



# ZONING VARIANCE APPLICATION

To Board of Zoning Appeals

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

To Planning Commission

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

### Zoning Office Use Only

File # 22-086120  
Fee Paid \$ 547.00  
Received By / Date D. Eide - 8/15/2022  
Tentative Hearing Date 9/6/2022

### APPLICANT

Name Amy and Kurt Atkinson  
(must have ownership or leasehold interest in the property, contingent included)  
Address 1841 Lincoln Avenue City St Paul State MN Zip 55105  
Email amysirek@gmail.com Phone 651-592-5925  
Name of Owner (if different) \_\_\_\_\_ Email \_\_\_\_\_  
Contact Person (if different) \_\_\_\_\_ Email \_\_\_\_\_  
Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

### PROPERTY INFO

Address / Location 1841 Lincoln Avenue  
PIN(s) & Legal Description lots 6 + 7, block 4, Kennel's subdivision of lot 53  
(attach additional sheet if necessary) Rosedale Park  
Lot Area 12,001 sq ft Current Zoning R3

**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 width requirements of 50' to 40'. State the requirement and variance requested. allow two 40' lots on the parcel. current zoning requires 50' lots.

### SUPPORTING INFORMATION: Explain or demonstrate the following. Attach additional sheets if necessary. \*Please

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

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 Amy Atkinson Date 8/14/22

## **SUPPORTING INFORMATION:**

We, Amy and Kurt Atkinson, propose to split the parcel at 1841 Lincoln into two 40 ft wide x 150 ft deep lots that will be .14 acres each, allowing development of an additional single family home on Lot 7 (Exhibit A).

We believe splitting the lot creates an opportunity to provide more housing, in an area where needed, and is in alignment with the city's higher density plan for the area. The current size of the lot is not congruent with its neighbors, the block or the surrounding area (Exhibit B). It is an outlier that is inconsistent with a more low maintenance urban lifestyle, given the yard is an extra entire city lot, which requires extensive maintenance on our part. This maintenance has taken a large toll on us, both physically and mentally.

The existing home on the 1841 lot is positioned fully on Lot 6 to allow for proper development on Lot 7. It will easily meet the set back, and with 150 feet of depth, it meets the square footage requirement, as well (Exhibits A & B). A variance is needed to allow for the two parcels to exist as two 40 ft wide lots, as this subdivision is zoned R3, which requires 50 ft wide lots. The current legal address of **KENNAS SUB LT53 B4 RSDL PK LOTS 6 AND LOT 7** also indicates two lots (Exhibit A).

When the lots were originally platted there were two 40 ft parcels. (Exhibits C & D)

A split of the 1847 parcel occurred to allow the building of the 1845 property in the 1950's, both parcels are 40 X 150. This split allowed for the development of a quality single family home that has been a wonderful addition to the neighborhood. 1845 is the neighboring property directly to the west of 1841. The plat from the year 1908 shows 1845 & 1847 as a single parcel with two 40 ft lots (Exhibit D), prior to the future split.

Sometime in the past, the zoning changed to conflict with the original plat. The requested variance to split the current parcel into two parcels will not alter the essential character of the neighborhood or more specifically the block since on the block between Fairview (to the east) and Howell (to the west) over 50% of the parcels are 40 ft wide lots. The parcels directly surrounding the parcel at 1841 Lincoln, to the east, west and south are all 40ft lots. Original platting shows 40 ft lots as the standard for this area (Exhibits C-E).

Therefore, the look and overall feel of the locality will not change. It is reasonable and consistent with the historic record, and to be in alignment with the neighborhood, to allow the address at 1841 Lincoln to become two distinct and separate parcels once again as originally intended.

