



**APPLICATION FOR ZONING VARIANCE**  
 Department of Safety and Inspections  
 375 Jackson Street  
 Suite 220  
 Saint Paul, MN 55101-1806  
 General: 651-266-9008  
 Fax: (651) 266-9099

RECEIVED IN D.S.I.

JUN 04 2014

Front counter W3 RM3  
 DIS RCA  
 SIGN-HIGHLAND  
 PARKWAY

Zoning office use only  
 File Number: 1A-295340  
 Fee: \$ 520.00  
 Tentative Hearing Date: 7 JUL 2014  
 Section(s) 66-231(J)  
 City agent Y. DIATTA

**APPLICANT**

Name WIRV 740 LLC Company c/o Fine Associates LLC  
 Address 1916 IDS Center  
 City Minneapolis ST MN Zip 55402 Phone 612-332-2561  
 Email rkueppers@fineassociates.com Fax 612-334-3348  
 Property Interest of Applicant (owner, contract purchaser, etc) Owner  
 Name of Owner (if different) \_\_\_\_\_ Phone \_\_\_\_\_

**PROPERTY INFORMATION**

Address / Location 740 Mississippi River Boulevard South  
 Legal Description *(attach additional sheet if necessary)* See attached Legal Description  
 Lot Size 1.58 acres Present Zoning RM-3 Present Use High Rise Multiple  
Family Residential  
 Proposed Use Same

Variance[s] requested: Variance to front and side yard setback for parking

**Supporting Information:** Supply the necessary information that is applicable to your variance request, provide details regarding the project, and explain why a variance is needed. Duplex/triplex conversions may require a pro forma to be submitted. Attach additional sheets if necessary.

See attached letter

Applicant Contact

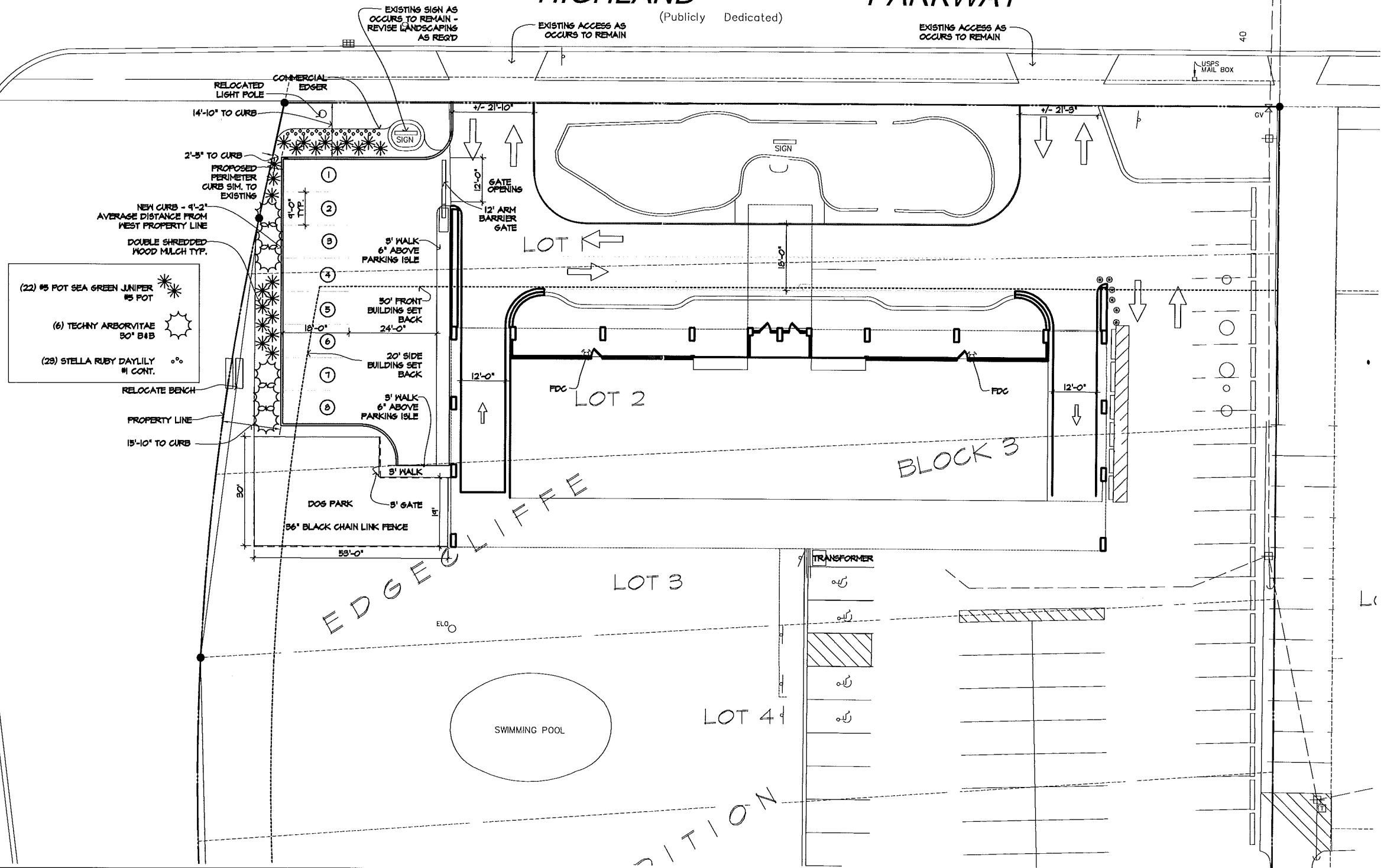
Robert T. Kueppers  
 Fine Associates LLC email: rkueppers@fineassociates.com  
 1916 IDS Center Office: 612-332-2561  
 80 S 8th Street Mobile: 612-418-1900  
 Minneapolis, MN 55402 Fax: 612-334-3348

Attachments as required:  Site Plan  Attachments  Pro Forma

Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_

MISSISSIPPI RIVER BOULEVARD SOUTH  
(Publicly Dedicated)

HIGHLAND PARKWAY  
(Publicly Dedicated)



**ARCHITECTURAL  
CONSORTIUM L.L.C.**

901 North 3rd Street  
Minneapolis, MN 55401

612-436-4030  
Fax 612-692-9960

PREPARED FOR:

FINE ASSOCIATES  
1916 IDS CENTER  
MINNEAPOLIS, MN 55402

**740 RIVER DRIVE**

Saint Paul, Minnesota

**SITE PLAN**

SCALE: 1"=30'-0"

PROJECT NUMBER: 09-1008-01  
ISSUED DATE: 06/03/14  
DRAWN BY: BD/ES  
CHECKED BY: KA

**A1.9**