



## Legislation Text

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**File #:** ABZA 26-3, **Version:** 1

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Considering the appeal of a decision by the Board of Zoning Appeals denying two variances from City Council Resolution 23-1442 for a hotel at United Village Block D (where 43.1% window and door openings are proposed for façade length [a 6.9% variance] and 23.3% for façade area [a 6.7% variance], below the required 50% and 30%) at 1560 University Avenue West.

Zoning File: #DSIAPP-000338-2026 (Appeal of Zoning File #DSIBZA-000290-2026)

File Name: 1560 University Avenue West - United Village Hotel

Appellant: Carolyn Wolf - Tegra

Applicant: Jon Knutson - Loucks

Address: 1560 University Avenue West

Purpose: An appeal of a decision by the Board of Zoning Appeals denying two variances from the design standards of City Council Resolution 23-1442 for a development project at United Village Block D, where new commercial buildings facing arterial streets such as University Avenue are required to provide window and door openings comprising at least 50% of the ground-floor façade length and 30% of the ground-floor façade area, and the proposed hotel's north façade includes 43.1% of the façade length and 23.3% of the façade area as window and door openings, for variances of 6.9% and 6.7%

Staff Recommendation: Approval

District Council Recommendation: Union Park District Council submitted a letter favor of the request.

Board of Zoning Appeals Decision: No motions passed. A motion to deny the request failed in a 3 (yes) - 1 (no) vote. A motion to approve failed in a 1 (yes) - no second. Per SPLC § 61.203, less than 4 votes in any direction fails and a motion without a second also fails.

Support: 0 people spoke, 2 letter received

Opposition: 0 people spoke, 0 letters received

Does this issue fall within the 60 day rule? Yes

If yes, when does the 60 days expire? April 11, 2026

Has an extension been granted? Yes

If so, to what date? June 10, 2026

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