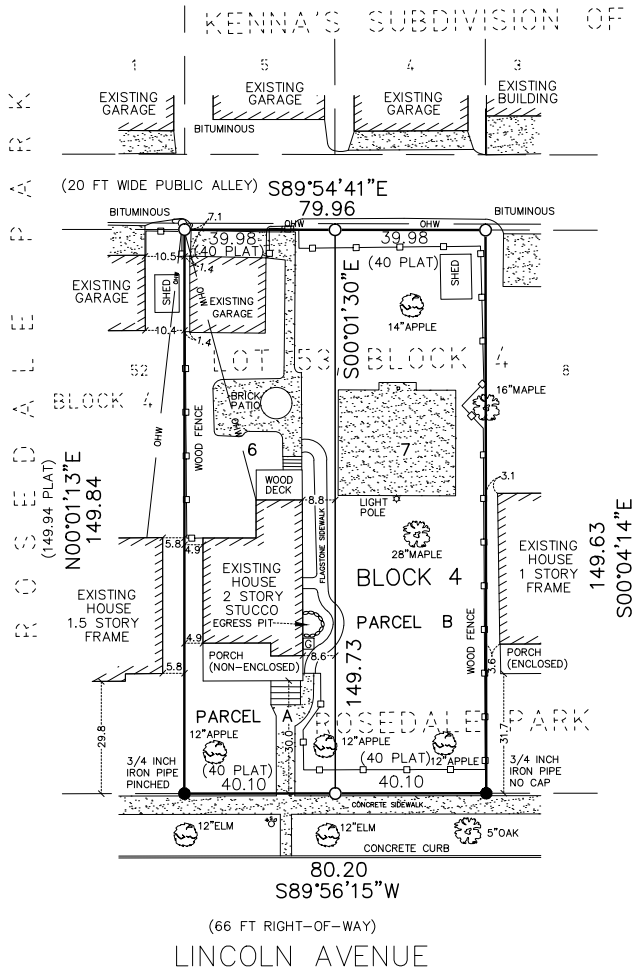
# CERTIFICATE OF SURVEY

LAKE AND LAND SURVEYING, INC.  
 1200 Centre Pointe Curve, Suite 375  
 Mendota Heights, Minnesota 55120  
 Phone: 651-776-6211

Proposed Lot Split Made For:  
 Ms. Amy Atkinson  
 1841 Lincoln Avenue  
 St. Paul, MN 55105

Proposed Legal Description Parcel A  
 Lot 6, Block 4, KENNA'S SUBDIVISION OF LOT 53,  
 BLOCK 4, ROSEDALE PARK, Ramsey County, Minnesota.

Proposed Legal Description Parcel B  
 Lot 7, Block 4, KENNA'S SUBDIVISION OF LOT 53,  
 BLOCK 4, ROSEDALE PARK, Ramsey County, Minnesota.



**Curent Legal Description:(Certificate of Title No. 550992)**  
 Lots 6 and 7, Block 4, KENNA'S SUBDIVISION OF LOT 53, BLOCK 4, ROSEDALE PARK,  
 Ramsey County, Minnesota.

SITE ADDRESS: 1841 LINCOLN AVE, ST PAUL, MN 55105

## LEGEND

- Denotes 12 inch Common Spike set with Washer stamped RLS 16464 or as noted. To be set after lot split approval by City.
- Denotes Iron Monument found size, type, & RLS as noted.
- Denotes Wood Fence
- Denotes Block Retaining Wall
- OHW— Denotes Overhead Utility wires
- ⊕ Denotes Water Valve
- ⊙ Denotes Utility Pole
- ⊞ Denotes electric Meter
- ⊞ Denotes Gas Meter
- ⊙ Denotes Light Pole
- ▨ Denotes Concrete Surface

Areas:  
 Total Lot Area: 11,990 sq. ft. or 0.28 acres.  
 Proposed Lot Area Parcel A: 5997 sq. ft. or 0.14 acres.  
 Proposed Lot Area Parcel B: 5993 sq. ft. or 0.14 acres.

I hereby 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.

*Jonathan L. Faraci*  
 Jonathan L. Faraci  
 Registered Land Surveyor & Registered Engineer  
 Minnesota Registration No. 16464

