

SEP 26 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

Zoning office use only
File Number: 11-282158
Fee: \$ 815.00
Tentative Hearing Date: 10-17-11
Section(s) 83.207
City agent 7 hatta

APPLICANT

Name KEVIN D VANDERAA Company CUPCAKE
Address 640 MORGAN AVE S
City MPLS St. MN Zip 55405 Daytime Phone 612-812-4881
Property Interest of Applicant (owner, contract purchaser, etc) RENTER
Name of Owner (if different) INVESTMENT LLC Phone 651-690-1400

Becca 952-200-0853

PROPERTY INFORMATION

Address / Location 949 GRAND AVE, ST. PAUL, MN 55105
Legal Description
(attach additional sheet if necessary)
Lot Size 5663 SF Present Zoning B2 Present Use RETAIL
Proposed Use RESTAURANT

Variance[s] requested: PARKING VARIANCE

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.

In the year 2005, 949 Grand Ave was reconstructed due to fire. The new building started with 19 legal non-conforming parking spaces. Because 1,319 square feet on the second floor was rented as office space, the 19 deficient spaces were lowered to 15 deficient spaces. The upstairs office space is rented to The Retreat, which requires 6.7 spaces. Picky Girl, Inc requires 6.7 spaces. Cupcake is now leasing. The parking requirement for the restaurant, serving beer and wine, is calculated at 1 space per each 125 square feet of the floor area or 1240/125 which equals 9.92 spaces. We are requesting a variance of 7 spaces.

Attachments as required: [] Site Plan [] Attachments [] Pro Forma

Applicant's Signature

[Handwritten Signature]

Date

9/1/11

FILE
11-282158

949 Grand Investment, LLC
REAL ESTATE

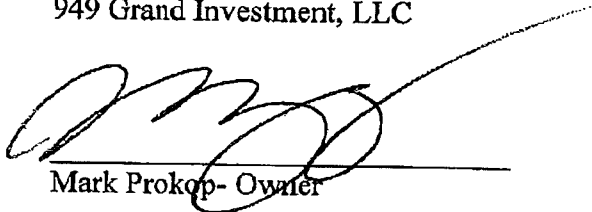
September 26, 2011

Landlord Statement for Parking Variance:

Cupcake, our Tenant, is a from-scratch bakery and café. The light rail construction on University Ave has motivated Cupcake to open a second location in St. Paul. We feel that Cupcake would fit in perfectly next to Picky Girl, and would blend in seamlessly with the neighborhood. As a small café and wine bar, Cupcake will provide a new flavor to an already outstanding area. Due to their great reputation as a locally owned business, we feel Cupcake is an ideal tenant for this space.

Thank you for your attention in this matter.

