
Board of Zoning Appeals and Planning Commission meetings

The St. Louis Park Board of Zoning Appeals and Planning Commission are meeting in person at St. Louis Park City Hall, 5005 Minnetonka Blvd. Members of the public can attend the board of zoning appeals and planning commission meetings in person or watch the regular meeting by webstream at www.parktv.org and on local cable (Comcast SD channel 14 and HD channel 798). Visit bit.ly/slppcagendas to view the agenda and reports.

You can provide comment on agenda items in person at the meeting or by emailing your comments to info@stlouispark.org by noon the day of the meeting. Comments must be related to an item on the meeting agenda.

Board of Zoning Appeals Agenda

1. Call to order – roll call
2. Approval of minutes – Aug. 6, 2025
3. Hearing
 - 3a. Application for variance at 4000 Cedarwood Road
Applicant: Ron Sonic, President, Sicora Design/Build
Case No: 26-05-VAR
4. Other business
 - 4a. Rescind two variances for 2625 Louisiana Ave. S.
Applicant: City of St. Louis Park
Case No: 26-10-VAR
5. Communications
6. Adjournment

Planning Commission Agenda

1. Call to order – roll call
2. Approval of minutes – July 1, 2026 (regular meeting and study session)
3. Hearing
 - 3a. Zoning text amendment – Medical/dental clinic or office
Applicant: Liz Hochman
Case No: 26-07-ZA
4. Other Business
5. Communications
6. Adjournment

Future scheduled meeting/event dates:

September 2, 2026 – BOZA meeting and planning commission study session
September 16, 2026 – planning commission regular meeting
October 7, 2026 – planning commission regular meeting
October 21, 2026 – planning commission regular meeting

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Board of zoning appeals

Members present: Jim Beneke, Mia Divecha, Sylvie Hyman, Sara Strain, Tom Weber, John Flanagan, Estella Hughes (youth member)

Members absent: Matt Eckholm

Staff present: Gary Morrison, Livia Klechefski, Intern

Guests: none

1. Call to order – roll call
2. Approval of minutes – March 19, 2025 - The minutes were approved unanimously.
3. Hearings
 - 3a. Application for sign variance at 9445 Minnetonka Blvd.
Applicant: Brad Middendorf
Case No: 25-02-VAR

Ms. Klechefski presented the application. She noted the applicant is requesting a wall sign that is approximately 54 square feet in the sign face area. This sign is in addition to an existing 16 square-foot free-standing sign located at the parking lot entrance on Independence Avenue for a total of 70 square feet of sign face area.

Commissioner Hyman asked about wildlife and light pollution concerns expressed by a resident and related to the property and the adjacent watershed area.

Mr. Morrison stated staff reviewed these concerns and noted the wall sign is only visible to Hwy. 169, and not from the creek or the adjacent residences. He added that the wall sign is internally lit and would not be lit from any outside source.

Commissioner Flanagan noted the resident's concerns, but added that given cars are driving constantly, and the sign is adjacent to a highway on-ramp, he sees no concerns and will support the motion.

Commissioner Weber agreed and added that the point about the watershed is moot because it is on the other side of the highway and Minnetonka Blvd from the creek, and any wildlife issue has already been addressed when the interchange was created. He stated he will support the motion as well.

Chair Divecha agreed and added she will vote to approve this also. She asked if there are more legally non-conforming variances that have come up and if that is a risk.

Mr. Morrison stated that staff do not receive many requests for variance pertaining to existing legal non-conforming uses. He stated staff is comfortable with the requested variance as the existing office use is a reasonable use of land as a legally non-conforming use and allowing the variance for the requested sign is reasonable for the existing legally non-conforming business.

Commissioner Strain stated she appreciates that the applicant is requesting a sign that is less than what is allowed in commercial zoning districts, to bridge the gap between non-conforming use and what is legally allowed.

It was moved by Commissioner Weber, seconded by Commissioner Flanagan, to approve the sign variance as recommended by staff at 9445 Minnetonka Blvd. The motion passed unanimously.

4. Other Business - none

5. Communications

Mr. Morrison noted the planning commission's future meeting schedule:

- August 20, 2025 - Planning Commission regular meeting/study session
- September 3, 2025 - Planning Commission study session
- September 17, 2025 - Planning Commission regular meeting
- October 8, 2025 – Planning Commission study session

Mr. Morrison stated that new planning commission officers will be elected at the Aug. 20 meeting.

Chair Divecha thanked youth member Estella Hughes for her time on the commission and wished her luck as she begins college in the fall.

6. Adjournment – 6:32 p.m.

Gary Morrison, liaison

Sarah Strain, chair member

1. Call to order – 6:00 p.m.

Roll Call

Members present: Jim Beneke, Christopher Caton, Mia Divecha, John Flanagan,
Tess Machalek, Sarah Strain, Tom Weber

Members absent: Matt Eckholm

Staff present: Laura Chamberlain

2. Approval of Minutes – June 17, 2026 minutes

It was moved by Commissioner Divecha, seconded by Commissioner Strain to approve the June 17, 2026 minutes. The motion passed 6-0.

3. Hearing

4. Other business

4a. Election of officers

Ms. Chamberlain outlined the election process notice that the same individuals may not serve consecutive terms in the same position.

Commissioner Weber nominated Commissioner Strain for chair and she accepted. Commissioner Divecha volunteered for vice chair. The commissioners approved their nominations.

4b. Review and approve planning commission purpose statement

Ms. Chamberlain presented proposed revisions to the planning commission and BOZA purpose statements. Commissioners Divecha and Weber commented on the language “helps make sure” and suggested for clarity that it be changed to “The board of zoning and appeals works to apply zoning laws fairly while allowing reasonable use of property”. Commissioner Divecha also requested that previous language stating the board’s decisions are final determinations be added back into the purpose statements.

It was moved by Commissioner Weber, seconded by Commissioner Divecha to approve purpose statements as amended. The motion passed 6-0

5. Communications

Ms. Chamberlain shared that the first study session on parking minimums is scheduled for the July 15, 2026 meeting.

Future scheduled meeting/event dates:

- July 15, 2026 – planning commission study session
- August 5, 2026 – planning commission regular meeting

- August 19, 2026 – planning commission regular meeting
- September 2, 2026 – planning commission regular meeting

6. Adjournment – 6:11 p.m.

Laura Chamberlain, liaison

Sarah Strain, chair member

These minutes were created with the assistance of a generative AI transcript service, then edited by a staff person.

Planning commission

Study Session

Members present: Jim Beneke, Christopher Caton, Mia Divecha, John Flanagan, Tess Machalek, Sarah Strain, Tom Weber

Members absent: Matt Eckholm

Staff present: Laura Chamberlain

Item 1: Comprehensive plan 101

Ms. Chamberlain provided the Commission with an introductory overview of the comprehensive planning process in advance of the city's upcoming multi-year effort to update its Comprehensive Plan. Ms. Chamberlain described the Comprehensive Plan as a long-range document providing a 20-year vision for the city, encompassing high-level goals and policies to guide future decision-making across land use, utilities, transportation, and related city services.

The city is required by state law to update its plan every 10 years in alignment with the Metropolitan Council's regional framework. The Met Council issues system statements to each jurisdiction with population, household, and employment projections through 2040 and 2050, to which the city must respond. The city had no objections to the current projections. The city's local controls, including ordinances and policies, cannot conflict with the adopted comprehensive plan, which is how the Met Council ensures jurisdictions across the seven-county metro area act consistently.

The current 2040 Comprehensive Plan, which was based on the 2010 census, is organized around five strategic priorities: racial equity, environmental stewardship, livable communities, mobility, and community health and safety. Ms. Chamberlain noted the document exceeds 400 pages and acknowledged that the upcoming plan would aim to be more concise, visual, and plain language in its presentation. Staff identified several other priorities for the new plan: a stronger emphasis on measurable implementation metrics as requested by the City Council, and alignment with the recently completed Vision 4 process and updated strategic priorities. Ms. Chamberlain noted that "good governance" and safety have been elevated in the new strategic priorities.

Commissioner Weber reinforced the significance of the comprehensive plan explaining that the plan functions as the foundational legal basis for land use decisions—every development application before the commission is evaluated against the plan's policies—and that it is the appropriate vehicle for establishing the policy groundwork before pursuing specific zoning or ordinance changes. He cited the recent zoning code update and the discussion around parking minimums as examples of matters that belong in the comprehensive plan first.

Role of the Planning Commission

Ms. Chamberlain outlined the commission's expected role, which includes participating in policy discussions, identifying gaps in existing policy, engaging in community outreach, interpreting community feedback through a strategic priority lens, reviewing individual plan chapters, conducting the public hearing on the final draft, and making a formal recommendation to city council.

Commissioner Divecha raised the importance of joint sessions between the planning commission and city council during this process, expressing that greater connectivity between the two bodies had been a standing desire. Ms. Chamberlain confirmed that joint sessions would be a possibility as the process unfolds.

Comprehensive Plan Schedule

Ms. Chamberlain outlined a multi-year schedule:

- 2026: Project kickoff, existing conditions analysis, and initial goal and policy drafting
- 2027: Topic analysis, plan drafting, and implementation metric development
- 2028: Finalization of the plan document followed by a required six-month adjacent jurisdiction review period, a planning commission public hearing, city council adoption, and final Met Council approval.

Policy Discussion: Topics for the 2050 Plan

Ms. Chamberlain invited the Commission to discuss priority policy areas for the upcoming process, referencing topics previously identified during the October 2026 work plan session. The discussion covered a broad range of ideas, including:

- **Parking minimums and transportation alternatives**
 - Interest in advancing parking minimum reforms on an accelerated timeline while also promoting cycling infrastructure, traffic calming, and a broader shift away of car-centric design.
- **Walkable commercial nodes and small businesses**
 - More small-scale, locally-oriented commercial nodes throughout the city to support walkability, third-place gathering, and economic vitality.
 - The plan could more explicitly connect livable communities goals to small business support.
- **Design for children, families, and universal access**
 - Concerns about how little the built environment is designed with children in mind, advocating for infrastructure that supports child independence, such as safe cycling routes to parks and recreation facilities.
 - Use universal design; disability-accessible design benefits all residents at every stage of life.
- **Community identity and equitable policy review**
 - Propose an audit of existing policies and ordinances rooted in outdated or exclusionary norms that may not serve immigrant communities or communities of color, citing nuisance ordinances like tall grass-noxious weeds, which may not reflect a welcoming community.

- **House and building quality, aging stock.**
 - Acknowledgment that while some older homes hold historic or community value, others impose significant maintenance burdens on residents.
 - Preserve neighborhood character and ensure that the housing stock remains viable, energy-efficient, and affordable to maintain.
- **Resiliency and anticipating change.**
 - Remain nimble in the face of shifting technologies, economic conditions, and work patterns, drawing on lessons from the COVID-19 pandemic.
- **Road design and county/state jurisdiction**
 - It is difficult to improve pedestrian conditions on county roads such as Excelsior Boulevard. Explore whether state legislative engagement could help unlock changes currently outside the city's jurisdiction.
 - Traffic calming measures and a rebalancing of road design priorities away from vehicles.
- **Employment patterns and amenity access**
 - Understand commuter inflow and outflow patterns and ensure that major employment centers, such as the hospital, are better connected to walkable amenities. Ms. Chamberlain noted that similar feedback had been heard during the Arrive and Thrive planning process.
- **Business engagement**
 - Include business owners and employers as stakeholders in the engagement process, given their interest in retaining employees nearby during the workday.

Ms. Chamberlain closed by encouraging all commissioners to document their ideas and share them with staff or the incoming consultant team, noting that the early stages of the process are the most opportune time to introduce new directions. She indicated that the consultant team would be present at the next relevant meeting to present their approach.

3. Adjournment – 7:24 p.m.

Laura Chamberlain, liaison

Sarah Strain, chair member

These minutes were created with the assistance of a generative AI transcript service, then edited and finalized by a city staff person.

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3a Request for variance to front yard determination at 4000 Cedarwood Road

Location: 4000 Cedarwood Road

Case Number: 26-05-VAR

Applicant: Ron Sonic, President, Sicora Design/Build

Owner: Ari and Lily Beilin

Review Deadline: 60 days: September 13, 2026 120 days: November 12, 2026

Recommended motions: Chair to open the public hearing, take testimony and close the hearing.
Motion to adopt resolution approving a variance to section 36-4 definition of front lot line to designate the lot line along Cedarwood Road as the front lot line and the lot line along France Ave S as a side lot line abutting a street.

Request: Applicant requests approval of a variance to section 36-4 which requires the shortest lot line abutting a street for a corner lot to be the front lot line. The purpose of the request is to accommodate an addition to the rear of the house.