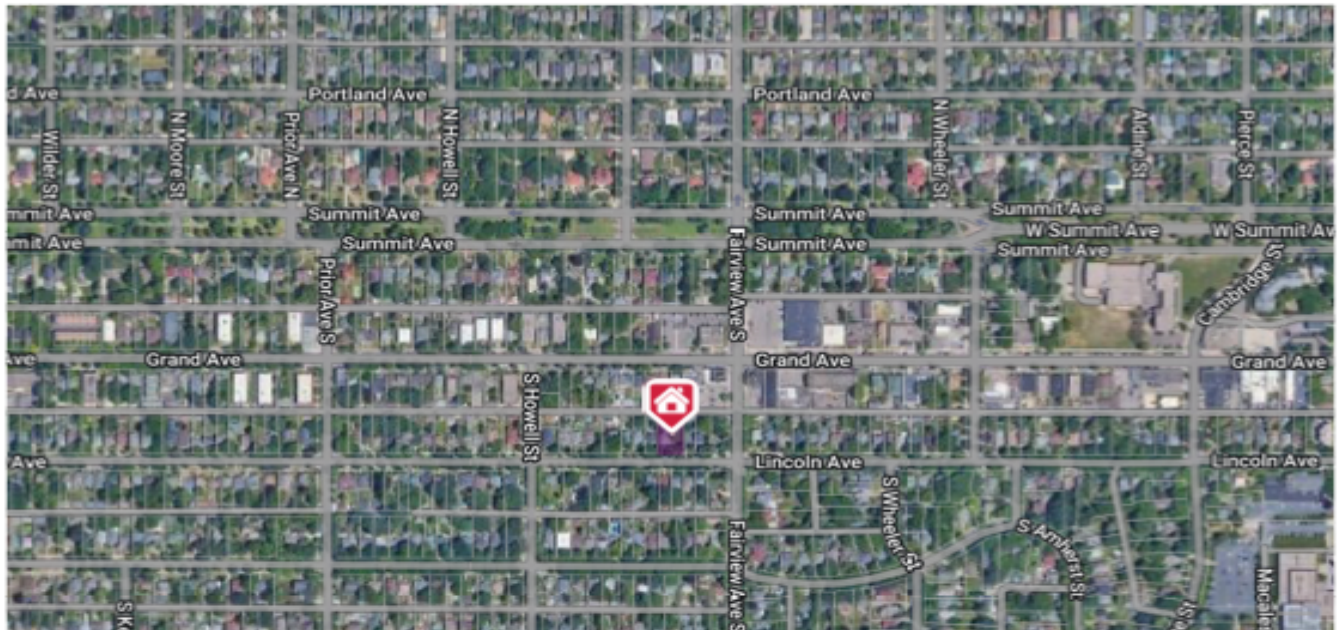
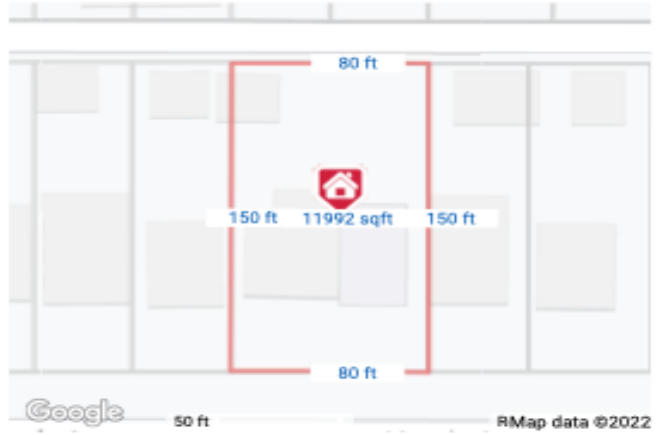
BASIS OF BEARINGS: RAMSEY COUNTY COORDINATES  
 LAKE & LAND SURVEYING. JOB NO. 2022.225 JK

