



December 29, 2021

EARLY NOTIFICATION SYSTEM (ENS) NOTICE BOARD OF ZONING APPEALS (BZA) – PUBLIC HEARING

Purpose: The Department of Safety and Inspections received the attached variance application. This application has not been reviewed for completeness and additional variances may be required to complete this project. No additional ENS will be sent after this application has been reviewed. If you would like more information regarding this project, please contact david.eide@stpaul.gov.

Property Address: 875 Orchard Avenue

Date of Hearing: Monday, January 10, 2022

Time: 3:00 p.m.

Location: 15 Kellogg Boulevard West (Room 330 – Courthouse)

NOTE TO COMMISSIONERS AND MEMBERS OF THE PUBLIC: The Chairperson of the BZA has determined that it is not practical nor prudent for the BZA to meet in-person pursuant to Minnesota Statutes, Section 13D.02. In light of the COVID-19 health pandemic, it is not feasible for any member of BZA to be present at the regular location, and all members of the BZA will attend this hearing by telephone or other electronic means.

It is also not feasible for members of the public to attend the meeting at its regular location due to the health pandemic and emergency. Accordingly, no meeting will be held in City Hall Council Chambers, Room 330, at 15 W. Kellogg Boulevard.

Members of the public may monitor this meeting remotely at:

1. <https://tinyurl.com/saintpaulbza>
2. Join by phone: (612) 315-7905, Conference ID: 475 401 656#

This property is located in the area represented by the District 10 Como Community Council, an independent organization that provides advisory recommendations to the City about a variety of issues. They may choose to discuss this item at a neighborhood meeting and provide a recommendation to the BZA. Please contact the District 10 Como Community Council at (651) 644-2889 or at district10@district10comopark.org if you are interested in participating in the neighborhood review process.

Public comment can be submitted to DSI-ZoningReview@stpaul.gov. Any comments and materials submitted by 2:00 p.m. on January 7, 2022 will be provided to the BZA for their review. You must include your name and address for the public record. Please note, due to the COVID-19 health pandemic and its impact of staffing, any comments and materials received after 2:00 p.m. on January 7, 2022 will not be provided to the BZA.



ZONING VARIANCE APPLICATION

RECEIVED IN D.S.I.

Zoning Office Use Only

To Board of Zoning Appeals

To Planning Commission

Dept. of Safety & Inspections
Zoning Section
375 Jackson St., Suite 220
Saint Paul, MN 55101-1806
(651) 266-9008

Dept. of Planning & Econ. Dev.
Zoning Section
1400 City Hall Annex, 25 W 4th St.
Saint Paul, MN 55102-1634
(651) 266-6583

DEC 20 2021

File # 21-330390
Fee Paid \$ 547.00
Received By / Date D. Eide - 12/20/2021
Tentative Hearing Date 1/10/2022

APPLICANT

Name SAINT PAUL BLACKHAWKS SOCCER CLUB
(must have ownership or leasehold interest in the property, contingent included)

Address PO Box 40436 City ST. PAUL State MN Zip 55104

Email viktor@blackhawksoccer.org Phone 651-313-7172

Name of Owner (if different) _____ Email _____

Contact Person (if different) JOHAN BOYSEN Email johan.boyesen@gmail.com

Address 1878 DELAWARE AVE. City H. ST. PAUL State MN Zip 55118

PROPERTY INFO

Address / Location 875 W. ORCHARD AVE., ST. PAUL MN 55103

PIN(s) & Legal Description 262923240197 - see attached detail
(attach additional sheet if necessary)

Lot Area 3.97 acres Current Zoning R4

VARIANCE REQUEST: Application is hereby made to the Board of Zoning Appeals (or to the Planning Commission with another zoning application) for variance from the following section(s) of the Zoning Code 64.502.(a).(4). State the requirement and variance requested. community centers identification signage limited to 30 sq. ft. per frontage. Request that leaseholder be granted variance to exceed this limit as per attached 64.504.

SUPPORTING INFORMATION: Explain or demonstrate the following. Attach additional sheets if necessary.

