



APPLICATION FOR ZONING VARIANCE

Department of Safety and Inspections
375 Jackson Street, Suite 220
Saint Paul, MN 55101
General DSI Line: 651-266-9008

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JUN 01 2018

Zoning office use only

File no. 18073086
Fee \$547
Tentative hearing date:
July 2, 2018

APPLICANT

Name Jean Schroepfer Company _____
Address 271 Summit Ave.
City St. Paul St. MN Zip 55102 Daytime phone 651-225-9718
Property interest of applicant (owner, contract purchaser, etc.) owner
Name of owner (if different) _____

PROPERTY LOCATION

Address 1185 Dayton Ave., St. Paul, MN 55104
Legal description: Lot 23 Block 2 Anna E. Ramsey's Addition to the City of St. Paul, Ramsey County, Minnesota
(attach additional sheet if necessary)
Lot size 6534 + alley Present zoning RM-2 Present use single-family dwelling
Proposed Use two-family dwelling

Variance[s] requested: Lot width
West side setback
East side setback

Supporting Information: Supply the necessary information that is applicable to your variance request, provide details regarding the project, explain why a variance is needed. Attach additional sheet as necessary. Clearly state how each of the required six findings are met (list them).

See attached.

Applicant's signature Jean Schroepfer Date 6/1/18 City agent _____

Converting 1185 Dayton Avenue to a duplex from a single-family home meets the standards of Section 61.601 of the Zoning Code for Variances.

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

- (a) No changes will be made to the exterior of the building. Adequate light, air, privacy and convenience of access to property is ensured.
- (b) Additional density is appropriate for this neighborhood. 1185 Dayton Avenue is located close to public transportation (1 block to Selby Ave. and 1.5 blocks to Lexington Pkwy bus lines, and .7 miles to a light rail station). Much of the land between 1185 Dayton and University Avenue is occupied with schools, parkland and freeway, precluding additional density in those locations.
- (c) Additional density is appropriate for this 6,263 sq. ft. lot, plus an alley.
- (d) Reconfiguring an interior to allow two families rather than one is an unobtrusive way to add density.
- (e) Allowing two families to split the use of 3400 sq. feet provides two affordable units in place of one that is affordable to few.
- (f) With more than 3400 finished sq. feet, providing 1328 sq. feet and an open 247 sq. foot porch and a full basement for one unit and more than 2100 sq. feet for the upper unit, conversion to a duplex is unlikely to cause overcrowding.
- (g) The first floor of 1185 Dayton is handicapped-accessible. Allowing it to be a unit separate from the upper floors of 1185 Dayton frees its availability for people who need this feature without requiring them to enlist family members to rent the upper levels.
- (h) The historic styling of the original bungalow is preserved on the first floor, while the style of the upper unit is consistent with its 2009 construction. Separating the units fosters continued preservation by specifically attracting residents to the lower unit that appreciate its history.
- (i) 1185 Dayton has a large 3-car garage with three additional off-street parking spaces in front of it that are accessed unobtrusively from a public alley.
- (j) Property values in the neighborhood will be supported and increased. The permanent opportunity to receive income from a second unit enhances the likelihood that a building will be maintained. Other owners will be encouraged to improve their properties.

2. The variance is consistent with the comprehensive plan.

- (a) 1185 Dayton is zoned RM-2 for low-density multi-family dwellings.
- (b) Additional density is appropriate for this location. 1185 Dayton Avenue is located close to public transportation (1 block to Selby Ave. and 1.5 blocks to Lexington Pkwy bus lines, and .7 miles to a light rail station). The land between 1185 Dayton and I-94 is occupied with schools and parkland, precluding needed density.

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.

