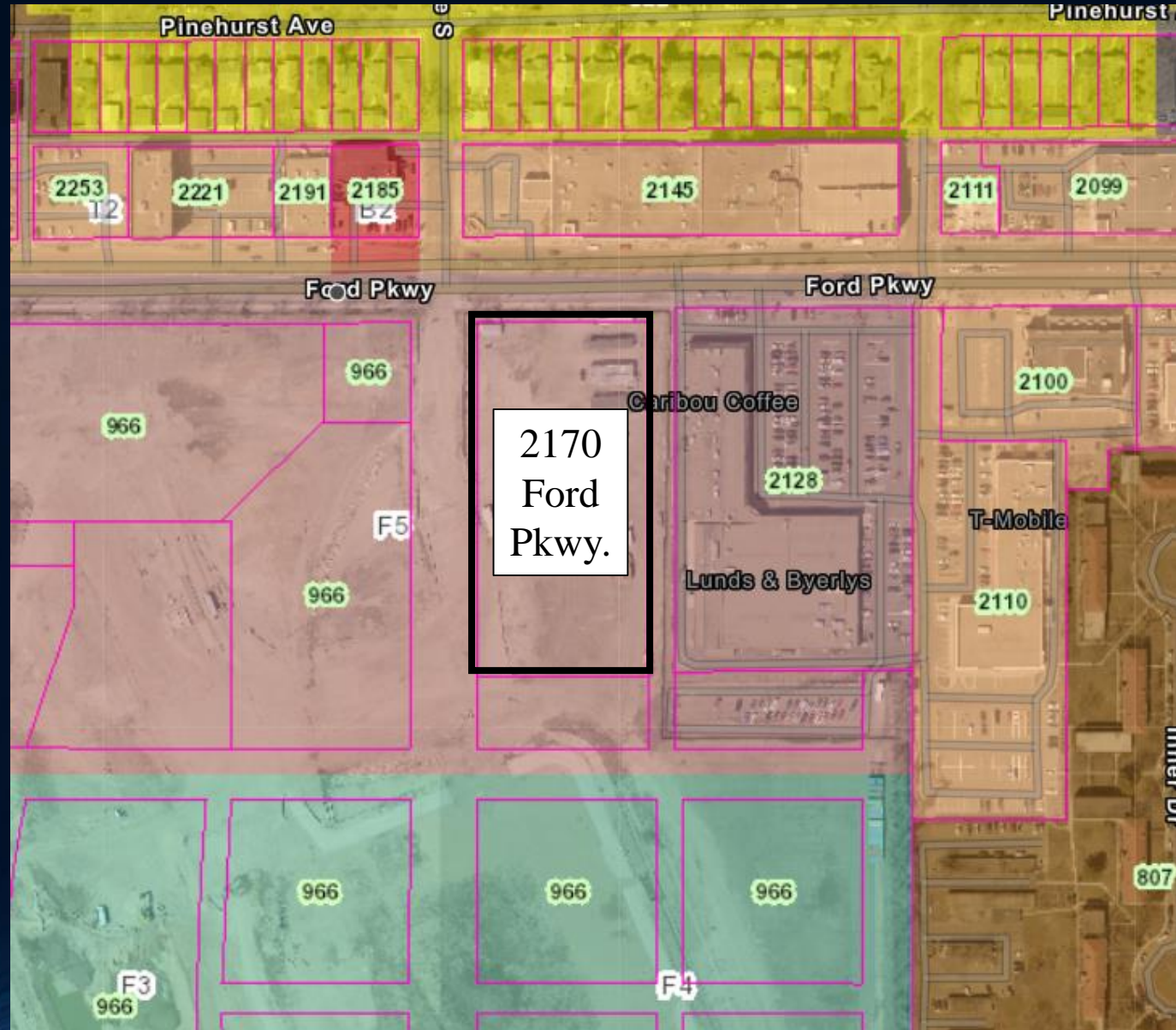


City of St. Paul

**Board of Zoning Appeals
June 29, 2020**

2170 Ford Pkwy. Area Map



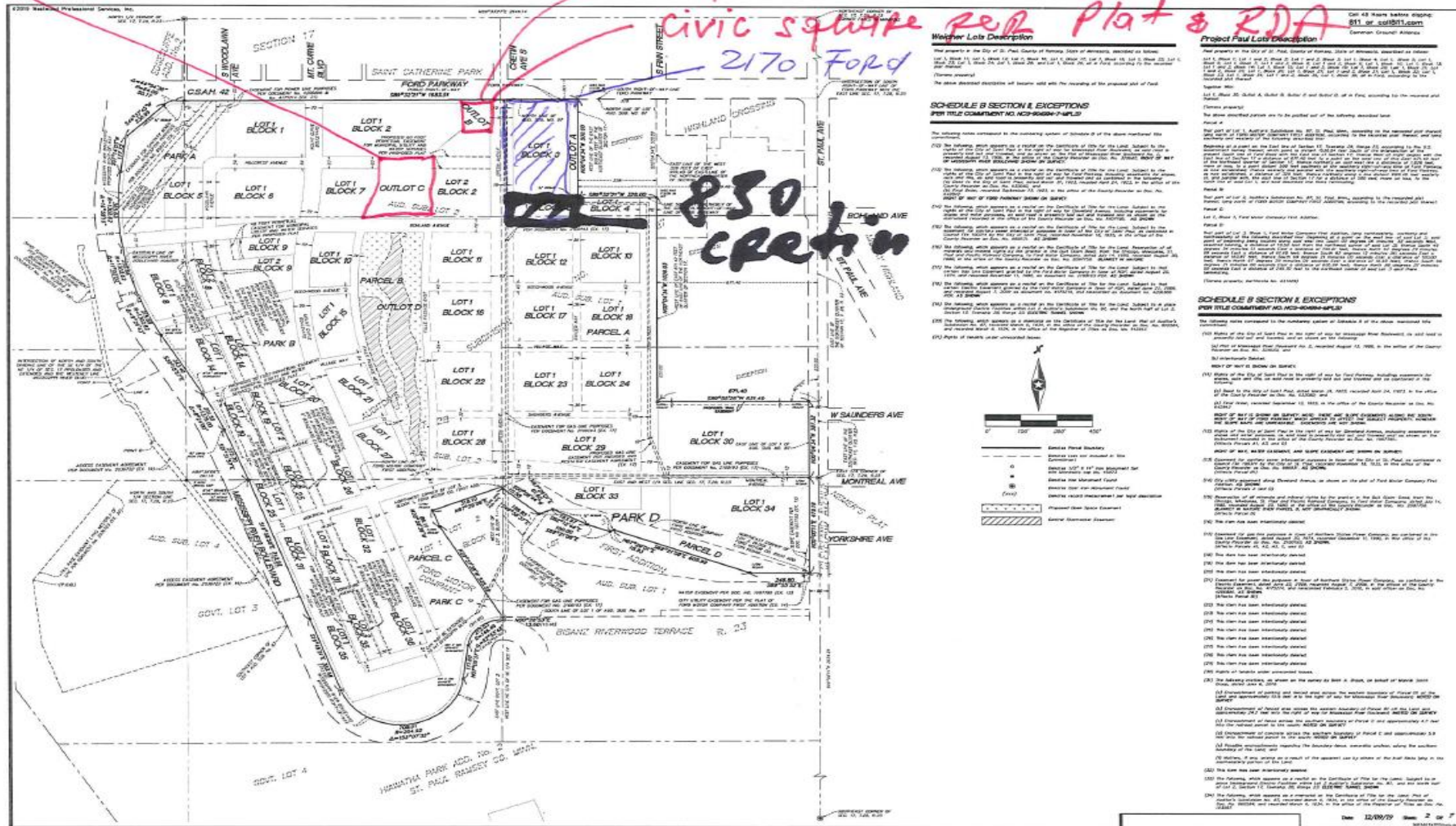
2170 Ford Pkwy

Civic plaza

Civic plaza per Master plan

Civic square per Plat & ZDA
2170 Ford

850 CRETA



Westwood
Professional Services, Inc.
1000 Westwood Blvd.
Westwood, NJ 07675
Tel: 201-261-1100
Fax: 201-261-1101
www.westwoodplanning.com