1. Practical difficulties in complying with the provision of the code from which a variance is requested, and that the property would be used in a reasonable manner not permitted by the provision.
See attached.
2. The plight of the landowner is due to circumstances unique to the property not created by the landowner.
See attached.
3. The variance will not permit any use that is not allowed in the zoning district in which the property is located.
See attached.
4. The variance will not alter the essential character of the surrounding area.
See attached.

Required site plan is attached

If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Applicant's Signature _____ Date 12/12/21

Property Info

Parcel ID 262923240197
Parcel Status Active
Property Address 875 ORCHARD AVE (Primary Address)
0 VICTORIA ST
ST PAUL, MN 55103-1300

Sec/Twp/Rng 26/029/023
Brief Tax Description Lot 31 of LAKE COMO VILLAS
VAC STS & ALLEY ACCRUING & EX RY R/W THE FOL; LOTS 15 THRU LOT 31 BLK 32
THOMPSONS ADD & IN SD LAKE COMO VILLAS LOT 31
(Note: Not to be used on legal documents)

Parcel Area 3.97 Acres
Parcel Width 0 Feet
Parcel Depth 0 Feet
(Note: Width and Depth represent buildable area of lot in the case of irregularly shaped lots)

Tax Classification 5E-Exempt Properties
Roll Type Real Property
Municipality ST PAUL
District Code 151
For homestead vs non-homestead tax calc - use District code above - [click here](#)

School District ISD #625
Watershed CAPITAL REGION W/S
TIF District
Land Use Code 644 E - EXEMPT, SPORT/PUBLIC ASSEMBLY FAC



11/27/2018

Club Mission

Saint Paul Blackhawks Soccer Club builds character in our soccer players and strengthens our community. Our mission is to develop highly skilled, respectful, competitive soccer players. As a Saint Paul-based organization, we embrace our diversity and welcome the different cultures that bring richness to our club and our players' experience.

Orchard Park

The Saint Paul Blackhawks Soccer Club has utilized the Orchard Recreation Center as its primary facility for over a decade and recently renewed the lease with a 5 year term, further cementing its roots in the community. Numerous improvements have been made, in cooperation with Saint Paul Parks & Recreation, in order to make this location a viable headquarters for the club. With renewed interest from our board of directors and our membership at large, a variety of efforts are underway to further revitalize the facility. Exterior paintwork, funded by the club, was completed late in the summer of 2021 and immediately generated a multitude of positive feedback from the local community.

The facility serves a number of purposes for the club: training grounds, game day playing fields, indoor/futsal play, restroom facilities, meeting facilities (club, board, coaches, teams, players). It also hosts various club events, many of which draw attendance and participation from the surrounding neighborhood, and continues to provide recreational opportunities for the local community via the on-site playground.

For our newest and youngest club members and their families, Orchard Park is their first impression of the club as a whole – and also speaks to the community which we represent at large. It is therefore vital that we continue to collaborate with the city to invest in this location. It is indeed for the greater good of the city, community, and club.

Our History

Founded in 1952, Saint Paul Blackhawks is a non-profit organization serving youths, their families, and the community by offering a high-quality year-round soccer program for players ages five to nineteen. This year-round program includes summer traveling teams starting at age 9, fall leagues, winter and spring indoor skills training, futsal, and summer camps.

When European immigrants settled in Minnesota following World War II they brought along their game of soccer. The immigrants played on a field near the Highland water tower in St. Paul. The game caught on and before long there were enough players to field two teams known as the Blackhawks and the Falcons.

In 1952 the Blackhawks and the Falcons founded the Saint Paul Soccer Club, establishing in one swoop both Minnesota club soccer and the Saint Paul Blackhawks Soccer Club. In addition to playing local ethnic clubs and in local leagues, the Blackhawks and the Falcons traveled to Madison, Milwaukee and Chicago to play in tournaments and friendlies. Over the years, the Blackhawks and the Falcons developed into arguably the finest adult soccer program in Minnesota. The Saint Paul Blackhawks youth soccer club grew from those roots.