Site information:
Zoning: N-1 Neighborhood-1
Site area: 13,303 square feet

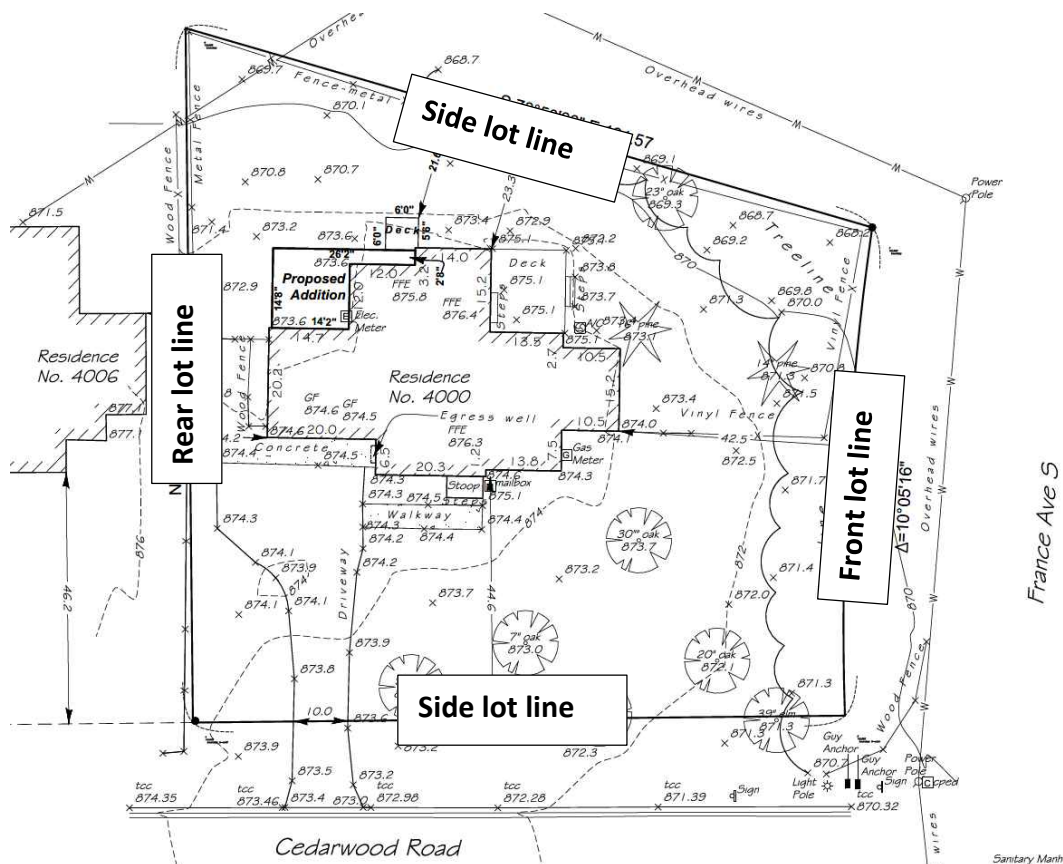
Summary of request: The applicant intends to construct an addition to the rear of the house to create an in-law suite. The addition, however, encroaches into the 25-foot rear yard which is required along the west property line. Letters of support from neighbors are attached to the end of the report.

Lot lines. Below is city code section 36-4, which defines the front lot line. The highlighted text is the portion of the code that is the subject of the variance request.

Lot line, front, means that boundary of a lot which abuts a street. **In the case of a corner lot, it shall be the shortest dimension on a public street.** If the dimensions of a corner lot are equal, the front lot line shall be designated by the owner and filed in the office of the division of inspections. If a parcel has multiple sides on more than two street frontages, the front lot line shall be determined by the zoning administrator.

All other lot line types are identified based on the location of the front lot line. For example, the side lot lines intersect with the front lot line, and the rear lot line does not intersect with the front lot line and is closely parallel to the front lot line.

The subject property is a corner lot with France Ave S along the east lot line and Cedarwood Rd along the south lot line. The shortest lot line adjacent to a street is along France Ave S. This makes it the front lot line. Therefore, the rear lot line is the west lot line because it is opposite France Ave S. The lot line adjacent to Cedarwood Ave S is a side lot line as is the north lot line. See illustration below.



Yard Requirements. The yard requirements are measured from the lot line type. For example, the front yard is measured from the front lot line, the rear yard from the rear lot line, and side yards from the side lot lines.

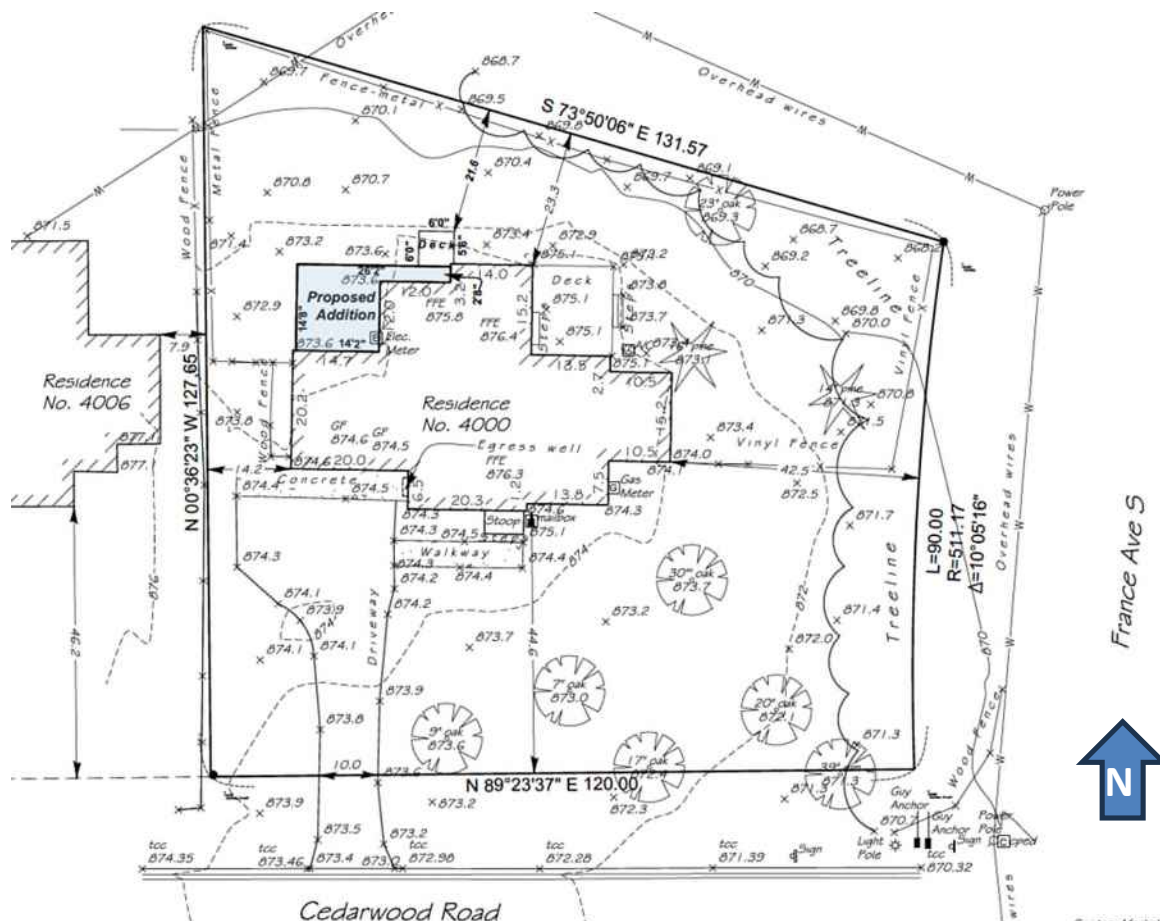
For the subject property, since the lot line adjacent to France Ave S is the front lot line, this makes the portion of the yard adjacent to France Ave S the front yard. The side yards extend from the side lot lines, and the rear yards from the rear lot line. See the aerial photo below to see how the yards lay out for the subject property and the adjacent properties.



The aerial shows that the front yard for the subject property is along France Ave S. This is inconsistent with the rest of the block which has the front yards along Cedarwood Rd and Forest Rd. The house on the subject property, however, faces Cedarwood Rd (pictured below) which is consistent with all the other houses along Cedarwood Rd. The house located on the corner of France Ave S and Forest Rd faces Forest Rd. Neither of the houses on this block face France Ave S.



Proposed addition. Below is an excerpt from the survey showing the existing conditions and the proposed addition.



The survey shows:

- The house faces Cedarwood Rd, not France Ave S.
- The house does not meet the 25-foot rear yard, which is currently measured from the west lot line. It shows that the house is 14.2 feet from the west lot line.

If the variance is approved and the front yard is adjacent to Cedarwood Rd, then:

- The proposed addition would meet both the proposed rear (north) and side (west) yard requirements.
- The currently legal non-conforming rear yard along the west lot line becomes a side lot yard with a five-foot side yard requirement. The existing 14.2 feet meets this requirement, so the existing non-conformity is removed.
- The north lot line changes from a side lot line to a rear lot line. As a result, the yard requirement changes from a five-foot side yard to a 25-foot rear yard. This creates a legal non-conformity because the house is 23.3 feet from the proposed rear lot line. The zoning code update-2 approved on August 3, 2026 included a provision allowing additions to homes with legally non-conforming rear yards as long as the addition meets the rear yard requirements. The proposed addition meets the rear yard requirements, so the addition would be allowed despite the legally non-conforming rear yard.

Variance analysis: The applicant proposes the following:

1. Change the front lot line from being adjacent to France Ave S to being adjacent to Cedarwood Ave S thereby changing the front yard from facing France Ave S to facing Cedarwood Ave S.
2. The changes to the yard requirements would accommodate an addition to the rear of the house.

Findings: As required by city code, the board of zoning appeals (BOZA) considers the following criteria prior to ruling on a variance. City staff provided an analysis of each point below. The applicant submitted a letter explaining the need for the variance. The letter is attached to this staff report.

1. **The effect of the proposed variance upon the health, safety, and welfare of the community.** The proposed changes to lot line types is consistent with the existing lot line types along the Cedarwood Rd. The resulting front yard along Cedarwood Rd is also consistent with the location of the front yards for the homes along Cedarwood Rd. Additionally, the house located on the subject property faces Cedarwood Rd and the yard in front of the home functions as a front yard even though it is currently classified as a side yard.

Staff finds the proposed change does not create any adverse impacts on the health, safety, and welfare of the area and therefore finds that this criterion has been met.

2. **Whether or not the request is in harmony with the general purposes and intent of the zoning ordinance.** The existing home was constructed in 1940. As noted above, the home faces Cedarwood Rd and Cedarwood Rd has functioned as its front yard since it was built.

Staff finds that the variance request is in harmony with the general purpose and intent of the zoning ordinance and that this criterion has been met.

3. **Whether or not the request is consistent with the comprehensive plan.** The use of the property as a single-unit dwelling is consistent with the comprehensive plan. Staff finds this criterion has been met.

4. **Whether or not the applicant establishes that there are practical difficulties in complying with the zoning ordinance. Practical difficulty means:**

- a. *The proposed use is permitted in the zoning district in which the land is located. A variance can be requested for dimensional items required in the zoning ordinance, including but not limited to setbacks and height limitations.* Single-unit dwellings are permitted in the Neighborhood-1 district. Additions of the proposed size are commonly approved in this district but can't be approved because of the current lot line type configuration. Staff finds this criterion has been met.
- b. *The plight of the landowner is due to circumstances unique to the property and not created by the landowner.* The dimensions of the lot and the placement of the home were established in the 1940s and were not created by the landowner. Staff finds this criterion has been met.

- c. *The variance, if granted, will not alter the essential character of the locality.* The house has faced Cedarwood Rd since it was constructed in 1940. The area in front of the house and adjacent to Cedarwood Rd has been treated as the front yard ever since. The granting of the variance will not change this configuration and therefore, won't alter the character of the area. Staff finds this criterion has been met.
- d. *Economic considerations alone do not constitute practical difficulties.* Economic considerations are not considered as part of this application.
- e. *Practical difficulties include inadequate access to direct sunlight for solar energy systems.* Not applicable.

5. **Whether or not there are circumstances unique to the shape, topography, water conditions, or other physical conditions of the property.** The shape and topography of the lot are not unique. The placement of the house, however, is unique in that it was placed far from both street frontages. Typically a house meets the front yard requirement, but is then close to the side yard abutting the street. This configuration would leave room for future additions. This home, however, was placed in the northwest corner of the lot leaving little room for an addition to the rear of the home.

Staff finds this criterion has been met.

6. **Whether or not the granting of the variance is necessary for the preservation and enjoyment of a substantial property right.** As noted in Criterion #5, the placement of the house, combined with the interior configuration of the home, makes it difficult to add an in-law suite to the rear of the home. Staff finds this criterion has been met.
7. **Whether or not the granting of the variance will impair light and air to the surrounding properties, unreasonably increase congestion, increase the danger of fire, or endanger public safety.** Granting the variance will create a side yard and rear yard configuration typically found on city blocks. If approved, the side yard on the west property line of the subject property will be adjacent to the neighbor's side yard. Staff finds this criterion has been met.
8. **Whether or not the granting of the variance will merely serve as a convenience or is it necessary to alleviate a practical difficulty.** As noted above, the variance will allow for a reasonably sized addition to the back of the house. Staff finds this criterion has been met.

Recommendation: Staff recommends BOZA adopt the attached resolution approving a variance to section 36-4 definition of front lot line to designate the lot line along Cedarwood Road as the front lot line and the lot line along France Ave S as a side lot line abutting a street as recommended by staff.

