



SAINT PAUL
MINNESOTA

PLAN SUMMARY REPORT (DSIBZA-000625-2026) FOR CITY OF SAINT PAUL

ADDRESS:	649 SNELLING AVE N SAINT PAUL, MN 55104	PARCEL: 332923110047
PLAN TYPE:	DSI Board of Zoning Appeal Variance	District Council 11 - Hamline Midway Coalition
WORK CLASS:	Major Variance	director@hamlinemidway.org
DESCRIPTION:	The applicant is proposing to convert the existing laundromat into a new Domino's Pizza takeout restaurant. Per Section 65.616 of the Zoning Code, curb cuts must be located at least sixty (60) feet from the intersection of any two streets and from any abutting residentially zoned property. This property currently features three (3) existing curb cuts: two (2) along the north side on Blair Avenue and one (1) on the east side along Snelling Avenue. The two curb cuts on Blair Avenue are located within 60 feet of the intersection of Blair and Snelling and within 60 feet of an abutting residentially zoned property across the alley to the west. The applicant is requesting a variance from these setback requirements to allow the two existing Blair Avenue curb cuts to remain.	

CONTACTS	NAME
Applicant	Kris Thielen

Custom Fields

Type of Variance: Commercial, Industrial or Institutional use

Applicant Interest in the Property: Owner

Describe Leasehold/Contingent Interest; Add Proof: We are applying on behalf of the Owner

Variance Code Citation(s): Code 65.616, Condition (e)

State the Requirement and Variance Requested: Points of vehicular ingress and egress shall be located at least sixty (60) feet from the intersection of any two (2) streets and at least sixty (60) feet from any abutting residentially zoned property. We are requesting a variance to maintain one (1) of the existing curbcuts at the NW corner of the property onto Blair Avenue.

1. In your opinion, are there practical difficulties in complying with the provision of the code from which a variance is requested? Will the property be used in a reasonable manner not permitted by the provision? Why or why not?

The existing site has three (3) existing curbcuts with two (2) off of Blair along the north side of the property and one (1) to the east along the east side onto Snelling Ave. If both curbcuts were removed from the north side of the property onto Blair Ave, the only remaining curbcut onto Snelling will be shared by both customers and delivery drivers, increasing difficulty for site access and circulation, creating greater safety concerns. By keeping the existing curbcut at the NW corner onto Blair, we can dedicate that portion of the site for delivery drivers, allowing parking and access off of Snelling to be dedicated to customers. Presently there is an existing alley just west of our property with curbcut that is in use, and we would close off the curbcut at the NE corner and extend a sidewalk with landscaping to the site, promoting greater access to pedestrian traffic.

2. In your opinion, is the plight of the landowner due to a circumstance unique to the property not created by landowner? Why or why not?

Site access is existing to the property including the building footprint. Due to the narrow available space to the north of the building that area cannot be used as a drive aisle (as previously used).

3. Will the variance permit any use that is not allowed in the zoning district in which the property is located?

No as it is a permitted use

4. In your opinion, will the variance alter the essential character of the surrounding area? Why or why not?

The variance will not alter the character of the surrounding area as it is an existing condition. Our goal is improve congestion that would be caused off of a single access off of Snelling, a heavily traveled roadway by allowing an access point dedicated to staff parking, delivery drivers, and existing utility access.