On February 25, 1985—over 35 years ago—Blackhawks of Saint Paul incorporated as a not-for-profit corporation. On that date, the club refocused its activities on youth soccer programs to benefit our

community. The vision, smooth execution, and breadth of training and competition that we value are the results of over 35 years of experience with youth programs. Today, your Blackhawks club stands tall as one of the top competitive youth soccer organizations in the state, including a significant swath of extraterritorial clubs across the border.

In a crowded field of youth athletics options, Blackhawks' mission withstands the test of time as a key differentiator. Our board and staff understand an important life lesson: individuals' differences contribute to the success of high performing teams. Our players wear it on their sleeves.

Sign Variance Request

As part of our long-term vision for Orchard Park, we have planned for additional exterior work, and are thereby requesting a sign variance. The club hereby present several options for the Board of Zoning Appeals consideration.

The club's preferred combination is Option A across all frontages. However, these design options may be combined in any manner acceptable to the city. E.g. "South Frontage – Option A" + "North Frontage – Option C" + "East Frontage – Free Standing Sign Option B".

Variance Request Information

1. The sign request is due to unusual conditions pertaining to sign needs for a specific building or lot.

The Blackhawks have leased the building since 2009 and are contributing to the community and neighborhood. The community center has not had limited rehabilitation or updates to reflect the long term commitment to the space including signage. This site is located in an R4 residential zone but is also subject to additional codes relating to its identification as a Community Center. The leaseholder's usage of this facility is unique in this regard, as a multi-use location for both leaseholder and community, and thereby constitutes unusual conditions pertaining to signage.

2. The sign would not create a hazard.

The signs will not create any hazard to the neighborhood. The planned signage consists of applied exterior paint only and may be readily returned to current conditions.

3. The sign would not be objectionable to adjacent property owners.

The planned signage will enhance the look of the park and community center and positively impact the adjacent property owners.

4. The sign would not adversely affect residential property through excessive glare and lighting.

The planned signage would not have an adverse effect. Glare and lighting will be no different than current conditions.

5. The sign is in keeping with the general character of the surrounding area.

The planned signage is intentionally designed to keep with and enhance the character of the neighborhood.

In addition, the applicant must also state how the requested sign variance meets the standard findings required for all variances:

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

The general purpose and intent of the zoning code appears to be reflected by the very existence of a recreational facility located in the midst of a residential neighborhood. The planned signage, in conjunction with the exterior paint work (previously approved by Saint Paul Parks & Recreation), is in harmony with this purpose while updating the facility to be reflective of current design aesthetics.

2. The variance is consistent with the comprehensive plan.

The leaseholder is not immediately aware of details relating to the city's comprehensive plan regarding this facility. The variance request is consistent with the leaseholder's plan for its ongoing usage of the facility and aligns with the recent lease renewal with term ending 2026.

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.

The current provisions limit signage to 30 square feet in area for each street frontage. As seen in the county record site photo, the existing signage is limited in nature and is not directly indicative of the leaseholder's usage of the site. Complying with existing provisions restricts fulfillment of the leaseholder's design concept to an extent whereby additional and ongoing investment in the facility's exterior will be minimized. The provision's limitations also serve to disallow signage that readily identifies the facility's current purpose.

4. The plight of the landowner is due to circumstances unique to the property not created by the landowner.

The circumstances of the applicable zoning provisions are primarily a result of the unique combination of the site, its location within an R4 zoned residential neighborhood, other zoning codes applicable specifically to recreation centers, ownership by Saint Paul Parks & Recreation, and its lease to a non-profit sports organization.