- (a) The residence at 1185 Dayton Avenue has existed on its current 27'-wide foundation since 1911 on a 40'-wide lot that is 158'-deep. Use of 1185 Dayton Avenue as a duplex is reasonable. 1185 Dayton is zoned RM-2 for low-density multi-family dwellings. With a 6,263 sq. foot lot, plus an alley, it exceeds lot square footage requirements for duplexes. More than half of the lots on its side of the street are already in use as multi-family dwellings. Those with lots wider than 40' have four-to-six units. Denying its use as a duplex based on a lot width that matches the 40' lot widths of other nearby duplexes unreasonably precludes its use for a purpose consistent with existing uses on its block and with visions for this neighborhood.
- (b) Allowing a variance for the west side setback is reasonable. The 26.8-27' width of the existing foundation, the existing 7.9-9.2' east side setback, and the existing 40' platted lot width, combine to preclude meeting west side setback requirements. Only 3.7-3.8' of setback is available on the west side of the house and 2.7-2.8' on the west side of the garage.
- (c) Its existing foundation is offset to the west to allow movement along the dwelling on its east side. The west side setback is quiet space. The neighboring structure to the west is also offset to its west, leaving adequate space between structures. The 2009 third floor addition has no windows or other openings on either its east or west side, preserving both neighbors' third floor privacy.

(d) The east side of the house has adequate 9.1-9.2' setback except for a 10.7' long overhung set of windows that reduces the setback for that length to 7.9'. Allowing a 1.1' variance for a 10.7' long overhang on the east side setback is reasonable. Pedestrian traffic along the east side of 1185 Dayton Avenue has been its historic use. Converting it to a duplex is more likely to decrease, rather than increase, pedestrian traffic between the residences, because access to the proposed upper 3-bedroom unit would be only from the rear of the property, along the garage; only the first floor proposed 2-bedroom unit would use the front porch.

(e) Both east and west neighbors also use the area off the alley for parking and trash disposal.

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

(a) The landowner did not create the lot dimensions or alter the foundation of the house or any of its original exterior architectural elements.

(b) The existing dwelling was fully occupied with bedrooms and bathrooms on two floors above grade prior to this landowner's purchase of it.

(c) The owner salvaged a Vacant Building Level II bungalow in 2009 by inserting floor trusses and raising its roof to eliminate overspanning over the main floor and hazardous low ceilings and tiny egress windows in historically occupied space on the second floor. The owner did not create these substandard previous conditions. The owner solved these problems in an architecturally appropriate way, by lifting the roof 1.5 stories to resemble the bungalow's Victorian neighbors, while restoring its original front porch and preserving the original roof line over the porch.

(d) Due to the existing large foundation of the bungalow, the replacement of the substandard second floor and the architecturally consistent third floor addition resulted in more than 3400 sq. feet of habitable space above the basement.

5. The variance will not permit any use that is not allowed in the zoning district where the affected land is located. 1185 Dayton is zoned RM-2, permitting the requested use.

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

(a) Of the thirteen other properties on the same side and same block as 1185 Dayton, seven are established 2-6 family dwellings.

(b) Although the lots on the south side of Dayton, same block, which back up to Selby commercial development, are too small for multi-family, three of those fourteen lots are nevertheless established multi-family dwellings and two adjacent lots are occupied as a large group home.

(c) Of the fourteen lots across the alley from 1185 Dayton, on Marshall Avenue, all of which meet square footage requirements, only two are established multi-family uses, while one is a church. This low-density use seems inconsistent with comprehensive plans; it should not preclude the use of 1185 Dayton Avenue as a duplex.

In addition to meeting the standards of Section 61.601 of the Zoning Code for Variances, converting 1185 Dayton Avenue to a duplex from a single-family home meets the required guidelines:

1. 1185 Dayton Avenue has a surveyed lot size of 6,263 sq. feet, plus an alley. It has platted front footage of 40', 39.68', per survey; 40' at the alley.

2. It has existing gross living area of at least 3,400 sq. ft. The smaller of the two units, after conversion, will have 1200 sq. ft. plus exclusive access to the unfinished 1200 sq. ft. basement.

3. It has six off-street parking spaces: three inside a garage, and three on a parking pad off the alley in front of the garage.

4. All remodeling work (completing a kitchen and adding two interior security doors) will be on the inside of the structure.

5. 1185 Dayton Avenue has a current certificate of occupancy for its current use as a single-family dwelling. It met all building code requirements in 2009 for rehabilitation when the Vacant Building II worklist was completed and new construction replaced the substandard attic habitation.

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18-073086

SURVEYOR'S CERTIFICATION

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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

NAME: JAMES MICHAEL BRIDELL, R.L.S.

