

**From:** [Dan Niziolek](#)  
**To:** [Rebecca Noecker](#)  
**Cc:** [Megan Jekot](#); [#CI-StPaul\\_Ward2](#); [Kayla Thao](#); [Shari Moore](#); [Greg Weiner](#)  
**Subject:** Appeal of a Statement of Clarification - Procedural Question...  
**Date:** Wednesday, March 19, 2025 11:30:21 AM  
**Attachments:** [image001.png](#)

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CP Noecker,

In follow-up to your procedural question about an Appeal of a Zoning Administrator's Statement of Clarification (which is the basis of the 560 Randolph Council Agenda item):

- If the Council denies the appeal, the Zoning Administrator's Statement of Clarification determination would be affirmed.
  - The processing of the associated Site Plan Review application would continue.
  - The appellants would have the right to appeal the Council's decision to District Council, which could impact the processing of the associated Site Plan Review application.
  
- If the Council approves the appeal, the Zoning Administrator's Statement of Clarification determination would be overturned.
  - The associated Site Plan Review application would be recommended for denial.
  - The applicant would have the right to appeal the Council's decision to District Court, which could impact the processing of the associated Site Plan Review application.
  - The Zoning Administrator will utilize the robust reasoning of the Council action to understand and ensure future actions take into account the error in the analysis or process.
  - The applicant could request another Statement of Clarification based on permitted uses in I1 that they believe are similar to what they are proposing for 560 Randolph.
    - If an approved zoning use is obtained, the applicant could submit a new Site Plan Review application.
  
- If the Council takes no action, the zoning clock for the application will continue until the clock runs out. In this case, the Zoning Administrator's determination would be affirmed.
  - The processing of the associated Site Plan Review application would continue.

Please let me know if there are additional questions.

Thanks!!

Dan

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Pronouns: he/him/his

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