EXHIBIT B

1841 Lincoln Avenue, Saint Paul, MN 55105-1420

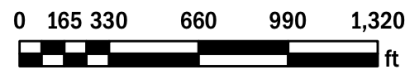
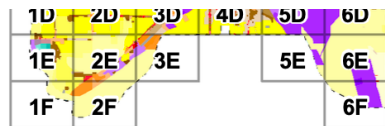
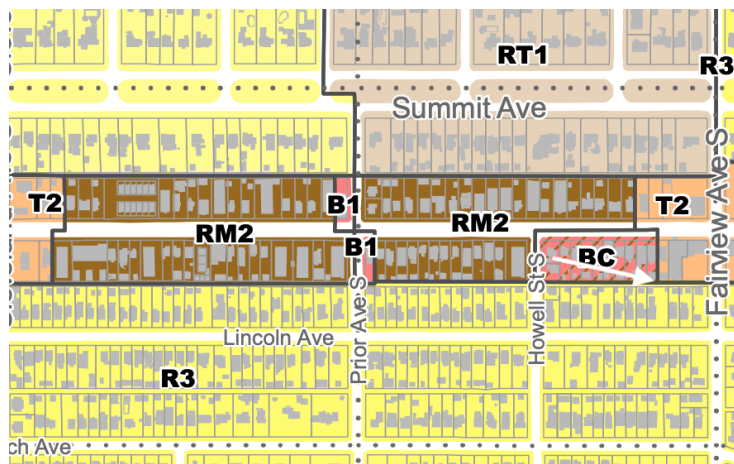
1841 Lincoln Ave , Saint Paul, MN 55105-1420

MLS #: 2364841



<https://matrix.commondataplatform.com/Matrix/Printing/PrintO...QMGDAAAEE2DRMGDQAAAAExDQcGDgAAAAExDQsGDwAAAAQwqJ2w58NAgs>

Page 1 of 2



1" = 1/8 mile (660 feet)



Principal Zoning Districts  
**Panel 1C**  
 8/6/2019

\*City of St Paul website

### 360 Property View

1841 Lincoln Avenue, Saint Paul, MN 55105-1420

1841 LINCOLN AVE

#### Owner Information

Owner Name:	<b>Atkinson Kurt A</b>	Owner Name 2:	<b>Atkinson Amy B</b>
Owner Occupied:	<b>O</b>	Mailing Address:	<b>1841 Lincoln Ave</b>
Tax Billing City & State:	<b>Saint Paul Mn</b>	Tax Billing Zip:	<b>55105</b>
Tax Billing Zip+4:	<b>1420</b>		

#### Location Information

Subdivision:	<b>Kennas Sub Lt53 B4 Rsdl Park</b>	Municipality:	<b>Saint Paul</b>
County:	<b>Ramsey</b>	School District:	<b>St Paul</b>
Extra Feature Topography Type:	<b>FLAT/LEVEL</b>	Census Tract:	<b>035100</b>
		Location:	<b>NEIGHBORHOOD / SPOT</b>
		Section #:	<b>04</b>

#### Estimated Value

RealAVMÖ:	<b>\$540,700</b>	Estimated Value Range High:	<b>\$641,300</b>
Estimated Value Range Low:	<b>\$440,100</b>	Value As Of:	<b>08/01/2022</b>
Forecast Standard Deviation:	<b>19</b>	Confidence Score:	<b>52</b>

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

#### Tax Information

Parcel ID:	<b>04-28-23-31-0097</b>	Lot #:	<b>6</b>
Tax District:	<b>625</b>	Tax District:	<b>0151</b>
% Improved:	<b>50</b>	Exemptions:	<b>Homestead</b>
Legal Description:	<b>KENNAS SUB LT53 B4 RSDL PK LOTS 6 AND LOT 7</b>		

#### Assessment & Taxes

Assessment Year	2020	2019	2018
Assessed Value - Total	<b>\$523,400</b>	<b>\$529,800</b>	<b>\$494,500</b>
Assessed Value - Land	<b>\$262,700</b>	<b>\$262,700</b>	<b>\$262,700</b>
Assessed Value - Improved	<b>\$260,700</b>	<b>\$267,100</b>	<b>\$231,800</b>
YOY Assessed Change (\$)	<b>-\$6,400</b>	<b>\$35,300</b>	
YOY Assessed Change (%)	<b>-1%</b>	<b>7%</b>	
Tax Year	<b>2021</b>	<b>2020</b>	<b>2019</b>
Total Tax	<b>\$9,176.00</b>	<b>\$9,774.00</b>	<b>\$9,204.00</b>
Change (\$)	<b>-\$598</b>	<b>\$570</b>	
Change (%)	<b>-6%</b>	<b>6%</b>	

