

**OFFICIAL MINUTES OF JANUARY 24, 2019
BOARD OF ZONING APPEALS
CITY OF ST. LOUIS PARK**

Members Present: Justin Kaufman, Henry Solmer

Members Absent: James Gainsley

Staff Present: Jennifer Monson, Planner

1. Call to Order – Roll Call

Chair Kaufman called the meeting to order at 6:00 p.m.

2. Approval of Minutes of November 27, 2018

3. Consent Agenda: None

4. Public Hearings

- A. Variances: Mexico City Café – required minimum parking spaces
Location: 6416 Lake St W
Applicant: Sharon & Julio Margalli
Case Nos.: 19-01-VAR

Jennifer Monson, Planner, presented the staff report. The variance requests is to reduce the required parking from 21 spaces to 3 spaces.

Ms. Monson stated the applicant has an agreement to lease the space at 6416 Lake St W and operate as Mexico City Café. The applicant wishes to update the site inside which would remove seating space for sit down dining.

Ms. Monson summarized the previous uses in the space and the reason a variance request was now required, and presented analysis of the criteria for the variance request.

Ms. Monson stated that a small area plan is underway for Walker Lake, which is examining the parking in the area. She said preliminary analysis showed parking is never full more than 60% of the time during a normal week day.

The chair opened the public hearing.

The applicant, Sharon & Julio Margalli, introduced themselves.

Mr. Margalli expressed his excitement and appreciation to be able to open a business that will bring cultural and healthy options from his native Mexican cooking. He's been a part of the community from the beginning with his family and expressed his joy to bringing his love of cooking to the area.

As no one else was present wishing to speak the Chair closed the public hearing.

Mr. Kaufman made a motion to approve the variance to allow three parking spaces instead of the required 21 spaces. The motion was approved on a vote of 2-0.

5. Unfinished Business: Election of Chair and Vice-Chair
6. New Business: None
7. Communications: None
8. Adjournment

The meeting was adjourned at 7:00 p.m.

Respectfully submitted,

Elena Roberts
Recording Secretary