

From: Tom Ferrara
Sent: Friday, June 27, 2025 2:02 PM
To: Hli Tsaab <hli@amazedgroupllc.com>
Cc: Ashley Skarda <ashley.skarda@ci.stpaul.mn.us>
Subject: FW: Cups and Cheers - Extended License App - updated security plans

Hello Hli,

I had planned to simply send you the modified condition affidavit attached for your signature. Please sign and return. Unfortunately, as I was generating the document we received confirmation that a Conditional Use Permit (CUP) will be necessary for addition of the 2am license. Although your restaurant operations will largely remain unchanged during the additional hours it is my understanding the liquor service itself after midnight technically constitutes a bar use by Planning/Zoning definition. This is frustrating and I cannot speak as to how that was overlooked at the beginning of the Development District processes. Ashely is in software development today but is well versed in the CUP processes and will provide you assistance upon her return. I have placed a link to a webpage with CUP information. Please let us know any questions.

Sincerely,

Tom

[Conditional Use Permit | Saint Paul Minnesota](#)

Thomas Ferrara
Inspector, Business Licensing

Department of Safety and Inspections (DSI)

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SAINT PAUL
MINNESOTA

From: Frances Birch <Frances.Birch@ci.stpaul.mn.us>
Sent: Friday, June 27, 2025 12:19 PM
To: Tom Ferrara <tom.ferrara@ci.stpaul.mn.us>; Ashley Skarda <ashley.skarda@ci.stpaul.mn.us>
Subject: RE: Cups and Cheers - Extended License App - updated security plans

Hi Tom and Ashley,

I just confirmed with Yaya as well that they will need a CUP to transition from the midnight closing until 2am. This property is in the B2 district, and the B2 requires a CUP for all bars over 5,000 square feet in floor area. The Zoning Code section is:

Sec. 65.610. - Bar.

An establishment that serves wine, beer, or intoxicating liquor for consumption on the premises any time between midnight and 2:00 a.m.

Standards and conditions:

In traditional neighborhood, Ford, and B2 community business districts, a conditional use permit is required for a bar of more than five thousand (5,000) square feet in floor area to ensure size and design compatibility with the particular location.

Please let me know if you need anything further!

Best regards,

Frances Birch
DSI Inspector I
Pronouns: she/her/hers
Department of Safety & Inspections
375 Jackson St Suite 220
Saint Paul, MN 55101
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SAINT PAUL
MINNESOTA

From: Tom Ferrara <tom.ferrara@ci.stpaul.mn.us>
Sent: Friday, June 27, 2025 10:45 AM
To: Ashley Skarda <ashley.skarda@ci.stpaul.mn.us>
Cc: Frances Birch <Frances.Birch@ci.stpaul.mn.us>
Subject: Re: Cups and Cheers - Extended License App - updated security plans

Hello Ashley and Frances,

Talking with Dan last evening he instructed the Development District does not override the Zoning and thought a CUP would be needed if B2. Therefore, if Frances can confirm a CUP necessary for this large space to transition to a Midnight-2am bar would you please provide them CUP info ASAP Ashley?

Thank You

Thomas Ferrara
Saint Paul, Safety and Inspections
651-266-9087