949 Grand Investment, LLC

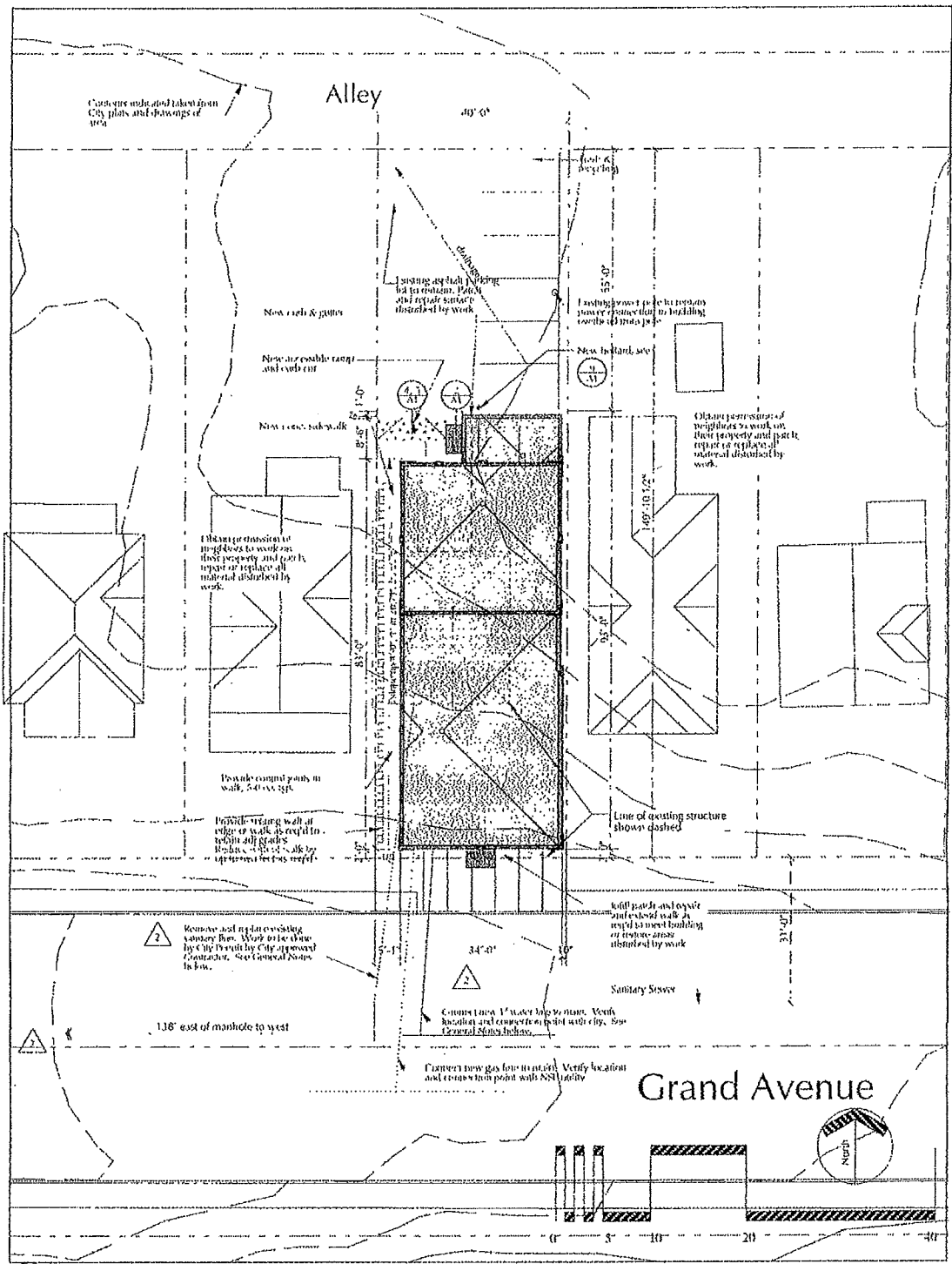


Mark Prokop- Owaler

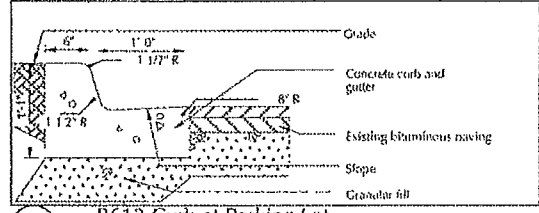
9/26/11
Date:

P.O. Box 14179 St. Paul, Minnesota 55114 (651)690-1400
Fax (651) 690-5517

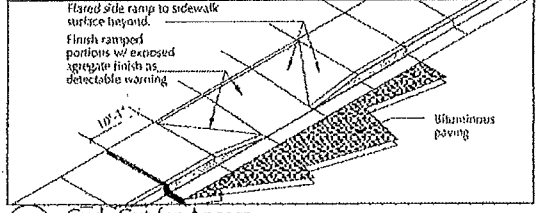
FILE
11-282158



1 Site Plan Scale: 1/16" = 1' - 0"



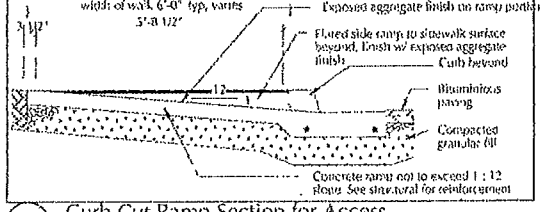
2 B612 Curb at Parking Lot Scale: 1" = 1' - 0"



