



February 5, 2026

PUBLIC HEARING NOTICE – BOARD OF ZONING APPEALS

File #: [DSIBZA-000290-2026](#)

Purpose: A development project at United Village Block D is requesting two variances from the T-district design standards. The code requires that for new commercial buildings facing arterial streets like University Avenue, windows and doors must cover at least 50% of the length and 30% of the area of the ground floor facade. The proposed hotel's north facade (facing University Ave.) does not meet these standards as currently designed. The project seeks variances for the following:

- 1) 43.1% is proposed for the length of openings, for a variance of 6.9%.
- 2) 23.3% is proposed for the area of openings, for a variance of 6.7%.

Property Address: 1560 University Avenue West

Applicant: Loucks - Jon Knutson
12755 Highway 55, Ste R100
Plymouth, MN 55441

Date: Tuesday, February 17, 2026

Time: 3:00 p.m.

Location: 15 Kellogg Boulevard West (Room 40 – Courthouse)

You may attend the hearing to express your opinion regarding this matter. You may send written comments to the Department of Safety and Inspections' staff person handling the case, Kaozouapang (Pang) Yang, at the address listed in the letterhead above or via email to DSI-ZoningReview@stpaul.gov. Information on agenda items being considered by the Board of Zoning Appeals is available online at <https://www.stpaul.gov/bza>. If you have questions about this application, you may call Pang at 651-266-9057. Any comments and materials submitted by 2:00 p.m. on February 13, 2026, will be provided to the BZA for their review. You must include your name and address for the public record.

This property is located in the area represented by the Union Park District Council, an independent organization that provides advisory recommendations to the City about a variety of issues. They may choose to discuss this item at a neighborhood meeting and provide a recommendation to the BZA. Please contact the Union Park District Council at (651) 645-6887 or at info@unionparkdc.org if you are interested in participating in the neighborhood review process.