SIGNATURE *James Bridell* DATE *5/29/2018*
Professional Land Surveyor, Minnesota License No. 23266, Firm Name: State Engineering & Surveying Inc.

This certification is limited to EXISTING SITE CONDITION only.

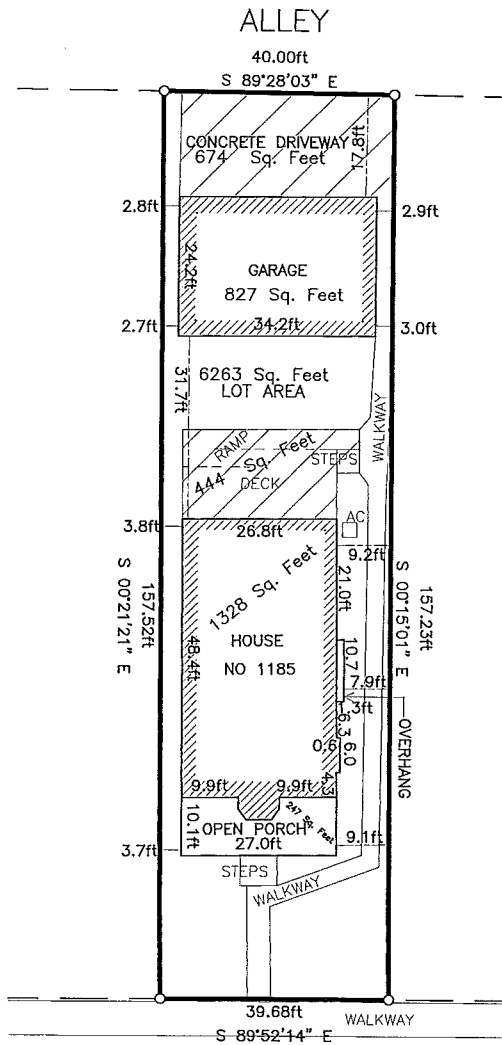
The signature and certification are hereby revoked or otherwise void for unauthorized copies. When this document is in possession of parties other than the customer, agent, or assigned parties the signature, and certification are hereby revoked. Do not rely on unauthorized copies, which may be fraudulent, incorrect, erroneous, misleading or having important and relevant information omitted. This document is copyrighted and intended for a specific use (EXISTING SITE CONDITIONS MAY 28 2018) during a specific time period.

LEGAL DESCRIPTION

See RAMSEY COUNTY property tax description as source. Lot 23 Block 2 of ANNA E RAMSEY ADDITION

NOTES

1. OBSERVABLE UTILITIES ARE SHOWN IF ANY; ALL OTHER UTILITIES, NOT OBSERVABLE, IF ANY, ARE NOT SHOWN
2. THIS SURVEY SHOWS NO MARKINGS FROM ANY 811 UNDERGROUND UTILITY LOCATE / MARKUP FOR THIS SITE.
3. THIS SITE WAS LAST OBSERVED ON MAY 28, 2018.
4. DIRECTIONS OF LINES ARE RELATIVE BEARINGS ASSUMED.
5. LAND MARKERS RECOVERED OR SET DURING THIS SURVEY.
IRON PIN MONUMENT SET ON MAY 4, 2009.
○ 3/8TH DIAMETER ROD BY 12 INCHES LENGTH, WITH PLASTIC CAP STAMPED RLS 23266.



State Engineering
 and Surveying Company
 5709 MCGUIRE ROAD
 EDINA MN 55439
 952-854-9002
 www.state-engineering.com

