



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

RECEIVED

JAN 09 2017

By: City of St Paul DSI

Zoning office use only
 File Number: 000219
 Fee: \$ 536.00
 Tentative Hearing Date: 1-18-17
 Section(s) _____
 City agent Sweete-hofer

APPLICANT

Name Joey Cray Company Indigo Sign Works
 Address 2885 Quail Rd NE
 City Sank Rapids ST/MN ST/MN Zip 50379 Phone 320-846-9697
 Email Joey.Cray@IndigoSignworks.com Fax 320-846-9698
 Property Interest of Applicant (owner, contract purchaser, etc) Contractor
 Name of Owner (if different) Fuhr Enterprise/Zepler Phone 800-612-791-5660

PROPERTY INFORMATION

Address / Location 1770 Old Hudson Road
 Legal Description (attach additional sheet if necessary) Part S1/4 of Old Hudson Rd and N1/4 of HWY 392 and W of White Bear Ave of 196 00/100 Ft of SE 1/4 of
 Lot Size 0.73 acres Present Zoning Traditional Neighbourhood Present Use Gas Station SEC 34 TN 29 RW 22
 Proposed Use Gas Station

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.

Attachments as required:



Site Plan



Attachments



Pro Forma

Applicant's Signature

[Signature]

Date

12/16/2016

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To Whom This May Concern;

Indigo Signworks working as an agent for Holiday Station Stores is requesting that a variance be approved for additional height for an interstate road sign.

This property was used last as a BP Gas Station and they had a twin pole pylon sign on the property. The height of that sign from grade was 50 feet Over All Height. This property is located down in a hole and is not visible from the interstate. The property that is located directly east is built up on a hill and based on current code for this property all that allows for a 37.5 foot pylon that will not be seen from traffic headed west.

Holiday Station Stores is asking for a variance for additional height to make the sign an Over All Height of 45 feet so that the sign can be seen effectively from both directions of traffic.

The OLD BP sign had 3 stages of steel. The first stage is 19 feet 8 inches from grade to bottom of second stage. The second stage is 10 feet 3 inches. Adding 19 feet 8 inches + 10 feet 3 inches we have a height of 29 feet 11 inches. If you review the photos attached the labeled "Old BP Sign #1" the second stage is about even with the roof line of the adjoining property. All Holiday Station Stores is asking is to have the bottom of the sign 1 foot above the roof line so that they can effectively let their customers know where they can get the good and services that Holiday Station Stores and its brand has to offer.

The properties on the south side of the interstate run into this same issue where the properties are down in a hole and the grade of the interstate is higher. There are more option on the south side of the interstate for food and fuel. Holiday offers both of these items and wants to be able to have a fair chance at driving these potential customers in their doors also.

Sincerely,



Joey Crary
Service Sales
joey.crary@indigosignworks.com

FARGO

1622 Main Avenue
Fargo, ND 58103
P.O. Box 1476
Fargo, ND 58107
p. 701.297.9696 | f. 701.297.9697

ALEXANDRIA

4133 Iowa Street
Alexandria, MN 56308
p. 320.846.9697 | f. 320.846.9698

BISMARCK

3521 Memorial Highway
Mandan, ND 58554
P.O. Box 2776
Bismarck, ND 58502
p. 701.250.9696 | f. 701.250.8686

GRAND FORKS

2600 Demers Avenue
Grand Forks, ND 58201
p. 701.746.9696 | f. 701.772.1179

MINOT

629 20th Avenue Southeast
Minot, ND 58701
p. 701.852.0331 | f. 701.852.2261

ST. CLOUD

2885 Quail Road Northeast
Sauk Rapids, MN 56379
p. 320.257.1641 | f. 320.258.3144

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The properties on the south side of the interstate run into this same issue where the properties are down in a hole and the grade of the interstate is higher. There are more option on the south side of the interstate for food and fuel. Holiday offers both of these items and wants to be able to have a fair chance at driving these potential customers in their doors also.

1. This property is being built in a lower elevation than the property to the east of it by about 12 feet from grade of Holiday to grade of the property to the east. Holiday needs this sign to be visible in both directions so that they can advertise their location to people traveling the interstate.
2. The sign will not create any hazards to anyone or other properties. It will have an engineered foundation and will be wind load engineered to meet a 90 MPH wind load as spec'd by the local and state code. The foundation will be inspected by code enforcement to make sure it all matches what the Engineer has signed off on.
3. The sign will meet all Minnesota code regulations.

