SAINT PAUL
SAFETY & INSPECTIONS

DEPARTMENT OF SAFETY & INSPECTIONS
ANGIE WIESE, DIRECTOR

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December 2, 2024

Ruben A. Benegas
Benegas Properties, LLC
1728 Ashland Avenue
Saint Paul, MN 55104-6159

Re: Zoning Variance Application (1963 Grand Avenue – Zoning Variance File # 24-086457) – Notice to extend the time limit for decision under Minnesota Statutes § 15.99

Ruben A. Benegas:

This letter is to notify that the city is extending the administrative review period to January 31, 2025 for this request. MN Statutes § 15.99 requires final action on a zoning application within 60-days of submission but also allows this time to be extended by providing written notice to the applicant of the extension.

This zoning variance application was submitted on October 4, 2024, and accordingly, the original 15.99 deadline was December 2, 2024. The case was heard at the October 28, 2024 Board of Zoning Appeals (BZA) meeting. An appeal application was received on November 6, 2024. In order for the City Council to conduct the hearing on December 11, 2024 and provide for time to potentially lay over the case, the City is extending this deadline for the additional 60 days allowed under Minnesota Statutes § 15.99. The additional 60-day period takes effect immediately upon the expiration of the initial 60-day period. The deadline to make a final decision on your application is now January 31, 2025.

If there are any questions, contact the staff member assigned to this case at david.eide@stpaul.gov or 651-266-9088.

Sincerely,

David Eide
Zoning Inspector