4 Curb Cut for Access No Scale



3 Not Used Scale: 1" = 1' - 0"



5 Curb Cut Ramp Section for Access Scale: 1/2" = 1' - 0"

6 Roof Plan



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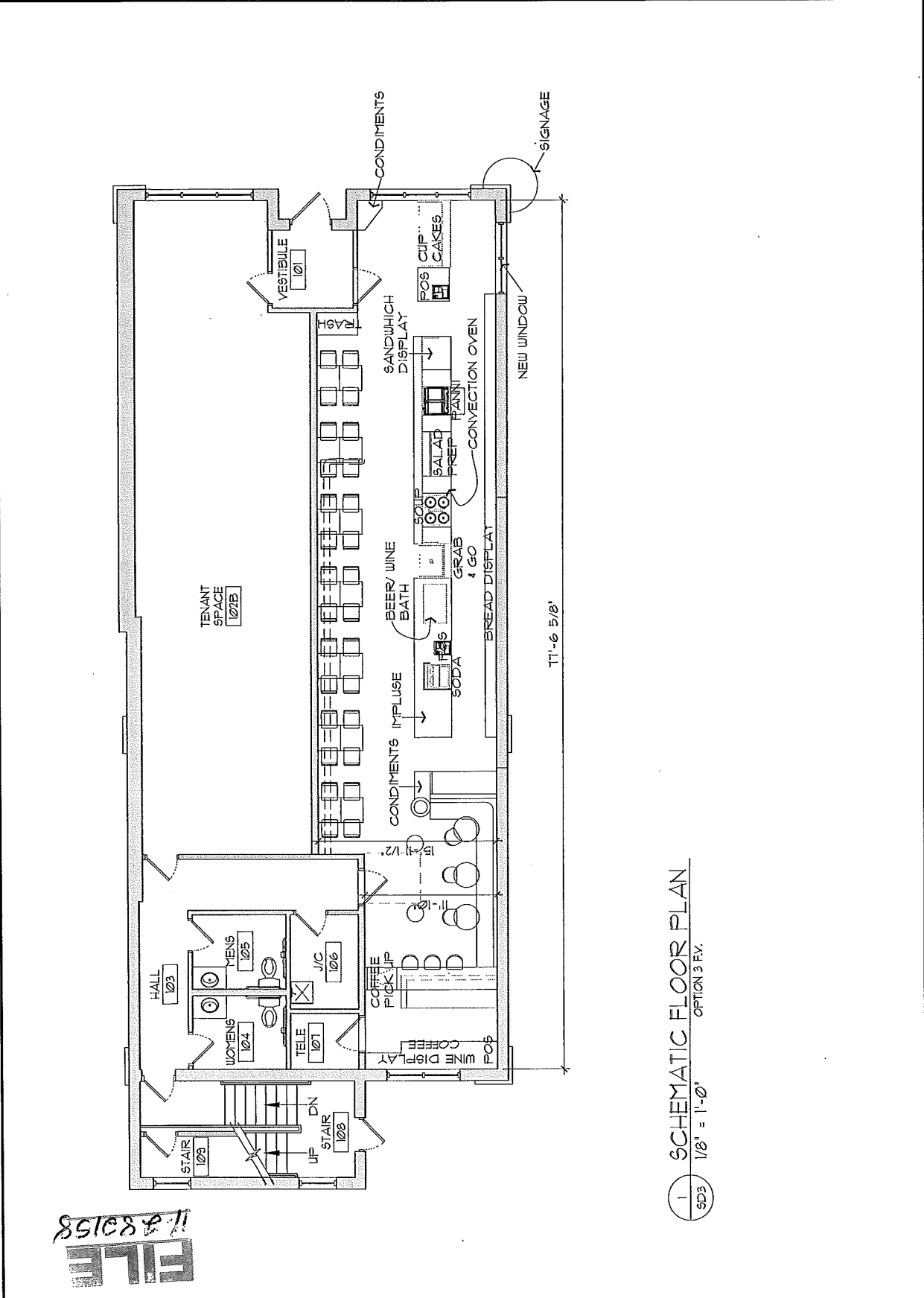
client:
CUPCAKE

project title:
CUPCAKE GRAND AVE
949 GRAND AVENUE
ST. PAUL, MN

sheet title:
SCHEMATIC
FLOOR PLAN

comm. no.: 6485.01
scale: 1/8" = 1'-0"
date: 08.02.11
drawn by: CLK
checked by:
team leader:
no. date issued for

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email: info@sheathink.com



1 SCHEMATIC FLOOR PLAN
1/8" = 1'-0" OPTION 3 FX.
SD3

FILE
11.2.8.0158