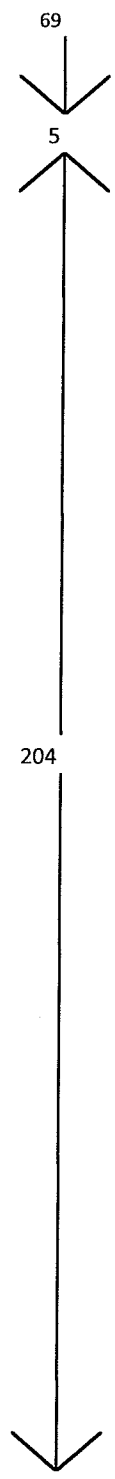
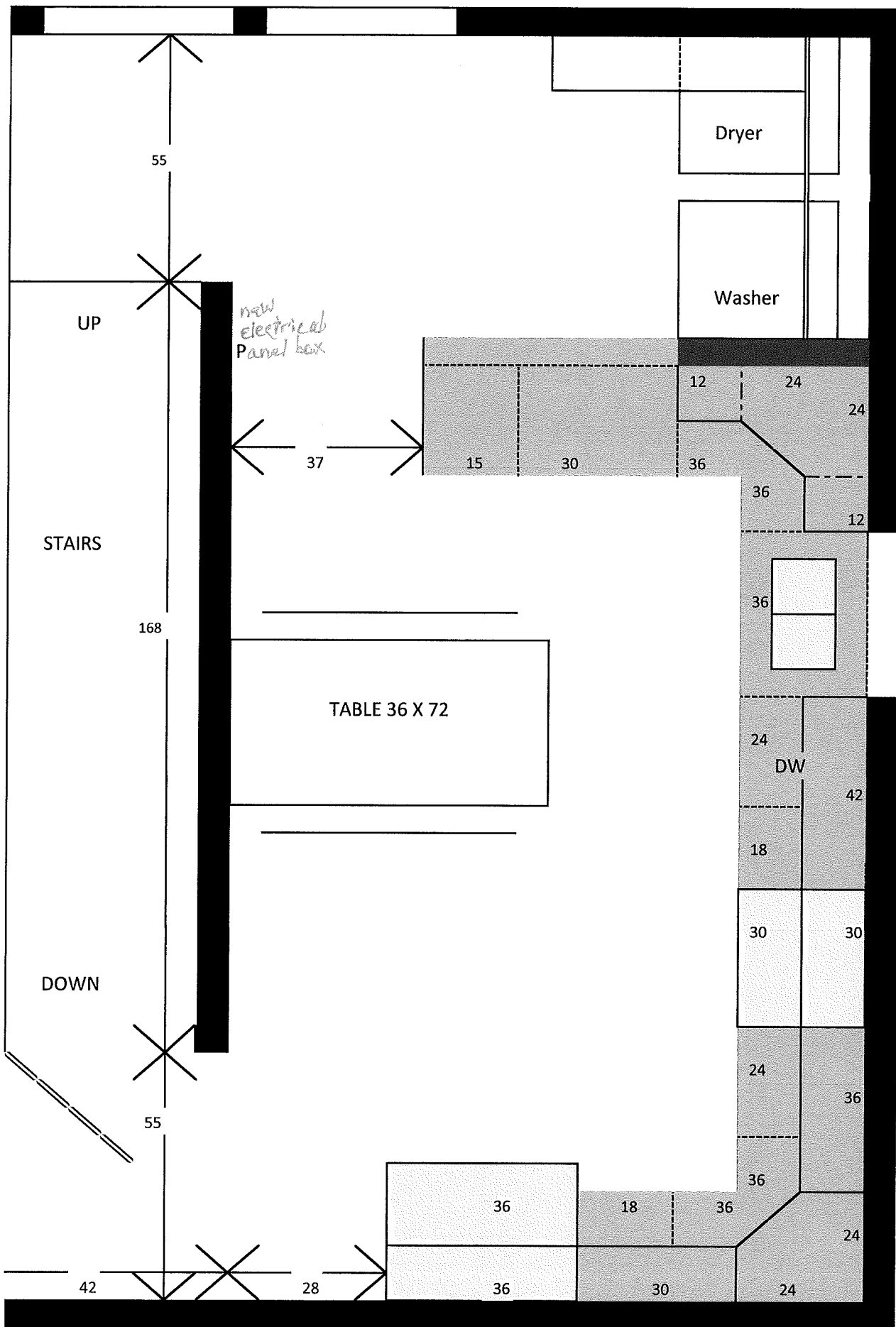
EXISTING SITE CONDITION
 1185 DAYTON AVENUE
 ST PAUL MN

