

649 Snelling Avenue North – Domino's

ABZA 26-4, DSIAPP-000690-2026

Pang Yang – Department of Safety & Inspections, Zoning Section



SAINT PAUL
MINNESOTA

STPAUL.GOV



Zoning Code Citation:

Sec. 65.616. - Restaurant, fast-food.

e) 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.**



649 Snelling Avenue North

- Zoning: T2 – Traditional Neighborhood
- Lot size: Approximately 0.2204 acres
- Corner lot at Snelling Avenue North and Blair Avenue
- Existing commercial
- Proposed Domino's takeout restaurant



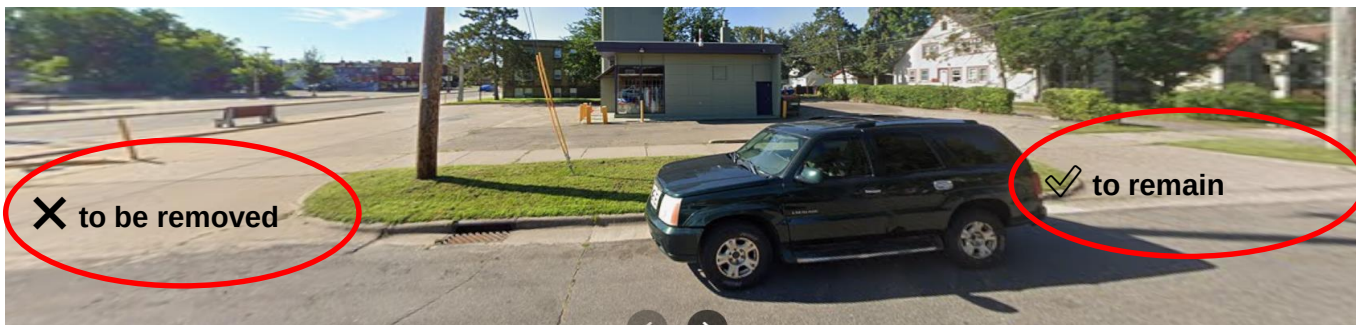


Existing Conditions:

View from
Snelling
Avenue



View from
Blair
Avenue



- Existing commercial building.
- Three existing curb cuts (two on Blair Avenue and one on Snelling Avenue).
- Alley separates the site from the residential property to the west.
- One Blair Avenue curb cut remains within the required 60-foot separation from the residentially zoned property.



Variance request (DSIBZA-000625-2026)

- Allow a curb cut located within 60 feet of a residentially zoned property to remain
- Public hearing held on August 8, 2026
- Motion to deny based on Findings 1 and 3
- Vote: 4-0 in favor of denial



Finding 1 – Board Rationale

Finding 1: *The variance is in harmony with the general purposes and intent of the zoning code.*

- **Board's position:** The Board found that keeping the nonconforming curb cut was not consistent with the intent of Section 65.616, which is intended to reduce conflicts between vehicles and surrounding properties.
- **Staff's position:** Staff recommended approval because the applicant is removing the Blair Avenue curb cut closest to the intersection. This addresses the primary safety concern and reduces the site from **three curb cuts to two**, resulting in fewer potential vehicle and pedestrian conflict points.



Finding 3 – Board Rationale

Finding 3: *The applicant has established that there are practical difficulties in complying with the provision, that the property owner proposes to use the property in a reasonable manner not permitted by the provision. Economic considerations alone do not constitute practical difficulties.*

- **Board's position:** The Board found that the applicant did not demonstrate a practical difficulty unique to the property. They felt the restaurant could reasonably operate without keeping the nonconforming curb cut.
- **Staff's position:** Staff found the practical difficulty comes from the **physical configuration of this specific corner lot**. If both Blair Avenue curb cuts were removed, all customers, employees, and delivery trucks would have to use the single Snelling Avenue entrance. That could create maneuvering problems, particularly for larger delivery trucks, including backups, tight maneuvering, and vehicles potentially backing into traffic.