



March 26, 2024

Snelling-Midway Redevelopment, LLC
Attn: Bruce Parker
730 Second Avenue South, Suite 1450
Minneapolis, MN 55402

RE: Notice of Appeal - Zoning File #24-022-766; Appeal of Zoning File #24-013-570 regarding variances for a proposed development on property at 1566 University Avenue West
Notice of Extension of Minnesota Statute 15.99, 60-day deadline for action

Dear Mr. Parker:

On February 19, 2024, Snelling-Midway Redevelopment, LLC, applied for a conditional use permit and eight variances for a proposed development on property at 1566 University Avenue West. After public hearing by the Saint Paul Planning Commission's Zoning Committee on March 7, 2024, the Commission, on March 15, 2024, voted to deny one of the variances (variance #3) and approve the conditional use permit and seven of the variances. On March 25, 2024, Snelling-Midway Redevelopment, LLC, submitted an appeal of the Planning Commission's decisions to deny variance #3 and attach additional conditions to variances #5 and #6.

The Saint Paul City Council will conduct a public hearing on the appeal on April 10, 2024. No building permits may be issued, and any permits that may have been issued prior to the appeal being filed are suspended, and any construction must cease until the City Council has made a final determination on the appeal.

Minnesota Statutes 15.99 requires that all city action on zoning applications be completed within 60 days of the date the application is made, but allows the City to extend this period for an additional 60 days (total of 120 days). In order to accommodate the City Council public hearing on the appeal, the City of Saint Paul is hereby extending the deadline for action from April 18,

2024, (original 60 day deadline) to June 18, 2023 (additional 60 day deadline). As noted, the City Council public hearing on the appeal is being scheduled for April 10, 2024. Please contact me at 651-266-6619 or kady.dadlez@ci.stpaul.mn.us if you have questions.

Sincerely,



Kady Dadlez

City Planner

cc: Zoning File #24-013-570 and Zoning File #24-022-766
Zoning Administrator Department of Safety and Inspections
District 13 - Union Park Community Council
District 11 - Hamline-Midway Coalition