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 Sean Ryan (Ryan Companies US, Inc.)
(must have ownership or leasehold interest in the property, contingent included)

Address 533 South Third St, Suite 100 City Minneapolis State MN Zip 55415

Email sean.ryan@ryancompanies.com Phone 612-492-4638

Name of Owner (if different) Project Paul, LLC. Email maureen.michalski@ryancompanies.com

Contact Person (if different) Maureen Michalski Email maureen.michalski@ryancompanies.com

Address 533 South Third St, Suite 100 City Minneapolis State MN Zip 55415

PROPERTY INFO

Address / Location 2192 Ford Pkwy St. Paul, MN 55116

PIN(s) & Legal Description 172823120095 Lot 3, Block 1, Northern Highland Bridge
(attach additional sheet if necessary)

Lot Area 0.77 ac Current Zoning F5

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

Rev 7.4.2019