Supporting documents: Draft Resolution; letter from applicant; exhibits; letters of support

Prepared by: Gary Morrison, zoning administrator

Reviewed by: Jennifer Monson, planning & economic development manager

DRAFT BOZA Resolution No. _____

Resolution approving a variance to designate the lot line adjacent to Cedarwood Road as the front lot line at 4000 Cedarwood Road

Whereas, on July 6, 2026, the owners, Ari and Lily Beilin, submitted a complete application for a variance from the requirements of the Zoning Ordinance Section 36-4 to allow the lot line adjacent to Cedarwood Road to be designated as the front lot line and the lot line adjacent to France Ave S to be designated as the side lot line abutting a street.

Whereas, the property is located at 4000 Cedarwood Road and described below as follows, to wit:

Lot 025, Block 006, Forest Tract Lake Forest Addn, St. Louis Park, Minn.,
Hennepin County, Minnesota

Whereas, the property is zoned N-1 Neighborhood-1.

Whereas, the Board of Zoning Appeals held a public hearing and reviewed the application for variance Case No. 26-5-VAR on August 19, 2026.

Whereas, based on the testimony, evidence presented, and files and records, the Board of Zoning Appeals has determined that the requested variance meets the requirements of Section 36-34(a)(2) of the zoning ordinance necessary to be met for the Board of Zoning Appeals to grant variances, and makes the following findings:

- a. The variance will not have an adverse effect on the health, safety, and welfare of the community. Designating the lot line adjacent to Cedarwood Road as the front lot line is consistent with the other properties on the block.
- b. Designating the lot line adjacent to Cedarwood Road will result in the front yard requirements being measured from the lot line adjacent to Cedarwood Road instead of France Ave S which is in harmony with the area since the house faces Cedarwood Road, not France Ave S.
- c. The placement of the house in the northwest corner of the lot creates a practical difficulty to construct a reasonable sized addition to the back of the house with the current yard configuration.
- e. The contents of the Board of Zoning Appeals Case File 26-05-VAR are hereby entered into and made part of the public hearing record and the record of decision for this case.

Now therefore be it resolved by the Board of Zoning Appeals of St. Louis Park, Minnesota, that the requested variance to section 36-4 definition of front lot line to designate the lot line

along Cedarwood Road as the front lot line and the lot line along France Ave S as a side lot line abutting a street is hereby approved.

Adopted by the Board of Zoning Appeals: August 19, 2026

Effective date: August 31, 2026

Sarah Strain, Chair

ATTEST:

Gary Morrison, Zoning Administrator



SICORA
Design/Build

FULL-SERVICE
HOME
REMODELING

WWW.SICORA.COM

952-929-0098

July 2, 2026

City of St Louis Park

RE: Variance application for 4000 Cedarwood Rd, St Louis Park 55416

Property Owners: Ari and Lily Beilin. 4000 Cedarwood Rd

1 Variance Request: For this property, redefine the “front yard” to Cedarwood Road instead of France Avenue

We appreciate your review for the attached variance application for 4000 Cedarwood Road.

1. *The effect of the proposed variance upon the health, safety, and welfare of the community.*
 - **The addition that the landowner is seeking is to create a ‘mother-in-law’ suite for their home. The location of the addition is desired to be placed behind the existing garage and attached to the existing home. The placement of the proposed design does not have a negative impact on the neighbors and is not located closer to the property line than the existing garage.**
2. *The request is in harmony with the general purposes and intent of the zoning ordinance.*
 - **The use of the addition will be for living space, which is consistent with a residential neighborhood**
3. *The request is consistent with the comprehensive plan.*
 - **The proposed addition is consistent with the residential neighborhood.**
4. *There are practical difficulties in meeting the zoning ordinance standards.*
 - a. *The proposed use is permitted in the zoning district*
 - b. *The plight exists with the property and was not created by the landowner*
 - c. *The variance, if granted, will not alter the essential character of the locality*

- d. Economic considerations are not a factor for this project*
- **The original structure was built in 1940 with an orientation facing Cedarwood Rd and with the garage being constructed 14.2' from the West property boundary, which was permitted at the time. Since then, SLP has developed Zoning code standards that are necessary, but sometimes do not translate well to all existing properties. 4000 Cedarwood Rd is one of those properties. With its unique shape and being a corner lot, this home currently finds that its EAST boundary is now classified as the 'front yard' per the current zoning standards, as it has the narrowest dimension at 90'.**
5. *There are circumstances unique to the shape of the property.*
- **Even though there is no physical access for the property to France avenue, the shape of the property designates the France Avenue side of the property as the 'Front yard' by SLP Zoning Code. By recognizing that the home was originally constructed with the South property boundary being classified as the 'front yard,' it would recognize the pre-existing condition that has been created.**
6. *The granting of the variance is necessary to preserve the enjoyment of the property.*
- **This lot has a topography and existing tree cover that covers a good percentage of the property. The proposed part of the property that the planned addition is proposed to occupy is on a part of the property that is not currently usable.**
7. *The granting of the variance will not impair light and air to the surrounding properties, nor increase congestion, nor endanger public safety.*
- **The use of the addition does not adversely affect the neighborhood or community**
8. *The granting of the variance will not merely serve as a convenience but is necessary to alleviate a practical difficulty.*
- **This property was built under a different set of zoning standards. Due to the shape of this property, the east side of the property on France Avenue is now classified as the 'front yard' and this just doesn't make sense. Cedarwood Rd should be recognized as the proper front yard for this property, and as such, this proposed addition would then comply with the required side and rear yard setbacks.**

The property owners look forward to conversations with you regarding this planned project. Thank you for your time and consideration of this matter.

Sincerely,

Ron Sonnek
President, Sicora Design/Build

Property Photos (from France Avenue looking WEST)



Property Photos (from Cedarwood Road looking NORTH)



Surveyors Certificate

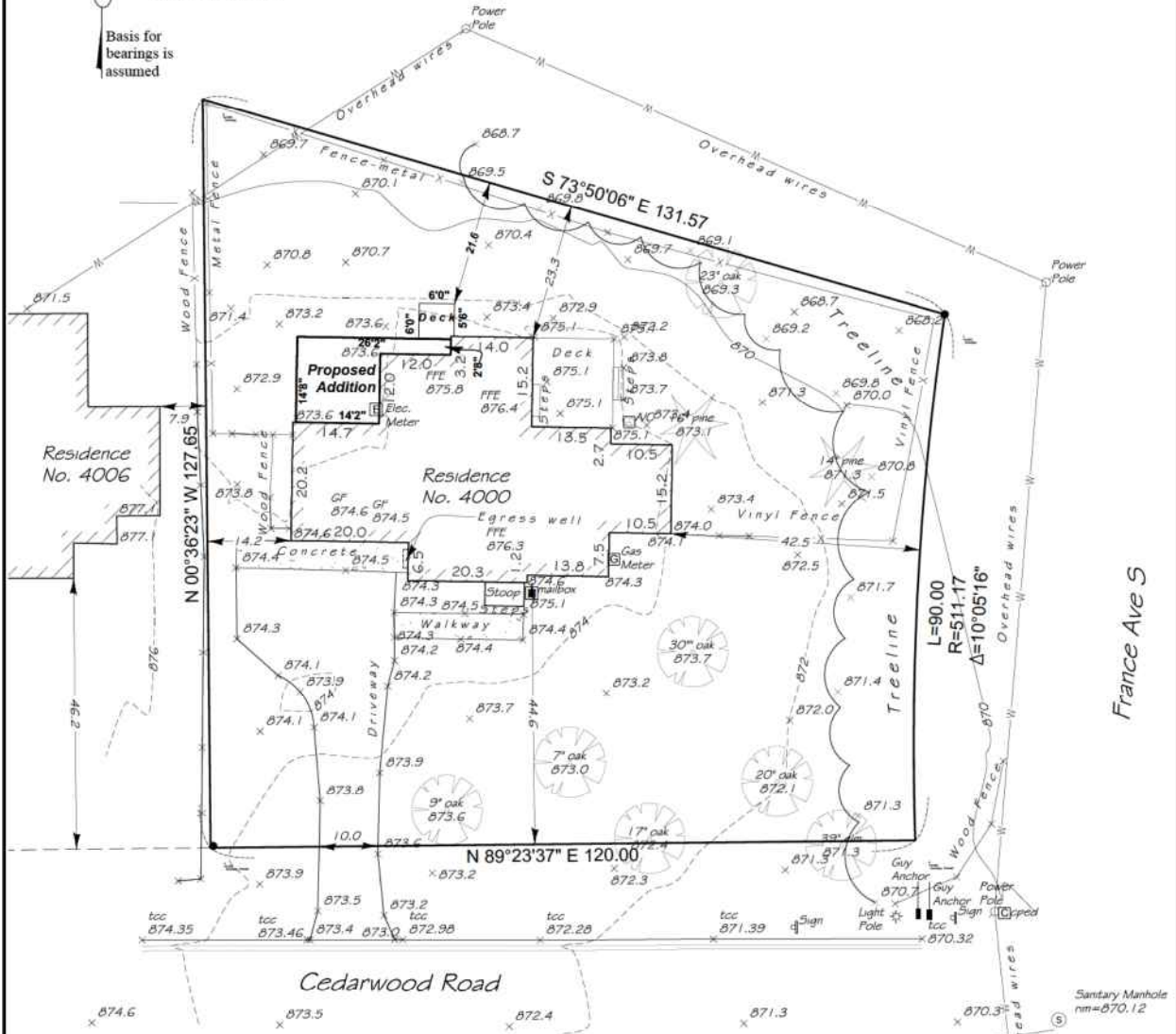
Site Plan Survey For:

SICORA DESIGN/BUILD

Property located in Section
31, Township 29, Range 24,
Hennepin County, Minnesota

Benchmark: PED MNDT RM 2
Elevation = 908.181

Basis for
bearings is
assumed



Existing Hardcover		Proposed Hardcover	
Lot Area	13,303 sq ft	Lot Area	13,303 sq ft
Building	1,812 sq ft	Building	1,812 sq ft
Stoop	27 sq ft	Stoop	27 sq ft
Steps	9 sq ft	Steps	9 sq ft
Walkway	96 sq ft	Walkway	96 sq ft
Driveway	800 sq ft	Driveway	800 sq ft
Concrete	141 sq ft	Concrete	141 sq ft
Steps	4 sq ft	Prop Addon	240 sq ft
Deck	28 sq ft	Prop Deck	36 sq ft
Steps	7 sq ft	Steps	7 sq ft
Deck	202 sq ft	Deck	202 sq ft
Steps	10 sq ft	Steps	10 sq ft
Total	3,136 sq ft	Total	3380 sq ft
Percentage	23.57%	Percentage	25.41%

Property Zoned As: N-1 Neighborhood 1

Setbacks:

Front: 25'
Corner Side: 9'
Interior Side: 5'
Rear: 25'

- Denotes Found Iron Monument
- Denotes Iron Monument
- Denotes Wood Hub Set for excavation only
- Denotes Existing Contours
- - - Denotes Proposed Contours
- x000.0 Denotes Existing Elevation
- 000.0 Denotes Proposed Elevation
- Denotes Surface Drainage

NOTE: The only easements shown are from plats of record or information provided by client.

Legal Description
Lot 25, Block 6, FOREST TRACT LAKE
FOREST ADDITION
Hennepin County, Minnesota

DEMARCO
LAND SURVEYING & ENGINEERING
7601 73rd Avenue North (763) 560-3093
Minneapolis, Minnesota 55428 Demarcinc.com

Project No. 91305A

F.B.No. -

Address: 4000 Cedarwood Road
St. Louis Park, MN

REV

Scale: 1" = 20'

Drawn By

RJR

I certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
Surveyed this 9th day of March 2026.

Signed
Gregory R. Präsich, Minn. Reg. No. 24992

DUE TO UNFORESEEN CONDITIONS OF REMODELS & ADDITIONS, DISCREPANCIES MAY OCCUR BETWEEN INFORMATION CONTAINED ON THESE DRAWINGS AND EXISTING CONSTRUCTION DETAILS. MODIFICATIONS TO APPROVED DESIGN MAY BE REQUIRED WITHOUT SIGN-OFF TO MAINTAIN CONSTRUCTION SCHEDULE. SHOULD MODIFICATIONS RESULT IN INCREASED COST TO PROJECT, CUSTOMER WILL BE NOTIFIED.

4000 CEDARWOOD ROAD ST. LOUIS PARK, MN 55416



1 PROPOSED SITE PLAN
T1 SCALE 1/4" = 20'-0"

PERMIT SET

04/27/2026

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Design / Build

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St. Louis Park, MN 55416
Phone: 952.265.9996
Fax: 952.265.5580

CLIENT: ARI & LILY

BEILIN

Address
4000 CEDARWOOD RD, ST. LOUIS PARK, MN 55416

SHEET LAYOUT

- A1 EXIST. FLOOR PLANS
- A2 EXIST. FLOOR PLANS
- A3 EXIST. EXTERIOR ELEV.
- A4 EXIST. EXTERIOR ELEV.
- A5 FLOOR PLAN LOWER
- A6 FLOOR PLAN UPPER
- A7 ROOF PLAN
- A8 PROP. EXTERIOR ELEV.
- A9 PROP. EXTERIOR ELEV.
- B1 FRAMING PLANS
- B2 FRAMING PLANS
- A10 PROP. INTERIOR ELEV.