#### Characteristics

County Use:	<b>Single Family Dwelling Platted</b>	Universal Land Use:	<b>Sfr</b>
Lot Area:	<b>12,001</b>	Lots Acres:	<b>0.276</b>
Lot Depth:	<b>150</b>	Lot Width:	<b>40</b>
Effective Year Built:	<b>1965</b>	Year Built:	<b>1915</b>
		Number of Buildings:	<b>1</b>



# KENNA'S SUBDIVISION OF LOT 53 BLOCK 4 ROSEDALE PARK

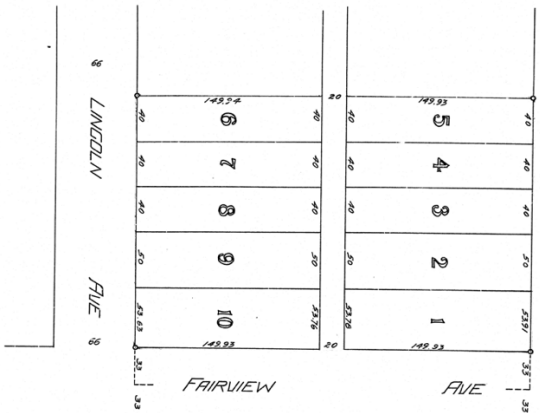
Scale 40 Feet Inch

Indicates Iron

GRAND

FILE

St. Paul, Minn. 1908



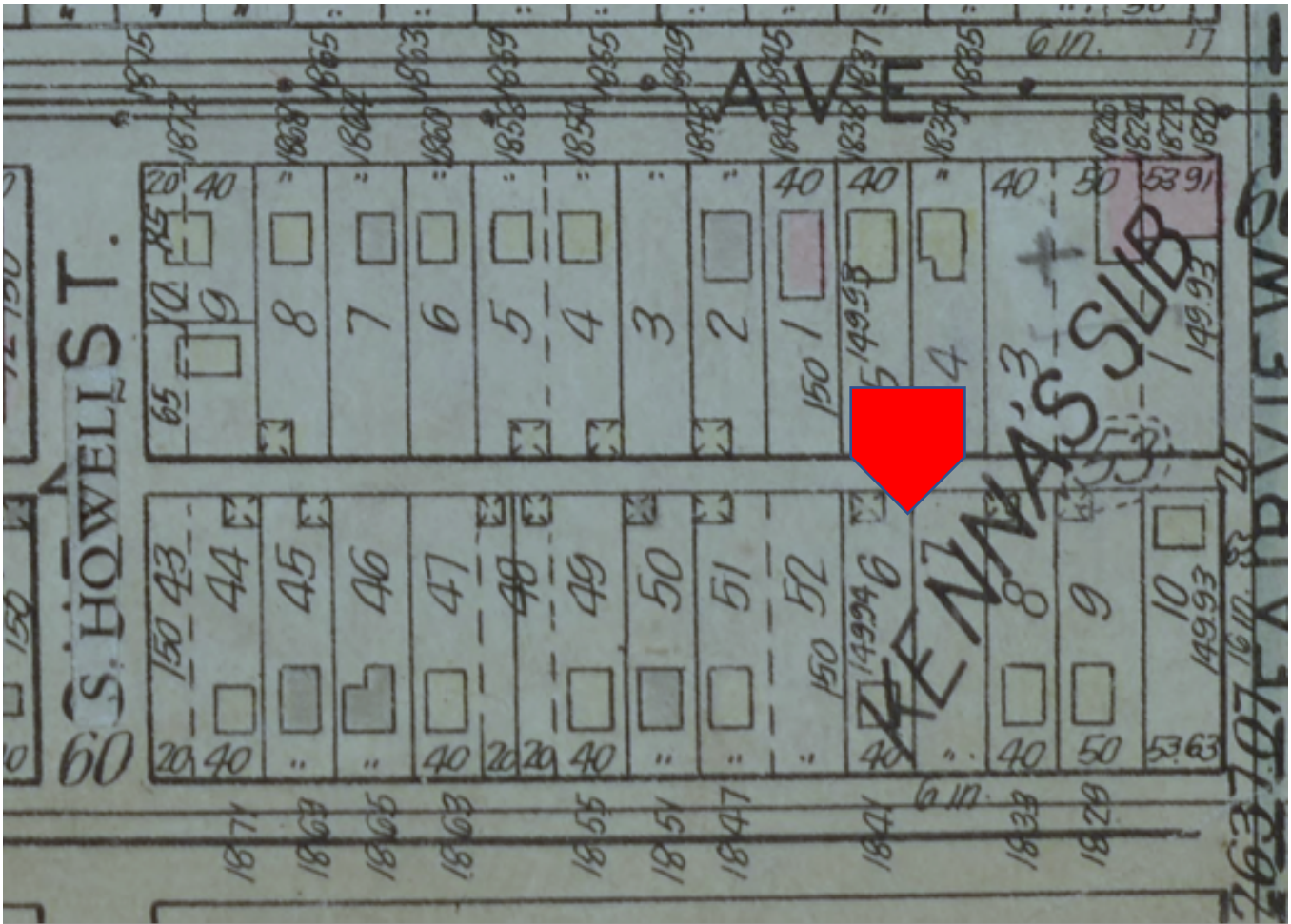
I hereby certify to having surveyed and plotted the property as described in the foregoing plat of Lot 53, Block 4, Rose Dale Park, and placed iron monuments as shown on this map and the same is correct.