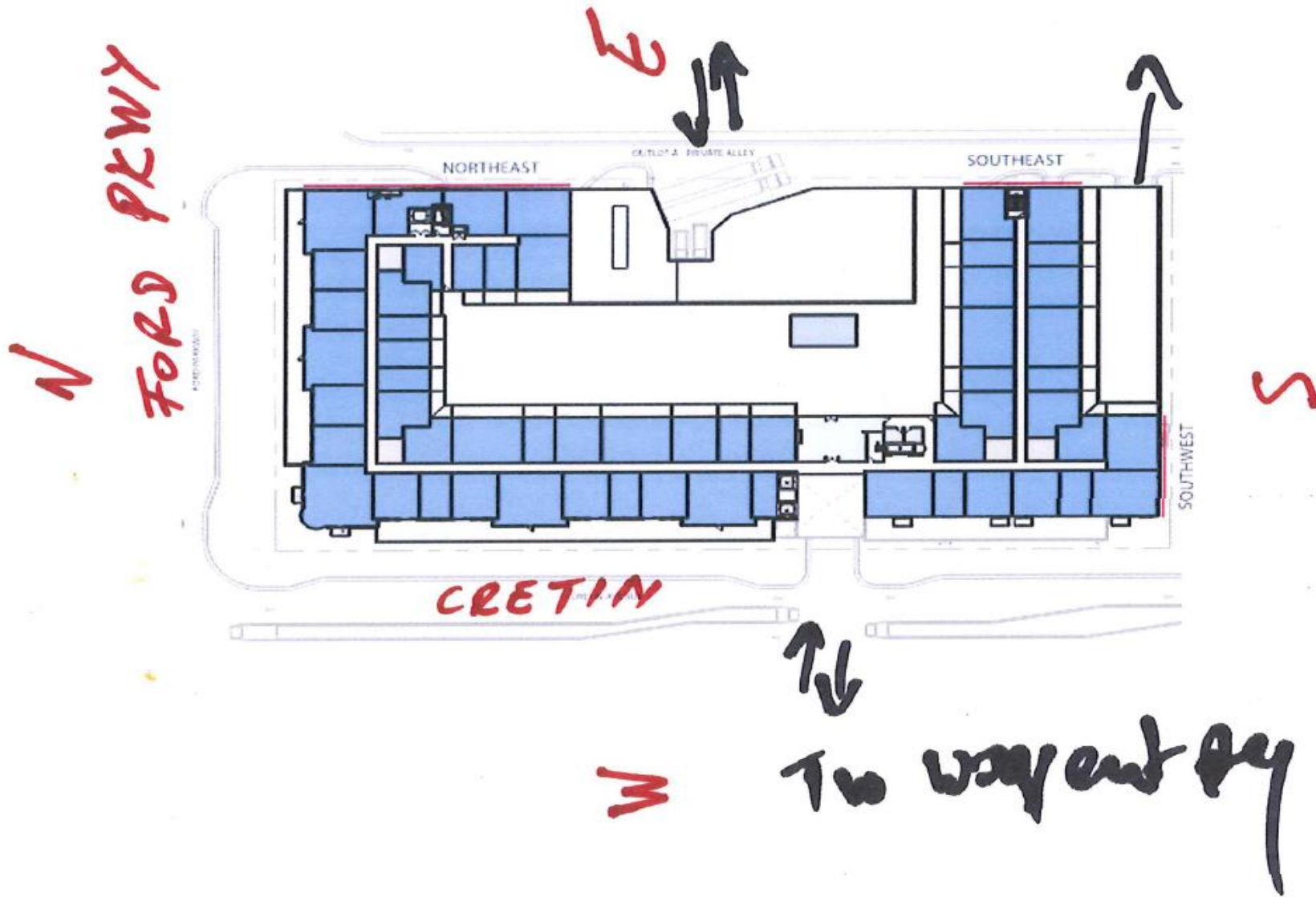
Ryan Companies US, Inc.
300 South 2nd Street, Suite 500
Harrisburg, PA 17102

Project Paul
St. Paul, Minnesota

ALTA/NSPS
Land Title Survey
Boundary & Easement

Date: 12/06/09 Sheet: 2 of 7

2170 Ford Pkwy



2170 Ford Pkwy. – North Elevation



2170 Ford Pkwy. – West Elevation



2170 Ford Pkwy. – East Elevation



2170 Ford Pkwy – South Elevation



2170 Ford Pkwy.



2170 Ford Pkwy. – Tower Perspective



2170 Ford Pkwy.



FINDINGS:

- 1. The variance is in harmony with the general purposes and intent of the zoning code.*
- 2. The variance is 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.*
- 4. The plight of the landowner is due to circumstances unique to the property not created by the landowner.*
- 5. The variance will not permit any use that is not allowed in the zoning district where the affected land is located.*
- 6. The variance will not alter the essential character of the surrounding area.*