ORIGINATION DATE	04/20/2026
REVISION DATE	
04/20/2026	As-Built
04/22/2026	Concepts
05/01/2026	Red Set
05/01/2026	Permit Set
05/26/2026	Permit Set Revised
06/22/2026	Permit Set Revised

TITLE SHEET

SHEET NO.
T1
BEILIN

Floor Plan Details:

- Garage:** Large open area on the left side.
- Utility:** Located between the Garage and the Family Room, featuring a washer/dryer area.
- Storage:** A dedicated storage area adjacent to the Utility room.
- Family Rm:** A large room on the right side with a fireplace.
- Cedar Closet:** A closet located near the Utility room.
- Other Features:** The plan includes various dimensions (e.g., 12' x 12', 10' x 12', 12' x 14'), a "CRAWL SPACE" area, and a "FLOOR" label.

NORTH

Reviewed by:
Client:
Date:

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660 www.sicora.com
56 S. West Lake Street
Tombala, PA, 15416
Telephone: 912.929.0998
Fax: 912.283.5580

CLIENT: **ARI & LILY**

BEILIN

Address: **4000 CEDARWOOD RD., ST. LOUIS PARK, MN 55416**

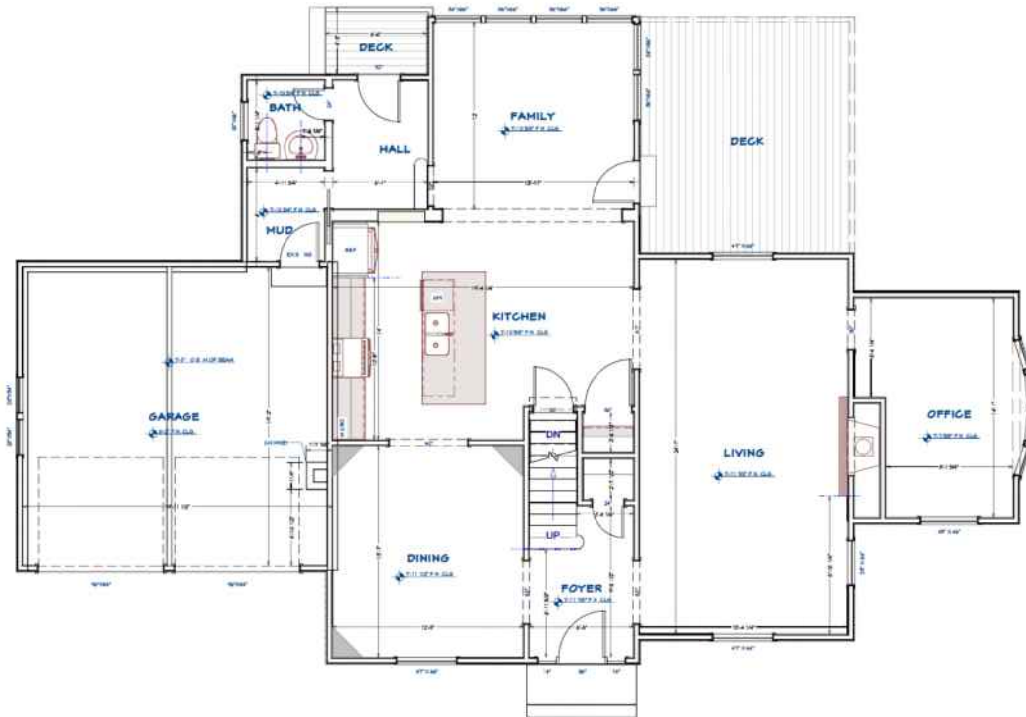
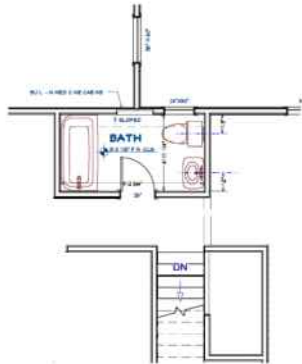
A2	EX ST. FLOOR PLANS
A3	EX ST. FLOOR PLANS
A4	EX ST. EXTERIOR ELEV.
A5	FLOOR PLAN - LOWER
A6	FLOOR PLAN - MAIN
A7	ROOF PLAN
A8	PROP. EXTERIOR ELEV.
A9	PROP. EXTERIOR ELEV.
B1	FRAMING PLANS
B2	FRAMING PLANS
A10	PROP. INTERIOR ELEV.

SHEET NO. _____

A. -

BEILIN

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Phone: 952.265.5500
Fax: 952.265.5500

CLIENT: **ARI & LILY BEILIN**
Address: 4000 CEDARWOOD RD, ST. LOUIS PARK, MN 55416

SHEET LAYOUT	
A1	EX-ST. FLOOR PLANS
A2	EX-ST. FLOOR PLANS
A3	EX-ST. EXTERIOR ELEV.
A4	EX-ST. EXTERIOR ELEV.
A5	FLOOR PLAN LOWER
A6	FLOOR PLAN MAIN
A7	ROOF PLAN
A8	PROP. EXTERIOR ELEV.
A9	PROP. EXTERIOR ELEV.
B1	FRAMING PLANS
B2	FRAMING PLANS
A10	PROP. INTERIOR ELEV.

ORIGINATOR DATE	REVISION DATE	REVISION DESCRIPTION
02/20/2026		
02/20/2026	02/20/2026	As-Built
02/20/2026	02/20/2026	Concepts
02/20/2026	02/20/2026	Final Set
02/20/2026	02/20/2026	Permit Set
02/20/2026	02/20/2026	Permit Set Revised
02/20/2026	02/20/2026	Permit Set Revised

EXIST. FLOOR PLANS
SHEET NO.
A2
BEILIN

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2 EXISTING EXTERIOR ELEVATION - NORTH
A3 SCALE: 1/8" = 1'-0"



1 EXISTING EXTERIOR ELEVATION - SOUTH
A3 SCALE: 1/8" = 1'-0"

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Fax: 952.286.5500

CLIENT: **ARI & LILY**
BEILIN
Address
4000 CEDARWOOD RD, ST. LOUIS PARK, MN 55416

SHEET LAYOUT

A1	EXIST. FLOOR PLANS
A2	EXIST. FLOOR PLANS
A3	EXIST. EXTERIOR ELEV.
A4	EXIST. EXTERIOR ELEV.
A5	FLOOR PLAN LOWER
A6	FLOOR PLAN UPPER
A7	ROOF PLAN
A8	PROF. EXTERIOR ELEV.
A9	PROF. EXTERIOR ELEV.
A10	FRAMING PLANS
A11	PROF. INTERIOR ELEV.

ORIGINATION DATE
06/20/2026

REVISION DATE

06/20/2026	As-Built
06/22/2026	Concepts
07/01/2026	Red Set
07/20/2026	Permit Set
07/29/2026	Permit Set Revised
08/27/2026	Permit Set Revised

EXIST. EXTERIOR ELEV.

SHEET NO.
A3
BEILIN

DUE TO UNFORESEEN CONDITIONS OF REMODELS & ADDITIONS, DISCREPANCIES MAY OCCUR BETWEEN INFORMATION CONTAINED ON THESE DRAWINGS AND EXISTING CONSTRUCTION DETAILS. MODIFICATIONS TO APPROVED DESIGN MAY BE REQUIRED WITHOUT SIGN-OFF TO MAINTAIN CONSTRUCTION SCHEDULE. SHOULD MODIFICATIONS RESULT IN INCREASED COST TO PROJECT, CUSTOMER WILL BE NOTIFIED.



1
A4
EXISTING EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"



1
A4
EXISTING EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"

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Date:



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St. Louis Park, MN 55426
P: 952.932.2835
F: 952.932.2836
J. BEILIN

CLIENT: **ARI & LILY**
BEILIN
Address
4000 CEDARWOOD RD, ST. LOUIS PARK, MN 55416

SHEET LAYOUT

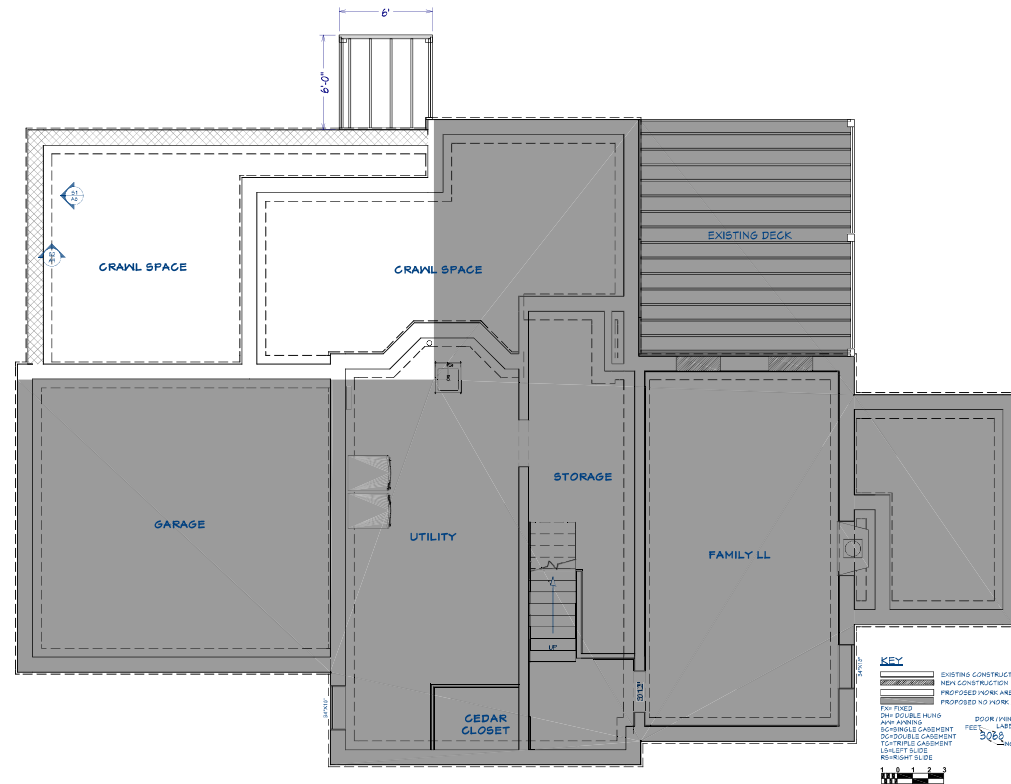
- A1 EXIST. FLOOR PLANS
- A2 EXIST. FLOOR PLANS
- A3 EXIST. EXTERIOR ELEV.
- A4 EXIST. EXTERIOR ELEV.
- A5 FLOOR PLAN LOWER
- A6 FLOOR PLAN UPPER
- A7 ROOF PLAN
- A8 PROP. EXTERIOR ELEV.
- A9 PROP. EXTERIOR ELEV.
- B1 FRAMING PLANS
- B2 FRAMING PLANS
- A10 PROP. INTERIOR ELEV.

ORIGINATION DATE	06/20/2026
REVISION DATE	
06/20/2026	As-Built
06/22/2026	Concepts
07/01/2026	Red Set
07/01/2026	Permit Set
07/26/2026	Permit Set Revised
08/27/2026	Permit Set Revised

EXIST. EXTERIOR ELEV.

SHEET NO.
A4
BEILIN

DUE TO UNFORESEEN CONDITIONS OF REMODELS & ADDITIONS, DISCREPANCIES MAY OCCUR BETWEEN INFORMATION CONTAINED ON THESE DRAWINGS AND EXISTING CONSTRUCTION DETAILS. MODIFICATIONS TO APPROVED DESIGN MAY BE REQUIRED WITHOUT SIGN-OFF TO MAINTAIN CONSTRUCTION SCHEDULE. SHOULD MODIFICATIONS RESULT IN INCREASED COST TO PROJECT, CUSTOMER WILL BE NOTIFIED.



1 LOWER LEVEL PLAN
A5 SCALE: 1/4" = 1'-0"

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Fax: 952.265.5580

CLIENT: **ARI & LILY**
BEILIN
Address
4000 CEDARWOOD RD. ST. LOUIS PARK, MN 55416

SHEET LAYOUT	
A1	EXIST. FLOOR PLANS
A2	EXIST. FLOOR PLANS
A3	EXIST. EXTERIOR ELEV.
A4	EXIST. EXTERIOR ELEV.
A5	FLOOR PLAN - LOWER
A6	FLOOR PLAN - MAIN
A7	ROOF PLAN
A8	PROP. EXTERIOR ELEV.
A9	PROP. EXTERIOR ELEV.
A10	PROP. INTERIOR ELEV.