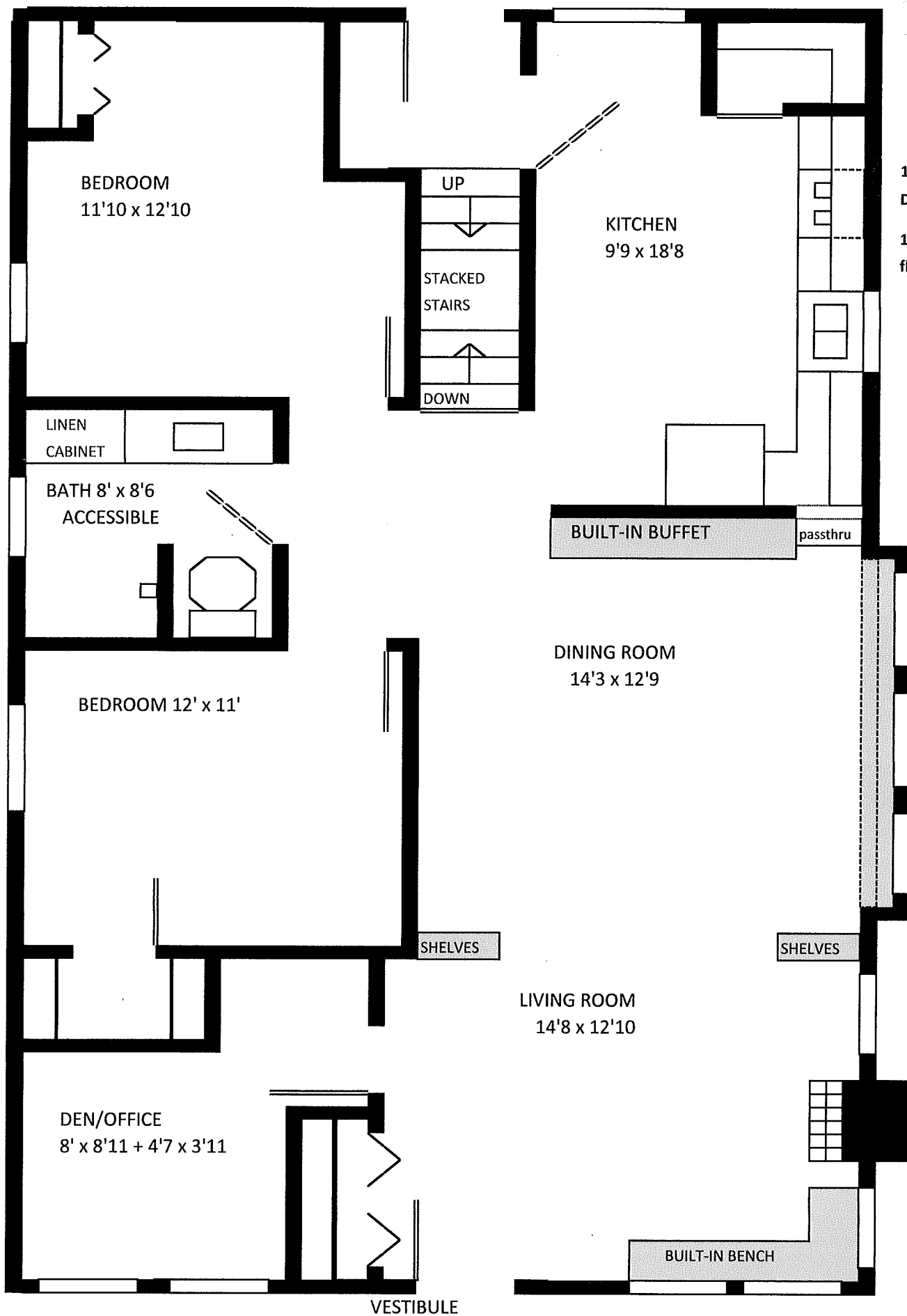
PREPARED FOR
 JEAN SCHROEPFER
 1185 DAYTON AVENUE
 ST PAUL MN

SITE LOCATION
 1185 DAYTON AVENUE
 ST PAUL, MN

Project Job Number	Sheet Number
2018146	1 of 1

DAYTON AVENUE





1185
Dayton
1st
floor

FILE
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1185
Dayton
2nd
floor

PROPOSED
KITCHEN/LAUNDRY
(See Attached)