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4. The area where this sign is going to be located is along interstate 94. There are all commercial buildings along this area. The north side has other business between where this sign is going to be located and the nearest residential properties. To the south there are other commercial properties that are doing the same thing which is advertising their brand to traffic along this major interstate.
5. The signs faces are going to be facing east and west and will have no direct effect on the residential properties located in this area. The blue light on the sign will be dimmable at night if needed to allow for adjustments if any issues arise with residential properties.
6. The sign will be in keeping with the general characters of the surrounding area. On the south side of the interstate there are plenty of other businesses with hi rise signs that are doing the same thing we are requesting. They are all lower properties that need an advantage to show their business to the busy area.
7. This variance application will meet the requirements that are set forth by the review board.
8. Holiday is willing to meet the Comprehensive plan to be allowed a pylon sign that is taller than the current code allows for this said location.
9. On the south side of the interstate there are a lot more options for food and fuel. Holiday Station Stores has a unique product offering that is different from other stores. They have small grocery store offerings which will be beneficial to local residence when they need to get a fast option. This is a new property that will be adding value to the area. If one of the local neighbors need to grab something fast in a short period of time they will be able to swing in grab what they need and head home. We all live in a very busy life where convenience is key to how we all live and thrive.
10. The way the land has been developed over time does not allow for this property to be seen from the major interstate 94. The property next door to the west completely blocks out any visibility for customers to see that there is a Holiday Station Store. There are large well established trees in the area that also block the view of possible customers. The sign that will display all gas prices will be located in other corner that will not be seen at all from the road.
11. Holiday Station stores and their Franchisee for this location are willing to work with coming to a fair plan and resolution with the city. As stated above in the letter they are requesting that the sign be 1 foot above the roof line of the adjoining property to the west so that this sign can be seen on both directions of where traffic is moving.
12. The sign is to be located along a very busy and major interstate in the Metropolitan area. This sign will allow for a fair playing field for Holiday Station Stores. This location is located across the road from other local food and gas stations.

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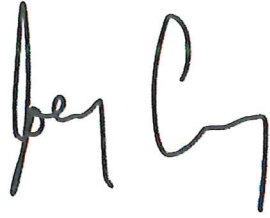
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Corporate Sales/ Sales Manager- St Cloud Branch
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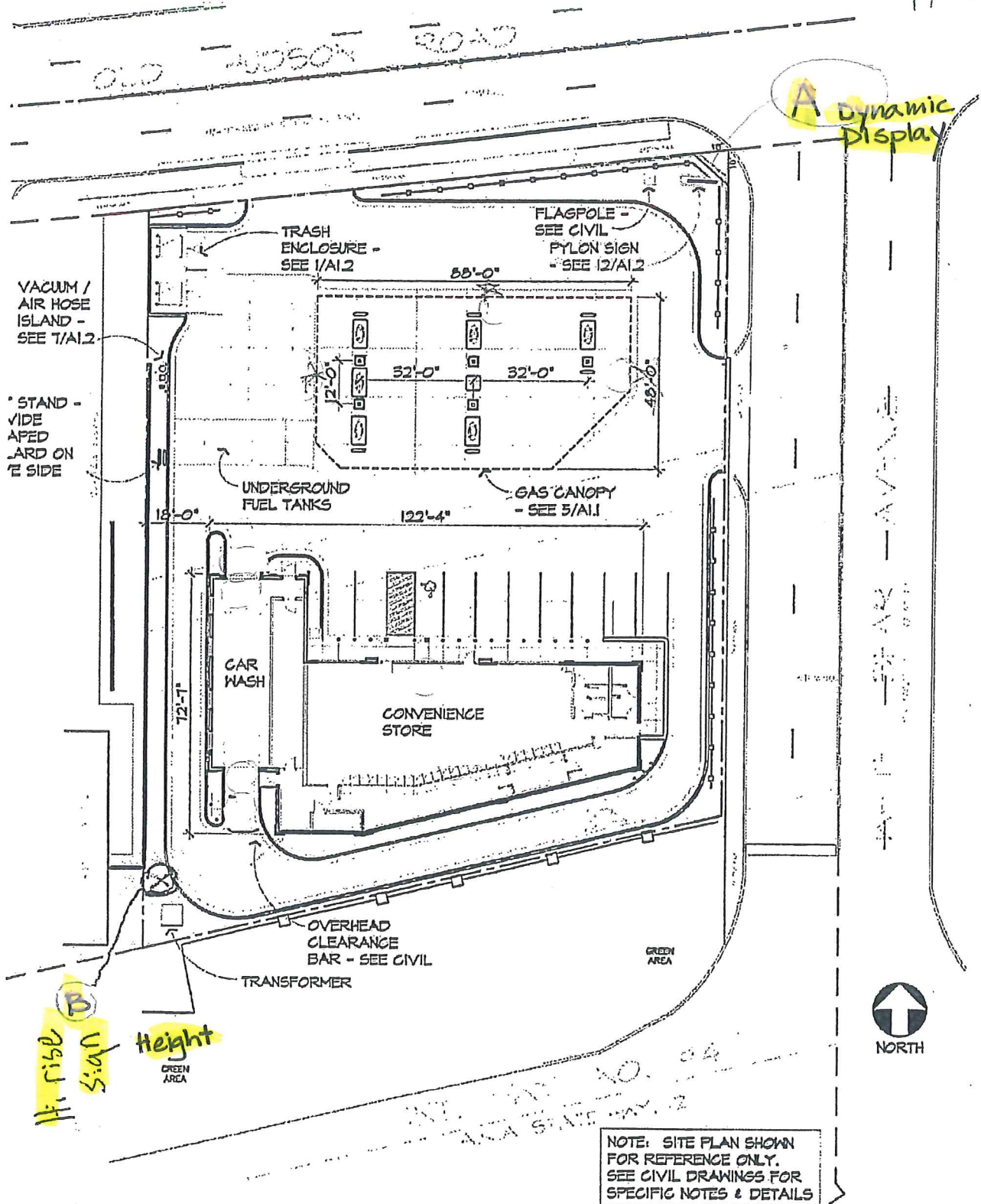
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9 SITE PLAN
SHOWN FOR REFERENCE - SEE CIVIL

1" = 30'-0"





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