ORIGINATION DATE	01/20/2025
REVISION DATE	
01/20/2025	As-Built
01/22/2025	Concepts
01/16/2025	3rd Set
01/18/2025	Permit Set
01/26/2025	Permit Set Revised
04/27/2025	Permit Set Revised

FLOOR PLAN - LOWER
SHEET NO.
A5
BEILIN

Architectural Floor Plan Details:

- Rooms and Features:**
 - Garage:** 18'0" x 24'0"
 - Bed/Den:** 10'0" x 14'0", includes a Murphy Bed.
 - Bath:** Includes a bathtub, toilet, and sink.
 - Mud:** Includes a closet and a bench.
 - Hall:** Central hallway with multiple closets.
 - Kitchen:** Includes a sink, stove, and island.
 - Dining:** Adjacent to the kitchen.
 - Foyer:** Entry area with a staircase.
 - Living:** Large open area with a fireplace.
 - Office:** Located at the rear right.
 - Existing Deck:** Attached to the living area.
- Dimensions:**
 - Overall width: 25'-9 1/8" (overall on left)
 - Overall depth: 15'-1" (overall on left)
 - Garage width: 18'0"
 - Bed/Den width: 10'0"
 - Bath width: 5'-10 3/8"
 - Mud width: 5'-10 3/8"
 - Hall width: 4'-1 1/2"
 - Kitchen width: 10'-0"
 - Dining width: 11'-0"
 - Foyer width: 11'-0"
 - Living width: 14'-0"
 - Office width: 10'-0"
- Key:**
 - EXISTING CONSTRUCTION (solid line)
 - NEW CONSTRUCTION (dashed line)
 - PROPOSED WORK AREA (hatched area)
 - PROPOSED WORK AREA (dotted area)
 - NEW FLOOR (dotted area)
 - 2x10 DOUBLE HUNG (dotted area)
 - APPLY FINISH (dotted area)
 - REPAIR/REPLACE CASEMENT (dotted area)
 - 2x10 DOUBLE CASEMENT (dotted area)
 - TO REPLACE CASEMENT (dotted area)
 - SHUTTER BLIND (dotted area)
 - RIGHT-SIDE BLIND (dotted area)
- North Arrow:** Located in the upper left corner.

NORTH

Reviewed by: _____
Client: _____
Date: _____

Design/Build
cora.com Lic. #BC253425

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BEILIN

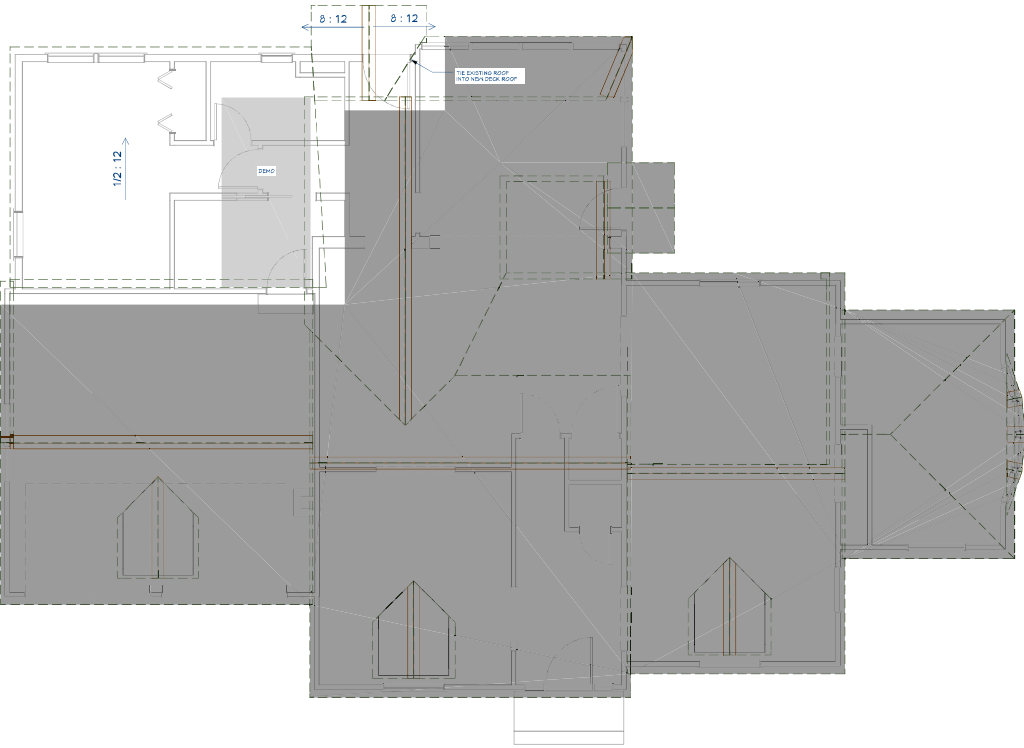
DEILIN
Address
4000 CEDARWOOD RD, ST. LOUIS PARK, MN 55416

A1	EXIST. FLOOR PLANS
A2	EXIST. FLOOR PLANS
A3	EXIST. EXTERIOR ELEV.
A4	EXIST. EXTERIOR ELEV.
A5	FLOOR PLAN - LOWER
A6	FLOOR PLAN - MAIN
A7	ROOF PLAN
A8	PROP. EXTERIOR ELEV.
A9	PROP. EXTERIOR ELEV.
S1	FRAMING PLANS
S2	FRAMING PLANS
A10	PROP. INTERIOR ELEV.

ORIGINATION DATE	01/20/2026
REVISION DATE	01/20/2026 As-Built
	01/22/2026 Concepts
	03/16/2026 Bid Set
	03/18/2026 Permit Set
	03/25/2026 Permit Set Revision
	04/27/2026 Permit Set Revision

SHEET NO.
A6
BEILIN

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1 ROOF PLAN
A7 SCALE: 1/4" = 1'-0"

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St. Louis Park, MN 55416

Phone: 952.285.5580

Fax: 952.285.5580

CLIENT: **ARI & LILY**
BEILIN
Address
4000 CEDARWOOD RD. ST. LOUIS PARK, MN 55416

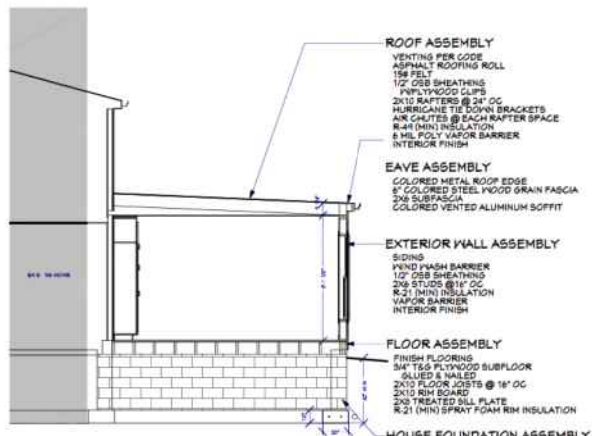
SHEET LAYOUT	
A1	EXIST. FLOOR PLANS
A2	EXIST. FLOOR PLANS
A3	EXIST. EXTERIOR ELEV.
A4	EXIST. EXTERIOR ELEV.
A5	FLOOR PLAN - LOWER
A6	FLOOR PLAN - MAIN
A7	ROOF PLAN
A8	PROP. EXTERIOR ELEV.
A9	PROP. EXTERIOR ELEV.
A10	FRAMING PLANS
A11	PROP. INTERIOR ELEV.

ORIGINATION DATE	
01/20/2026	As-Built
REVISION DATE	
01/20/2026	Concepts
01/20/2026	Permit Set
01/20/2026	Permit Set Revised
01/20/2026	Permit Set Revised

ROOF PLAN

SHEET NO.
A7
BEILIN

DUE TO UNFORESEEN CONDITIONS OF REMODELS & ADDITIONS, DISCREPANCIES MAY OCCUR BETWEEN INFORMATION CONTAINED ON THESE DRAWINGS AND EXISTING CONSTRUCTION DETAILS. MODIFICATIONS TO APPROVED DESIGN MAY BE REQUIRED WITHOUT SIGN-OFF TO MAINTAIN CONSTRUCTION SCHEDULE. SHOULD MODIFICATIONS RESULT IN INCREASED COST TO PROJECT, CUSTOMER WILL BE NOTIFIED.



S1 BUILDING SECTION
 A-B SCALE: 1/4" = 1'-0"



2 PROPOSED EXTERIOR ELEVATION - NORTH
 A-B SCALE: 1/4" = 1'-0"



1 PROPOSED EXTERIOR ELEVATION - SOUTH
 A-B SCALE: 1/4" = 1'-0"

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 Fax: 952.265.5500

CLIENT: **ARI & LILY**
 Address: **4000 CEDARWOOD RD, ST. LOUIS PARK, MN 55416**

SHEET LAYOUT

A1	EX-ST. FLOOR PLANS
A2	EX-ST. EXTERIOR ELEV.
A3	EX-ST. EXTERIOR ELEV.
A4	FLOOR PLAN LOWER
A5	FLOOR PLAN UPPER
A6	ROOF PLAN
A7	PROP. EXTERIOR ELEV.
A8	PROP. EXTERIOR ELEV.
A9	FRAMING PLANS
A10	PROP. INTERIOR ELEV.

ORIGINAL DATE
 02/20/2026

REVISION DATE

02/20/2026	As-Built
02/22/2026	Concepts
02/26/2026	Ref Set
03/02/2026	Permit Set
03/24/2026	Permit Set Revised
04/22/2026	Permit Set Revised

PROP. EXTERIOR ELEV.

SHEET NO.
A8
 BEILIN

DUE TO UNFORESEEN CONDITIONS OF REMODELS & ADDITIONS, DISCREPANCIES MAY OCCUR BETWEEN INFORMATION CONTAINED ON THESE DRAWINGS AND EXISTING CONSTRUCTION DETAILS. MODIFICATIONS TO APPROVED DESIGN MAY BE REQUIRED WITHOUT SIGN-OFF TO MAINTAIN CONSTRUCTION SCHEDULE. SHOULD MODIFICATIONS RESULT IN INCREASED COST TO PROJECT, CUSTOMER WILL BE NOTIFIED.

ROOF ASSEMBLY

VENTING PER CODE
ASPHALT ROOFING ROLL
1/8" PLY
1/2" OSB SHEATHING
PAP/FLYWOOD CLIPS
2X10 RAFTERS @ 24" OC
HURRICANE TIE DOWN BRACKETS
AIR CHUTES @ EACH RAFTER SPACE
R-48 (MIN) INSULATION
6 MIL POLY VAPOR BARRIER
INTERIOR FINISH

EXTERIOR WALL ASSEMBLY

SIDING
P/ND FLASH BARRIER
1/2" OSB SHEATHING
2X6 STUDS @ 16" OC
R-21 (MIN) INSULATION
VAPOR BARRIER
INTERIOR FINISH

FLOOR ASSEMBLY

FINISH FLOORING
3/4" T&G FLYWOOD SUBFLOOR
SULLED & NAILED
2X10 FLOOR JOISTS @ 16" OC
2X10 RIM BOARD
2X6 TREATED SILL PLATE
R-21 (MIN) SPRAY FOAM RIM INSULATION

HOUSE FOUNDATION ASSEMBLY

20"x10" CONCRETE FOOTING W/2-#4 BARS
4" SLOPED DRAIN TILE
3 COURSES 1" CONCRETE BLOCK
TOP COURSE BOND BEAM
W/2-#4 BARS
CORE-FILL @ 8" OC W/84 BAR
1/2" DIA ANCHOR BOLTS @ OC
W/INTERLOCKING COATING
R-10 (MIN) RIGID INSULATION
VERTICAL INSULATION PROTECTION
TO 8" MIN. BELOW GRADE
2X4 STUDS @ 16" OC
R-5 (MIN) INTERIOR INSULATION
6 MIL POLY VAPOR BARRIER
INTERIOR FINISH

B2 BUILDING SECTION

A9 SCALE: 1/4" = 1'-0"



1 PROPOSED EXTERIOR ELEVATION - EAST

A9 SCALE: 1/4" = 1'-0"



1 PROPOSED EXTERIOR ELEVATION - WEST

A9 SCALE: 1/4" = 1'-0"

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Tel: 952.286.5500
Fax: 952.286.5500

CLIENT: **ARI & LILY**
Address: **4000 CEDARWOOD RD, ST. LOUIS PARK, MN 55416**

SHEET LAYOUT

A1 EX-ST. FLOOR PLANS
A2 EX-ST. FLOOR PLANS
A3 EX-ST. EXTERIOR ELEV.
A4 EX-ST. EXTERIOR ELEV.
A5 FLOOR PLAN LOWER
A6 FLOOR PLAN W/H
A7 ROOF PLAN
A8 PROP. EXTERIOR ELEV.
A9 PROP. EXTERIOR ELEV.
B1 FRAMING PLANS
B2 FRAMING PLANS
A10 PROP. INTERIOR ELEV.

ORIGINAL DATE: 02/20/2026
REVISION DATE: 02/20/2026
02/20/2026: Ar-Built
02/20/2026: Concepts
02/20/2026: R/L Set
03/01/2026: Permit Set
03/24/2026: Permit Set Revised
04/27/2026: Permit Set Revised

PROP. EXTERIOR ELEV.

SHEET NO.
A9
BEILIN

RE:Variance application 4000 Cedarwood Road, St. Louis Park

From Lydia Roth-Laube <[REDACTED]>

Date Fri 5/8/2026 9:06 PM

To Lily Beilin <[REDACTED]>

Dear Mr Morrison and Members of the Board of Zoning Appeals,

My name is Lydia Roth-Laube and I am the owner of the property immediately to the west of 4000 Cedarwood Road. I am writing in support of the variance application submitted by my neighbors, Ari and Lily Beilin.

As the owner of the adjacent property most directly affected by the requested variance, I want the Board to know that I have reviewed the proposed addition and have no objection to it whatsoever. The addition is modest in scale, single-story, and consistent with the character of our neighborhood. It will not impact my light, privacy, or enjoyment of my property in any way.

