



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 #	_____
Fee Paid \$	_____
Received By / Date	_____
Tentative Hearing Date	_____

APPLICANT

Name	<u>Sean Ryan (Ryan Companies US, Inc.)</u> <i>(must have ownership or leasehold interest in the property, contingent included)</i>						
Address	<u>533 South Third St, Suite 100</u>	City	<u>Minneapolis</u>	State	<u>MN</u>	Zip	<u>55415</u>
Email	<u>sean.ryan@ryancompanies.com</u>		Phone	<u>612-492-4638</u>			
Name of Owner (if different)	<u>Project Paul, LLC.</u>		Email	<u>maureen.michalski@ryancompanies.com</u>			
Contact Person (if different)	<u>Maureen Michalski</u>		Email	<u>maureen.michalski@ryancompanies.com</u>			
Address	<u>533 South Third St, Suite 100</u>	City	<u>Minneapolis</u>	State	<u>MN</u>	Zip	<u>55415</u>

PROPERTY INFO


Address / Location	<u>2192 Ford Pkwy St. Paul, MN 55116</u>					
PIN(s) & Legal Description	<u>172823120095</u>		<u>Lot 3, Block 1, Northern Highland Bridge</u> <i>(attach additional sheet if necessary)</i>			
	Lot Area	<u>0.77 ac</u>	Current Zoning	<u>F5</u>		

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. _____
See attached Variance Narrative for additional information

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 _____  _____ Date 11/15/24