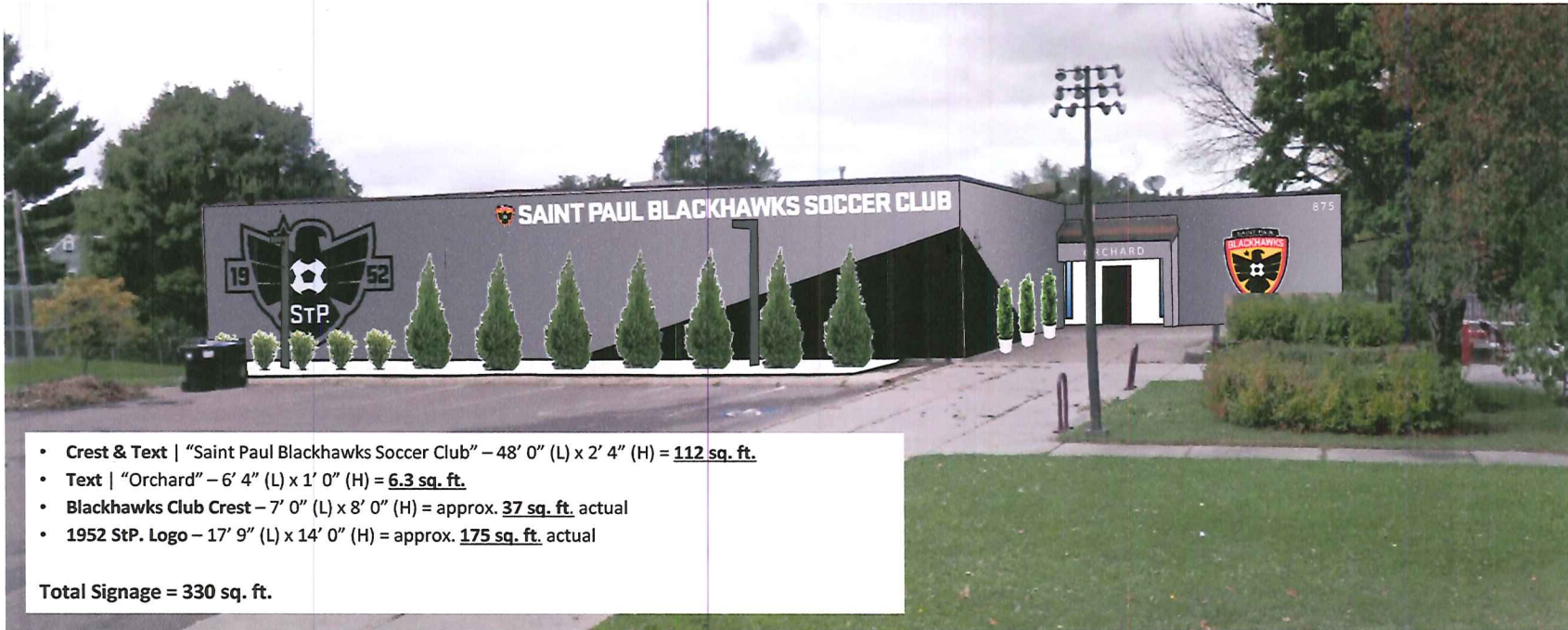
5. The variance will not permit any use that is not allowed in the zoning district where the affected land is located.

The variance will not permit any use that is not allowed in the zoning district. Use of this facility is defined by its lease to the applicant by the Saint Paul Parks & Recreation department.

6. The variance will not alter the essential character of the surrounding area.

The variance will not alter the essential character of the surrounding area and serves only to enhance it.

South Frontage | Option A
Signage = 330 sq. ft.



- **Crest & Text** | "Saint Paul Blackhawks Soccer Club" – 48' 0" (L) x 2' 4" (H) = **112 sq. ft.**
- **Text** | "Orchard" – 6' 4" (L) x 1' 0" (H) = **6.3 sq. ft.**
- **Blackhawks Club Crest** – 7' 0" (L) x 8' 0" (H) = approx. **37 sq. ft.** actual
- **1952 StP. Logo** – 17' 9" (L) x 14' 0" (H) = approx. **175 sq. ft.** actual

Total Signage = 330 sq. ft.

North Frontage | Option A
Signage = 430 sq. ft.

- Crest & Text | "Saint Paul Blackhawks Soccer Club" – 54' 0" (L) x 2' 8" (H) = 144 sq. ft.
- Text | "Orchard" – 6' 4" (L) x 1' 0" (H) = 6,3 sq. ft.
- Blackhawk Logo – 38' 0" (L) x 10' 0" (H) = approx. 280 sq. ft. actual

Total Signage = 430 sq. ft.



"Embrace Diversity" Artwork | Not classified as signage
Previously approved by St. Paul Parks & Rec

Freestanding Sign (East Frontage) | Option A
Signage = 20 sq. ft.