I have been neighbors with the Beilin family for 3 years and I fully support their request and encourage the Board to approve the variance.

Please feel free to contact me if you have any questions.

Sincerely,

Lydia Roth-Laube, Ph.D, LP, LMFT
4006 Cedarwood Road St. Louis Park, MN 55416
[REDACTED]
[REDACTED]

Support for variance

From Jyl Dieckhaus <[REDACTED]>
Date Mon 5/11/2026 8:48 PM
To lily.beilin@gmail.com <[REDACTED]>

Dear Mr. Morrison and Members of the Board of Zoning Appeals,

My name is Jyl Dieckhaus and I am the owner of 4007 Forest Road, a neighboring property immediately behind 4000 Cedarwood Road. I am writing in support of the variance application submitted by my neighbors, Ari and Lily Beilin.

I have reviewed the proposed addition and have no objection to it. The addition is modest in scale, single-story, and consistent with the character of our neighborhood. It will not impact my light, privacy, or enjoyment of my property in any way.

I have been neighbors with the Beilin family for 3 years and have always found them to be considerate and respectful members of our community. I fully support their request and encourage the Board to approve the variance.

Please feel free to contact me if you have any questions.

Sincerely,
Jyl Dieckhaus
4007 Forest Road
St. Louis Park, MN 55416
[REDACTED]
[REDACTED]

Support for Variance Application - 4000 Cedarwood Road

From Sarah Ripa <[REDACTED]>

Date Sat 5/9/2026 4:47 PM

To Lily Beilin <[REDACTED]>

Dear Mr. Morrison and Members of the Board of Zoning Appeals,

My name is Sarah Ripa and my husband Jonathan and I own 2400 France Ave S, a property neighboring 4000 Cedarwood Road. I am writing in support of the variance application submitted by my neighbors, Ari and Lily Beilin.

I have reviewed the proposed addition and have no objection to it. The addition is modest in scale, single-story, and consistent with the character of our neighborhood. It will not impact my light, privacy, or enjoyment of my property in any way.

I have been neighbors with the Beilin family for 3 years and have always found them to be considerate and respectful members of our community. I fully support their request and encourage the Board to approve the variance.

Please feel free to contact me if you have any questions.

Sincerely,

Sarah Ripa

2400 France Ave S, Minneapolis, MN 55416

[REDACTED]

4a. Rescind variances for 2625 Louisiana Ave. S.

Location: 2625 Louisiana Ave. S.
Case Number: 26-10-VAR
Applicant: City of St. Louis Park
Owner: Web Development, LLC
Recommended actions: Motion to adopt resolution rescinding BOZA Resolution Numbers 24-01 and 24-02 adopted on June 26, 2024.

Summary of request: The board of zoning appeals approved two variances for the property at 2625 Louisiana Ave. S on July 6, 2022:

- Resolution No. 22-01: Variance to reduce the minimum lot line coverage from 80% to 66% in the MX-1 district.
- Resolution No. 22-02: Variance to reduce the total width of a parking drive aisle from 24 feet to 22 feet.

City code section 36-38 requires construction to begin within two years for developments that were granted a variance. The owner of the development was not able to meet the two-year deadline and therefore requested an extension. On June 26, 2024 the following two BOZA resolutions granting a two-year extension for the above variances were approved with the condition that substantial completion of the development be achieved by July 6, 2026:

- Resolution No. 24-01: Variance amending and restating Resolution No. 22-01 to reduce the minimum lot line coverage from 80% to 66% in the MX-1 district.
- Resolution No. 24-02: Variance amending and restating Resolution No. 22-02 to reduce the total width of a parking drive aisle from 24 feet to 22 feet.

As of the date of this report, however, work on the development has not commenced and another extension was not requested. Additionally, the recently approved zoning code update-2 rezoned this property to Mixed Use-1 which has a maximum height of three stories. The previously proposed development has a height of four stories and no longer meets code. Therefore, the city is requesting that the variances noted above be rescinded.

STAFF RECOMMENDATION: Staff recommends the board of zoning appeals adopt the draft resolution rescinding Resolutions numbered 24-01 and 24-02 pertaining to 2625 Louisiana Ave S.

Supporting documents: Draft resolution, development summary, exhibits and Resolution No. 24-01, Resolution No. 24-02

Prepared by: Gary Morrison, zoning administrator

Reviewed by: Jennifer Monson, planning & economic development manager

DRAFT BOZA Resolution No. 26-__

Rescinding BOZA Resolution No. 24-01 and BOZA Resolution No. 24-02 for property located at 2625 Louisiana Avenue South

Whereas, on April 18, 2022, Jeremy Exley, representing Web Development LLC, applied for a variance from the requirements of the Zoning Ordinance (Section 36-264(g)(3)) to allow for a lot line coverage of 66% instead of the minimum requirement of 80% lot line coverage in the MX-1 zoning district.

Whereas, on April 18, 2022, Jeremy Exley, representing Web Development LLC, applied for a variance from the requirements of the Zoning Ordinance (Section 36-361(l)(2)) to allow for an off-street parking area drive aisle width of 22 feet.

Whereas, the subject property is located at 2625 Louisiana Ave. S. and described below as follows, to wit:

Lots 19 and 20;

Lots 21 and 22 except the Westerly 12 feet of said lots;

All in Block 3, "Earlsfort Terrance", Hennepin County, Minnesota.

Whereas, the subject property is zoned MX-1 vertical mixed-use.

Whereas, variances were approved by the Board of Zoning Appeals on July 6, 2022, via Resolution No. 22-01 and Resolution No. 22-02.

Whereas, On June 26, 2024, the BOZA adopted Resolutions 24-01 and 24-02 amended and restated Resolutions 22-01 and 22-02 by extending the deadline for construction to July 6, 2026.

Whereas, As of August 19, 2026, construction has not begun on the development that is the subject of the approved variances.

Whereas, the owners of the development that is the subject of the approved variances have not requested an extension.

Whereas, the proposed development is four stories, and the subject property has been rezoned under the city-wide zoning code update-phase 2 to Mixed Use-1 which allows a maximum height of three stories.

Whereas, city code 36-38(9) requires construction to begin within two years of approval of a variance.

Whereas, BOZA Resolution 24-01 and BOZA Resolution 24-02 were approved with a condition that construction be substantially completed by July 6, 2026.

Now therefore be it resolved that BOZA Resolution No. 24-01 and BOZA Resolution No. 24-02 are hereby rescinded, revoked, and canceled.

Adopted by the Board of Zoning Appeals: August 19, 2026

Effective date: August 31, 2026

Sarah Strain, chair

ATTEST:

Gary Morrison, Zoning Administrator

Development summary

Site information:



Site area (acres): 0.89 acre

Current use: One-story commercial

2040 land use guidance:

MX - mixed use

Surrounding land uses:

North: Regional trail and railroad

East: One-family residences

South: Retail and services

West: Industrial

Zoning:

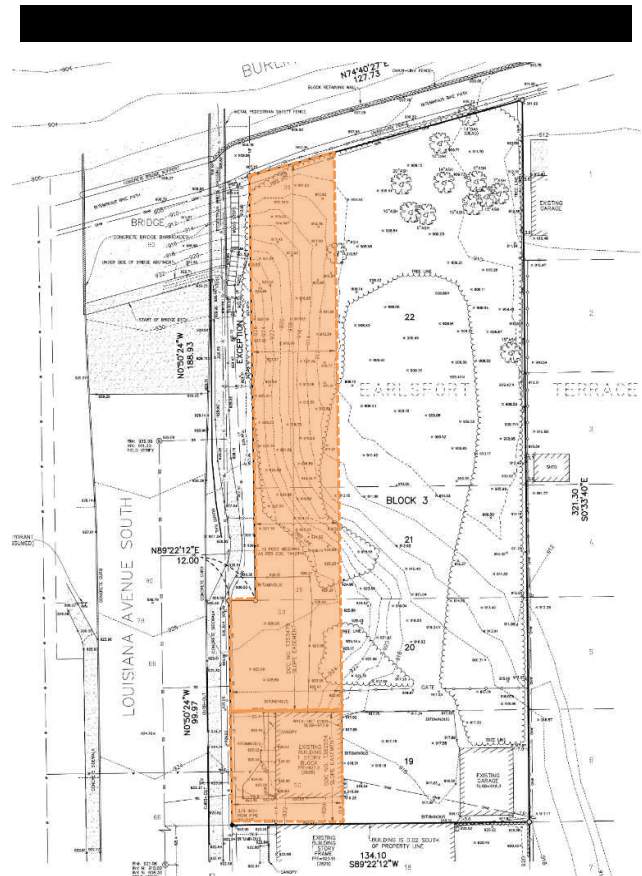
MX-1 vertical mixed use

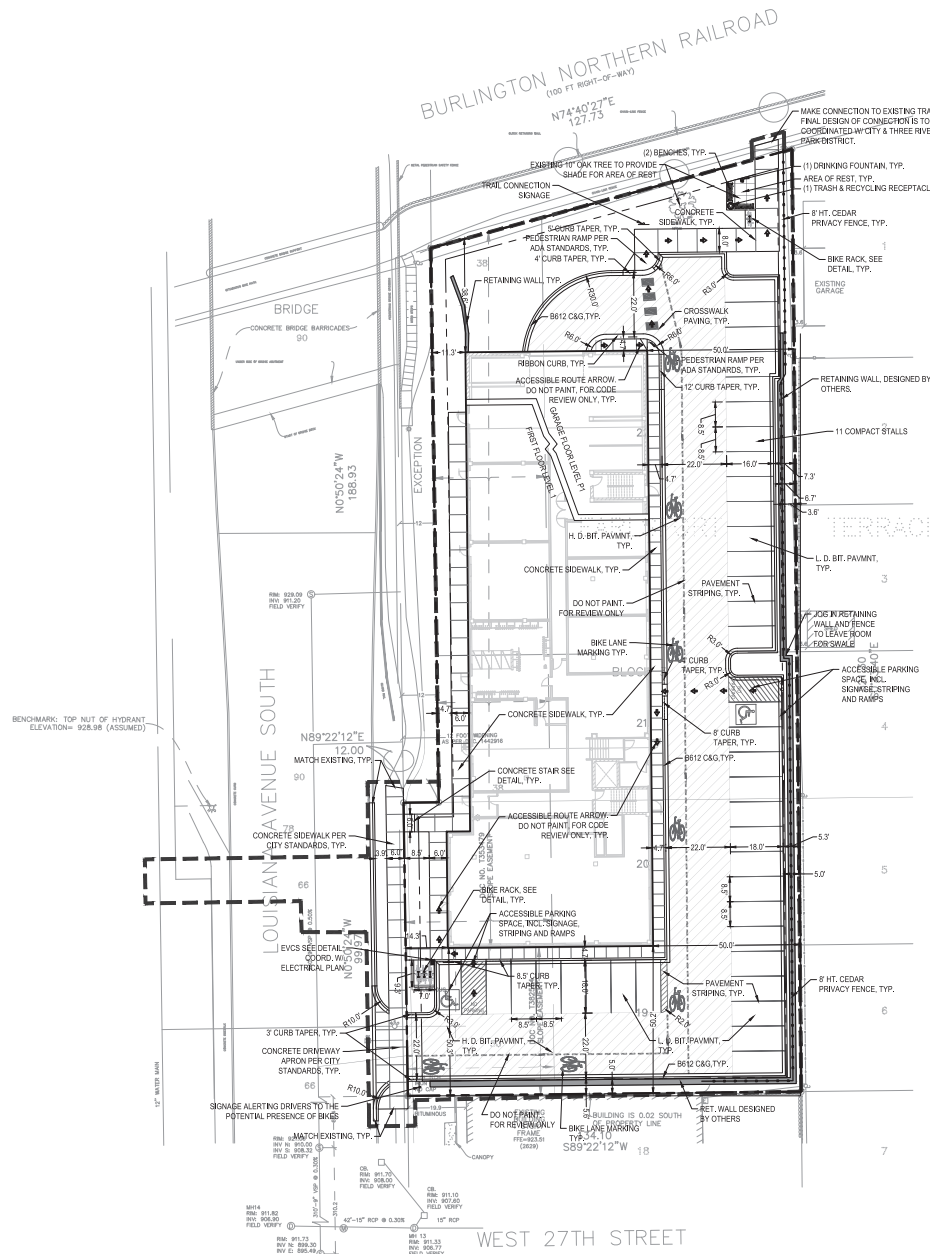
Background:

The applicant initially contacted city staff in February 2022 to discuss their interest in developing a mixed-use development on the site at 2625 Louisiana Ave. S. As one of the first new developments proposed in the MX-1 vertical mixed-use district, the applicant worked with city staff to try to meet the provisions of the zoning district. Due to some constraints on the site and challenges with frontage, terrain, and stormwater, the applicant eventually requested three variances from the zoning code to develop the proposed 57-unit, four-story, mixed-use building. Aside from the variances, all other aspects of the development may be reviewed and approved or denied administratively. Staff conducted a preliminary zoning review related to these administrative elements in 2022 and shared them with the BOZA as part of the staff report.

The existing conditions of the site include a one-story commercial building with a driveway at the southwest corner of the property onto Louisiana Avenue. The topography of the site then drops and slopes to the northeast away from Louisiana Avenue; the elevation changes by 20 feet when going from west to east on the site. In addition to the elevation change on the property, northbound Louisiana Avenue rises into a bridge over the Burlington Northern railroad tracks and North Cedar Lake Regional Trail along the west property line.

