From: Dan Niziolek
To: Rebecca Noecker
Cc: Megan Jekot; #CI-StPaul_Ward2; Kayla Thao; Shari Moore; Greg Weiner
Subject: Appeal of a Statement of Clarification - Procedural Question...
Date: Wednesday, March 19, 2025 11:30:21 AM
Attachments: image001.png

CP Noecker,

In follow-up to your procedural question about an Appeal of a Zoning Administrator's Statement of Clarification (which is the basis of the 560 Randolph Council Agenda item):

- If the Council denies the appeal, the Zoning Administrator's Statement of Clarification determination would be affirmed.
    - The processing of the associated Site Plan Review application would continue.
    - The appellants would have the right to appeal the Council's decision to District Council, which could impact the processing of the associated Site Plan Review application.

- If the Council approves the appeal, the Zoning Administrator's Statement of Clarification determination would be overturned.
    - The associated Site Plan Review application would be recommended for denial.
    - The applicant would have the right to appeal the Council's decision to District Court, which could impact the processing of the associated Site Plan Review application.
    - The Zoning Administrator will utilize the robust reasoning of the Council action to understand and ensure future actions take into account the error in the analysis or process.
    - The applicant could request another Statement of Clarification based on permitted uses in I1 that they believe are similar to what they are proposing for 560 Randolph.
        - If an approved zoning use is obtained, the applicant could submit a new Site Plan Review application.

- If the Council takes no action, the zoning clock for the application will continue until the clock runs out. In this case, the Zoning Administrator's determination would be affirmed.
    - The processing of the associated Site Plan Review application would continue.

Please let me know if there are additional questions.

Thanks!!
Dan

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