This is to certify that St. Paul Trust Company, a corporation, proprietor of Lot 53, Block 4, Rose Dale Park (except the east 33 feet thereof) has caused the same to be surveyed and plotted as shown on this map and placed iron monuments as shown on this map at the street, avenues and other places indicated.

Accepted and approved this 14th day of August, 1908

Accepted by the Assembly (City Engineer) and approved by the Board of Aldermen (City Engineer)

TAKE THIS NOTICE  
That the above plat of Lot 53, Block 4, Rose Dale Park, was filed for record in the office of the City Engineer on the 14th day of August, 1908.



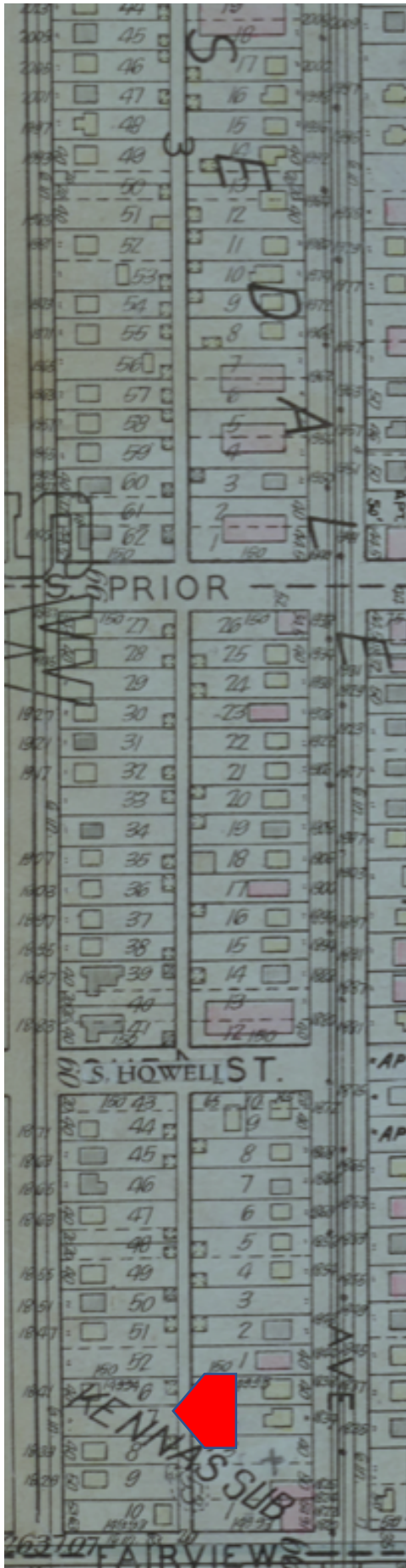
Source: University of Minnesota Library (UMedia)

Title: Curtice's revised atlas of the city of St. Paul.

Date Created: 1908

Contributor : Curtice, David L.; Annan, C. L.; H.M. Smyth Printing Company

Publisher: H.M. Smyth Printing Co., under the direction and supervision of C.L. Annan (St. Paul, Minnesota), 1908



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