Also running along the western property line is a slope easement granted in favor of the City of St. Louis Park. The purpose of the easement is to maintain the structural integrity of the Louisiana Avenue bridge or any future reconstruction of the bridge through maintenance of the slope. The easement is 38 feet wide for over half the property and then increases to 50 feet wide when the property juts out to the west. Buildings may be constructed in the slope easement if the structural integrity of the slope and bridge is maintained.





SITE LAYOUT NOTES:

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "OTHER STATE ONE CALL" (800-454-0002 OR 800-262-1166) FOR UTILITY LOCATIONS. 48 HOURS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION DUE TO LOCATION ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
- THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
- CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS & ELEVATIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
- LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
- CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
- PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
- CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
- SEE SITE PLAN FOR CURB AND GUTTER TYPE, TAPER BETWEEN CURB TYPES-SEE DETAIL.
- ALL CURB RADI ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
- FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
- PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
- ALL PARKING LOT PAINT STRIPING TO BE WHITE, 4" WIDE TYP.
- BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
- ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.
- LOCATION OF STOCKPILE TO BE PROVIDED BY CONTRACTOR. PERMITTER CONTROL TO BE PROVIDED ON DOWNSTREAM SIDE OF STOCKPILE.
- LOCATION OF CONCRETE WASHOUT IMPERVIOUS LINER TO BE PROVIDED BY CONTRACTOR (IF ON SITE)

CITY OF ST. LOUIS PARK SITE SPECIFIC NOTES:

- THE CITY OF ST. LOUIS PARK REGULATES DEWATERING ACTIVITIES. IF DEWATERING IS NEEDED, REFER TO THE CITY'S DEWATERING WEBSITE FOR DETAILS: <https://www.stlouispark.org/government/departments/divisions/engineering/engineering-permits/dewating-permit>
- NO CONCRETE WASHOUTS ALLOWED ON SITE. MUST BE CONTAINED ON DELIVERY TRUCKS.
- NO VEHICLE WASHING ALLOWED ON SITE.
- NEW CONDUIT AND WIRE WILL BE NEEDED FOR STREETLIGHTS ALONG LOUISIANA AVE. SEE ELECTRICAL PLAN/LIGHTING PLAN FOR LAYOUT, VAULT LOCATION, AND CONDUIT LOCATION.

SITE AREA TABLE:

SITE AREA CALCULATIONS:			
	EXISTING CONDITION	PROPOSED CONDITION	
BUILDING COVERAGE	1,863 SF 4.8%	11,062 SF 33.8%	
ALL PAVEMENTS	5,715 SF 14.8%	18,888 SF 48.8%	
ALL NON-PAVEMENTS	31,083 SF 80.4%	6,729 SF 17.4%	
TOTAL SITE AREA:	38,879 SF 100.0%	38,879 SF 100.0%	

IMPERVIOUS SURFACE			
	EXISTING CONDITION	PROPOSED CONDITION	
	7,598 SF 19.6%	13,950 SF 35.9%	
DIFFERENCE (EX. VS PROP.)		24,352 SF 63.0%	

SITE PLAN LEGEND:

- LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH. SEE DETAIL.
- HEAVY DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH. SEE DETAIL.
- CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED PAD OR WALK. SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS. WITHIN ROW SEE CITY DETAIL. WITHIN PRIVATE PROPERTY SEE CDS DETAIL.
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.), TP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- TRAFFIC: DIRECTIONAL ARROW PAVEMENT MARKINGS
- 811 SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED.
 - HC = ACCESSIBLE SIGN
 - NP = NO PARKING FINE LINE
 - ST = STOP
 - CP = COMPACT CAR PARKING ONLY
 - ACCESSIBILITY ARROW (IF APPLICABLE) DO NOT PAINT.



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavlik
DATE: 06/22/22 LICENSE NO.: 44883

DATE	DESCRIPTION
06/22/22	ISSUED FOR PERMITTING
06/22/22	CITY SUBMITTAL
06/22/22	FINAL FOR CONSTRUCTION

DRAWN BY: JN REVIEWED BY: MP
PROJECT NUMBER: 20043

DATE	DESCRIPTION

SITE PLAN

C2.0

RENDERS



View from Louisiana Ave looking Northeast



STREET VIEW
06.02.2022

2625 Louisiana Ave S

St. Louis Park, Minnesota

© 2022 DJR Architecture

22 -004.00

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BOZA Resolution No. 24-01

Amends and Restates BOZA Resolution No. 22-01

Amending and restating BOZA Resolution No. 22-01 adopted on July 6, 2022, by amending the expiration date to existing variance to allow lot line coverage of 66 percent instead of the minimum 80 percent in the MX-1 district for 2625 Louisiana Avenue South

Whereas, on April 18, 2022, Jeremy Exley, representing Web Development LLC, applied for a variance from the requirements of the Zoning Ordinance (Section 36-264(g)(3)) to allow for a lot line coverage of 66% instead of the minimum requirement of 80% lot line coverage in the MX-1 zoning district.

Whereas, the subject property is located at 2625 Louisiana Ave. S. and described below as follows, to wit:

Lots 19 and 20;

Lots 21 and 22 except the Westerly 12 feet of said lots;

All in Block 3, "Earlsfort Terrance", Hennepin County, Minnesota.

Whereas, the subject property is zoned MX-1 vertical mixed-use.

Whereas, a variance was approved by the Board of Zoning Appeals on July 6, 2022, via Resolution No. 22-01.

Whereas, it is the intent of this resolution to continue and restate the conditions of the variance granted by BOZA Resolution No. 22-01 and to extend the approval window two years from the previous approval date.

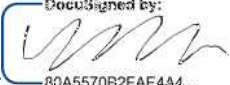
Now therefore be it resolved that BOZA Resolution No. 22-01 is hereby restated and amended by this resolution which continues and amends the variance on the subject property at the location described above based on the following conditions:

1. The building shall be constructed in accordance with the following exhibits:
 - a. Exhibit A – Ground Floor Architectural Plan showing the proposed building width of 193.2 feet, representing 66.9% of the coverage on the west lot line, which totals 288.9 feet.
2. The building's lot line coverage may not be reduced further unless this variance is amended to reflect the proposed change.
3. The construction of the retaining wall on the eastern edge of the property shall be conducted completely on the subject property, unless the owner has obtained a temporary easement for construction access; this shall apply to initial construction of the wall and any future maintenance or reconstruction of the wall.

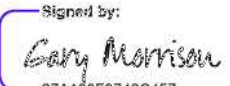
4. The stormwater management facility for this project shall be designed to accommodate all of the existing drainage areas directed to this site. The volume of runoff draining to a landlocked receiving area may not increase due to a project unless the applicant can demonstrate that any additional runoff volume from the project will be effectively abstracted. The 100-year runoff event, as determined by Atlas 14, will be used to determine holding capacity and high-water elevation for this area.
5. The variance is automatically revoked and canceled if construction of the proposed building is not substantially completed ~~within two years as outlined in city code section 36-38(a)(9) by July 6, 2026.~~

Adopted by the Board of Zoning Appeals: June 26, 2024

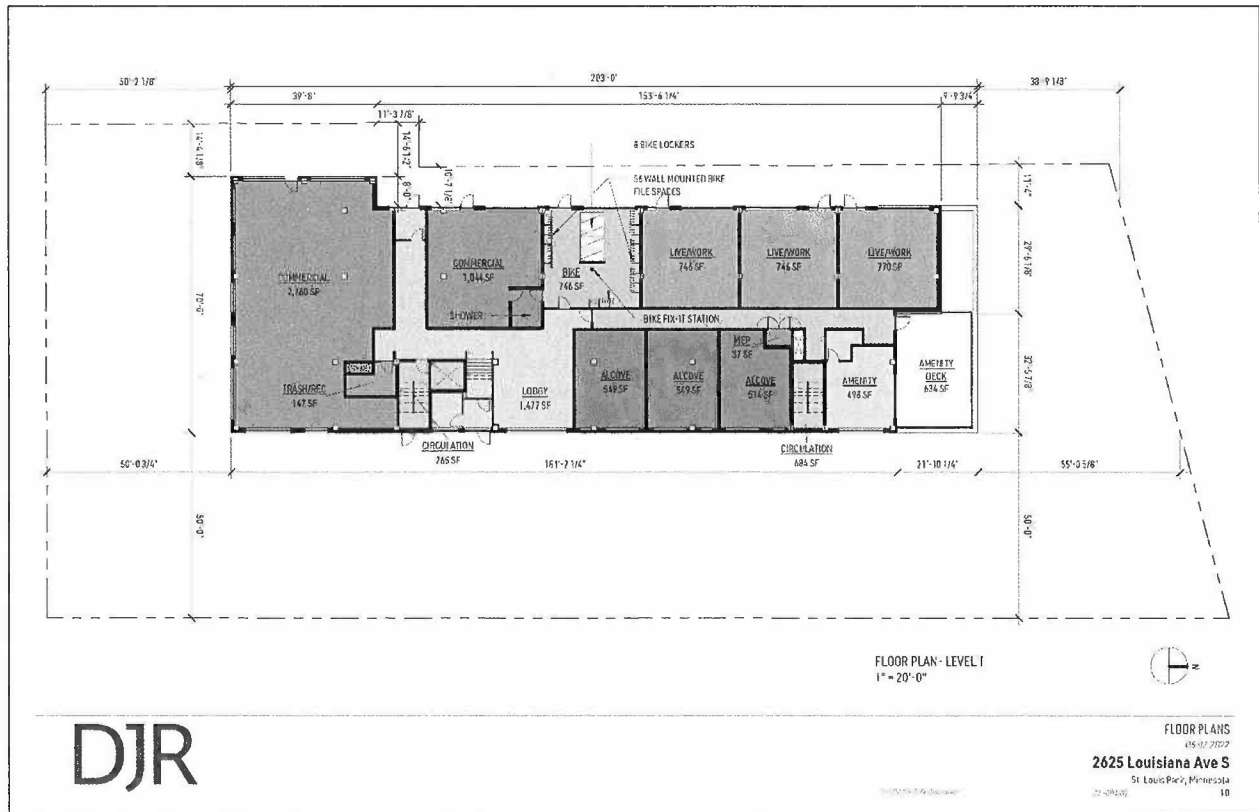
Effective date: July 8, 2024

DocuSigned by:

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Mia Divecha, Chair

ATTEST:

Signed by:

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Gary Morrison, Zoning Administrator

“Exhibit A”
Floor Plan – Level 1
06/02/2022



BOZA Resolution No. 24-02

Amends and Restates BOZA Resolution No. 22-02

Amending and restating BOZA Resolution No. 22-02 adopted on July 6, 2022, by amending the expiration date to existing variance to allow for an off-street parking area drive aisle width of 22 feet instead of the minimum requirement of 24 feet for 2625 Louisiana Avenue South

Whereas, on April 18, 2022, Jeremy Exley, representing Web Development LLC, applied for a variance from the requirements of the Zoning Ordinance (Section 36-361(l)(2)) to allow for an off-street parking area drive aisle width of 22 feet.

Whereas, the subject property is located at 2625 Louisiana Ave. S. and described below as follows, to wit:

Lots 19 and 20;

Lots 21 and 22 except the Westerly 12 feet of said lots;

All in Block 3, "Earlsfort Terrance", Hennepin County, Minnesota.

Whereas, the subject property is zoned MX-1 vertical mixed-use.

Whereas, a variance was approved by the Board of Zoning Appeals on July 6, 2022, via Resolution No. 22-02.

Whereas, it is the intent of this resolution to continue and restate the conditions of the variance granted by BOZA Resolution No. 22-02 and to extend the approval window two years from this resolution's approval date.

Now therefore be it resolved that BOZA Resolution No. 22-02 is hereby restated and amended by this resolution which continues and amends the variance on the subject property at the location described above based on the following conditions:

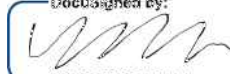
1. The off-street parking area shall be constructed in accordance with the following exhibits:
 - a. Exhibit A – Site Plan showing the proposed drive aisle width of 22 feet.
2. The off-street parking area's drive aisle width may not be reduced further unless this variance is amended to reflect the proposed change.
3. The construction of the retaining wall on the eastern edge of the property shall be conducted completely on the subject property, unless the owner has obtained a

temporary easement for construction access; this shall apply to initial construction of the wall and any future maintenance or reconstruction of the wall.

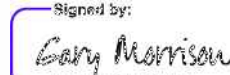
4. The stormwater management facility for this project shall be designed to accommodate all of the existing drainage areas directed to this site. The volume of runoff draining to a landlocked receiving area may not increase due to a project unless the applicant can demonstrate that any additional runoff volume from the project will be effectively abstracted. The 100-year runoff event, as determined by Atlas 14, will be used to determine holding capacity and high-water elevation for this area.
5. The variance is automatically revoked and canceled if construction of the proposed off-street parking area is not substantially completed ~~within two years as outlined in city code section 36-38(a)(9) by July 6, 2026.~~

Adopted by the Board of Zoning Appeals: June 26, 2024

Effective date: July 8, 2024

DocuSigned by:

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Mia Divecha, Chair

ATTEST:

Signed by:

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Gary Morrison, Zoning Administrator

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3a Zoning text amendment – Medical/dental clinic or office**Case Number:** 26-07-ZA**Applicant:** Liz Hochman**Review Deadline:** 60 days: September 20, 2026 120 days: November 19, 2026**Recommended Motion:** Chair to open the public hearing, take testimony, and close the public hearing.

Motion to recommend approval of the zoning text amendment to add the medical/dental clinic or office land use to the Neighborhood zoning districts as recommended by staff.

Summary of request: The applicant desires to conduct a medical office use in an office building located at 6213 Lake Street (subject property). The activities to be conducted as part of the proposed medical office use consists of counseling, adult prenatal education, therapeutic bodywork, acupuncture, wellness services, and physical therapy.

The zoning ordinance establishes the office land use and the medical/dental clinic or office land use as two separate land uses. The subject property is zoned N-2, which allows the office land use if it is less than 2,500 square feet in area and meets the additional standards specific to the office use. The medical/dental clinic or office land use is not permitted in the N-2 district. Therefore, the proposed use is not allowed unless the zoning ordinance is amended to allow the medical/dental clinic or office land use.

While the applicant's intent is to allow the medical/dental clinic or office land use in the N-2 district so they can operate their business at the subject property, it is important to note that if approved, the medical/dental clinic or office use would be allowed on any property in the city zoned N-2 that meets the proposed standards assigned to the land use.

Staff recommendation. Staff recommend approval of the amendment to the zoning ordinance to allow medical/dental clinic or office as permitted with standards in the Neighborhood-2, -3, and -4 zoning districts with the standards as recommended by staff and shown on the attached draft ordinance.

Supporting documents: Discussion, draft ordinance, zoning map

Prepared by: Gary Morrison, zoning administrator

Reviewed by: Jennifer Monson, planning and economic development manager

Discussion

Background: As noted in the summary page, the applicant's intent is to allow the medical/dental clinic or office land use in the N-2 district so they can operate their business at the subject property (6213 Lake Street), it is important to note that if approved, the medical/dental clinic or office use would be allowed on any property in the city zoned N-2 that meets the proposed standards assigned to the land use.

Subject property: The subject property is identified below on the southside of Lake Street, between Brunswick and 34th Street W. It is a one-story office building approximately 2,500 square feet in area. There are single-unit dwellings to the north and multiple-unit dwellings to the south.



Subject property-zoning districts: The building located at 6213 Lake Street was constructed in 1955. The 1949 zoning map showed the property as zoned commercial, and the 1959 and 1987 zoning maps showed it as zoned Residential-Business. The 1992 zoning map shows it as R-C Multiple-Family Residence, which allowed office uses that were in existence prior to March 1, 1999. So, the office use on the subject property remained legally conforming.

The property was rezoned to Neighborhood-2 as part of the zoning code update phase-1. This rezoning kept the office use as a legal use in the Neighborhood-2 district to prevent it from becoming legally non-conforming, however, the property was limited to the office land use.

Current zoning map.



The subject property has N-1 zoned properties to the northeast and east, N-2 zoned properties to the west and south, a Park-1 property across Lake Street, and Mixed-Use-1 properties are located further west on Lake Street. The MU-1 zoned properties are in the Historic WalkerLake overlay district.

Zoning analysis: A copy of the zoning map, recently approved on August 3, 2026 as part of the zoning code update-2 is attached.

Text amendment: While the applicant is requesting that the medical/dental clinic or office land use be added to the Neighborhood-2 district, staff expanded the addition to the Neighborhood-3 and Neighborhood-4 zoning districts. This is to be consistent with the office land use which is allowed in the Neighborhood-2, -3, and -4 zoning districts.

The zoning ordinance allows the office land use in the Neighborhood-2, -3, and -4 zoning districts with the condition that the use not exceed 2,500 square feet and be subject to the following standards:

- (a) Access shall be to a roadway identified in the comprehensive plan as a collector or arterial or shall be otherwise located so that access can be provided without generating significant traffic on local residential streets.
- (b) The parking areas shall be set back at least five feet from any parcel that is zoned N.
- (c) The materials used in and placement of all signs shall be integrated with the building design and architecture.

Staff is proposing that the medical/dental clinic or office land use be allowed in the Neighborhood districts in the same manner as the office land use is. This means it would only be allowed in the Neighborhood-2, -3, and -4 zoning districts with the condition that the use not exceed 2,500 square feet, and with the same standards as the office use is. Staff proposes however, that additional standards be added due to potential impacts some medical uses could have on adjacent land uses. In addition to the standards required for office uses, staff proposes adding the following standards to the medical/dental clinic or office land use:

- (a) The use shall be subject to the following conditions when operating in a Neighborhood district:
 - (1) The use shall be limited to a maximum of 2,500 square feet.
 - (2) The use shall be limited to dental care, eye care, physical therapy, family practice care, prenatal care, counseling, acupuncture and similar uses that have minimal impact on adjacent properties.
 - (3) The use shall not include activities such as surgery, radiotherapy, magnetic resonance imaging, or other activities that may generate hazardous waste or impacts to adjacent properties.

Primarily staff proposes to not allow medical uses that produce excessive biowaste and potentially emit various forms of radiation or strong magnetic pulses.

The medical/dental clinic or office uses would be subject to the same development standards applied to all commercial uses in the city, such as parking, lighting, landscaping, screening, signage, etc. Therefore, the use will be required to follow all ordinances that require additional conditions, such as screening and setbacks, when adjacent to residential properties in the N districts.

Zoning Map. The attached zoning map shows the properties zoned N-2, -3, and -4 that would be impacted by the proposed zoning ordinance amendment. The map shows that these zoning districts are primarily located along the major transportation corridors which are conducive to the office and medical/dental clinic or office zoning districts. It also shows that the medical/dental clinic or office land use could be added to these districts with minimal impact to the properties located in the Neighborhood-1 zoning district.

Staff recommendation. Staff recommend approval of the amendment to the zoning ordinance to allow medical/dental clinic or office as permitted with standards in the Neighborhood-2, -3, and -4 zoning districts with the standards as recommended by staff and shown on the attached draft ordinance.

Ordinance No. ____-26

**Zoning ordinance regarding medical/dental clinic or office
In the Neighborhood zoning districts**

The City of St. Louis Park does ordain:

Whereas, the planning commission conducted a public hearing on this ordinance on August 19, 2026 and recommended the city council adopt this ordinance, and

Whereas, the City Council considered the advice and recommendation of the planning commission (case no. 26-07-ZA), and

Now, therefore be it resolved that the following amendments shall be made to Chapter 36 of the City Code pertaining to zoning:

Section 1. Article III. Neighborhood Districts, Section 36-76, Table 36-76(a) of the St. Louis Park City Code is hereby amended to add the following underlined text:

Public, Social, & Institutional					
Community center	C	C	C	C	See article VII; division 3
Educational (academic) facility with 20 or fewer students	PS	PS	PS	PS	See article VII; division 3
Educational (academic) facility with more than 20 students	C	C	C	C	See article VII; division 3
Library	C	C	C	C	See article VII; division 3
<u>Medical/dental clinic or office</u>		<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>See article VII; division 3</u>
Police/fire station	PS	PS	PS	PS	See article VII; division 3
Religious institution	C	C	C	C	See article VII; division 3

Section 2. Article VII. Use Specific Standards, Division 3. Principal Uses, Public, Social, & Institutional, Section 36-249 of the St. Louis Park City Code is hereby amended to add the following underlined text:

Sec. 36-249. Medical/dental clinic or office.

- (a) The use shall be subject to the following conditions when operating in a Neighborhood district:
- (1) The use shall be limited to a maximum of 2,500 square feet.
 - (2) The use shall be limited to dental care, eye care, physical therapy, family practice care, prenatal care, counseling, acupuncture and similar uses that have minimal impact on adjacent properties.
 - (3) The use shall not include activities such as surgery, radiotherapy, magnetic resonance imaging, or other activities that may generate hazardous waste or impacts to adjacent properties.
 - (4) Access shall be to a roadway identified in the comprehensive plan as a collector or arterial or shall be otherwise located so that access can be provided without generating significant traffic on local residential streets.
 - (5) The parking areas shall be set back at least five feet from any parcel that is zoned N.
 - (6) The materials used in and placement of all signs shall be integrated with the building design and architecture.

Section 3. Renumber Article VII. Use Specific Standards, Division 3 accordingly after inserting the text in Section 2 above.

Section 4. This ordinance shall take effect 15 days after publication.

First reading	September 8, 2026
Second reading	September 22, 2026
Date of publication	October 1, 2026
Date ordinance takes effect	October 16, 2026

Reviewed for administration:

Adopted by the City Council _____, 2026

Kim Keller, city manager

Nadia Mohamed, mayor

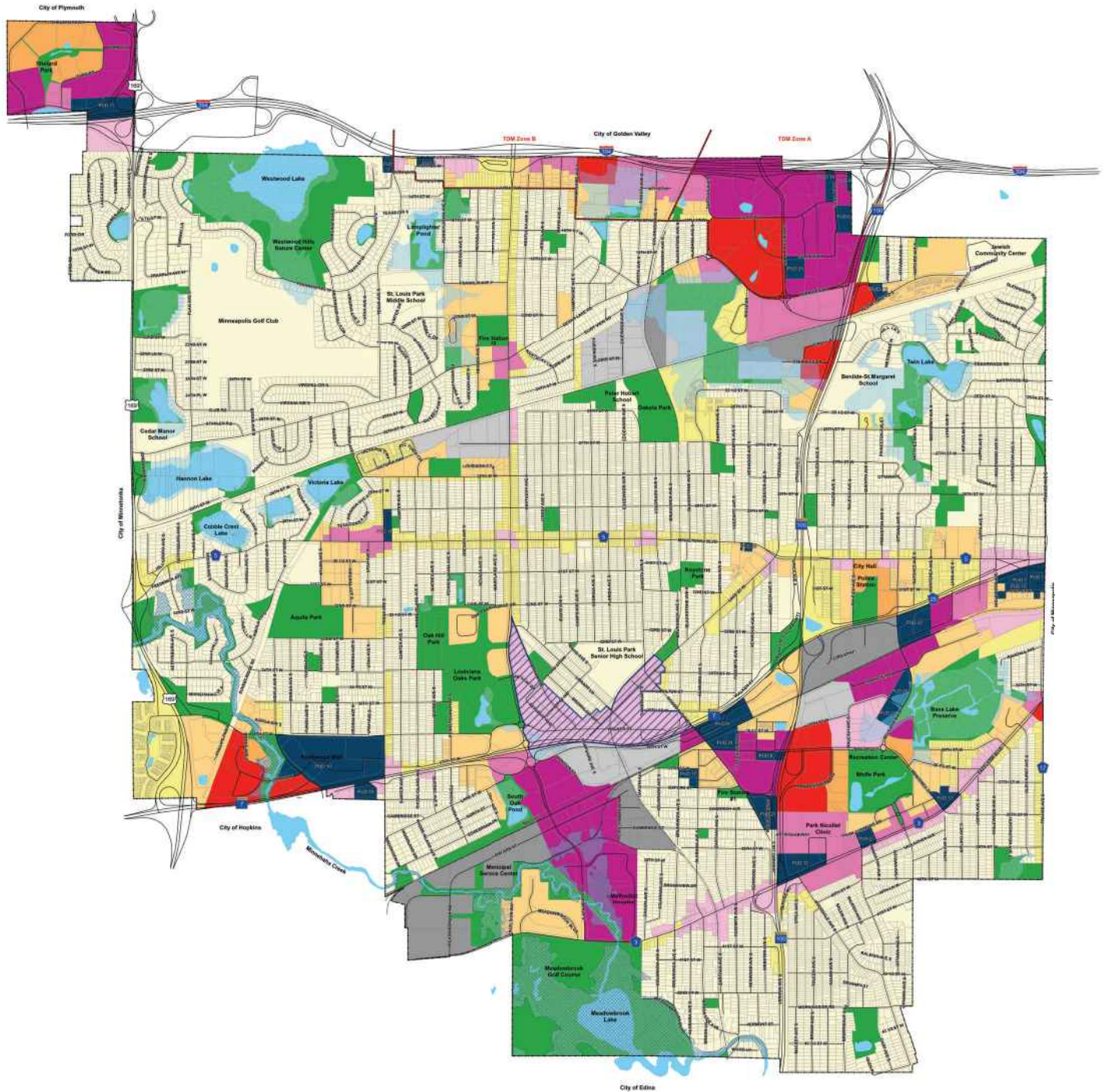
Attest:

Approved as to form and execution:

Melissa Kennedy, city clerk

Soren Mattick, city attorney

Official Zoning Map



- | | | |
|-----------------------------|-------------------------------|-----------------------------------|
| POS Park and Open Space | B-1 General Business | Floodplain |
| N-1 Neighborhood 1 | I-1 Light Industrial | Flood Fringe |
| N-2 Neighborhood 2 | I-2 General Industrial | Floodway |
| N-3 Neighborhood 3 | PUD Planned Unit Development | Travel Demand Management Boundary |
| N-4 Neighborhood 4 | Historic Walker Lake District | |
| MU-1 Neighborhood Mixed Use | | |
| MU-2 Community Mixed Use | | |
| MU-3 TOD Mixed Use | | |