*existing
laundry room*

UP

STACKED
STAIRS

DOWN

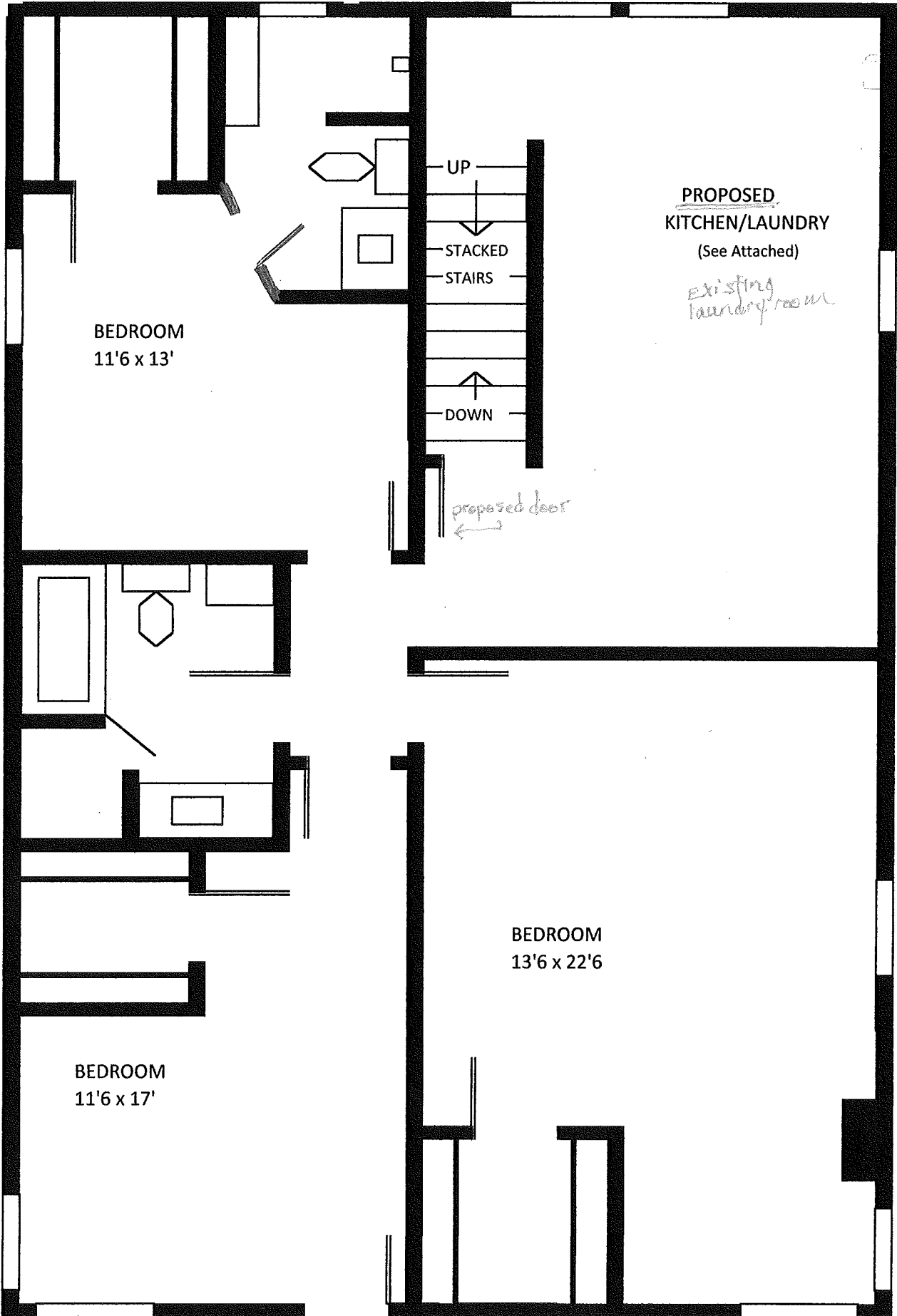
proposed door

BEDROOM
11'6" x 13'

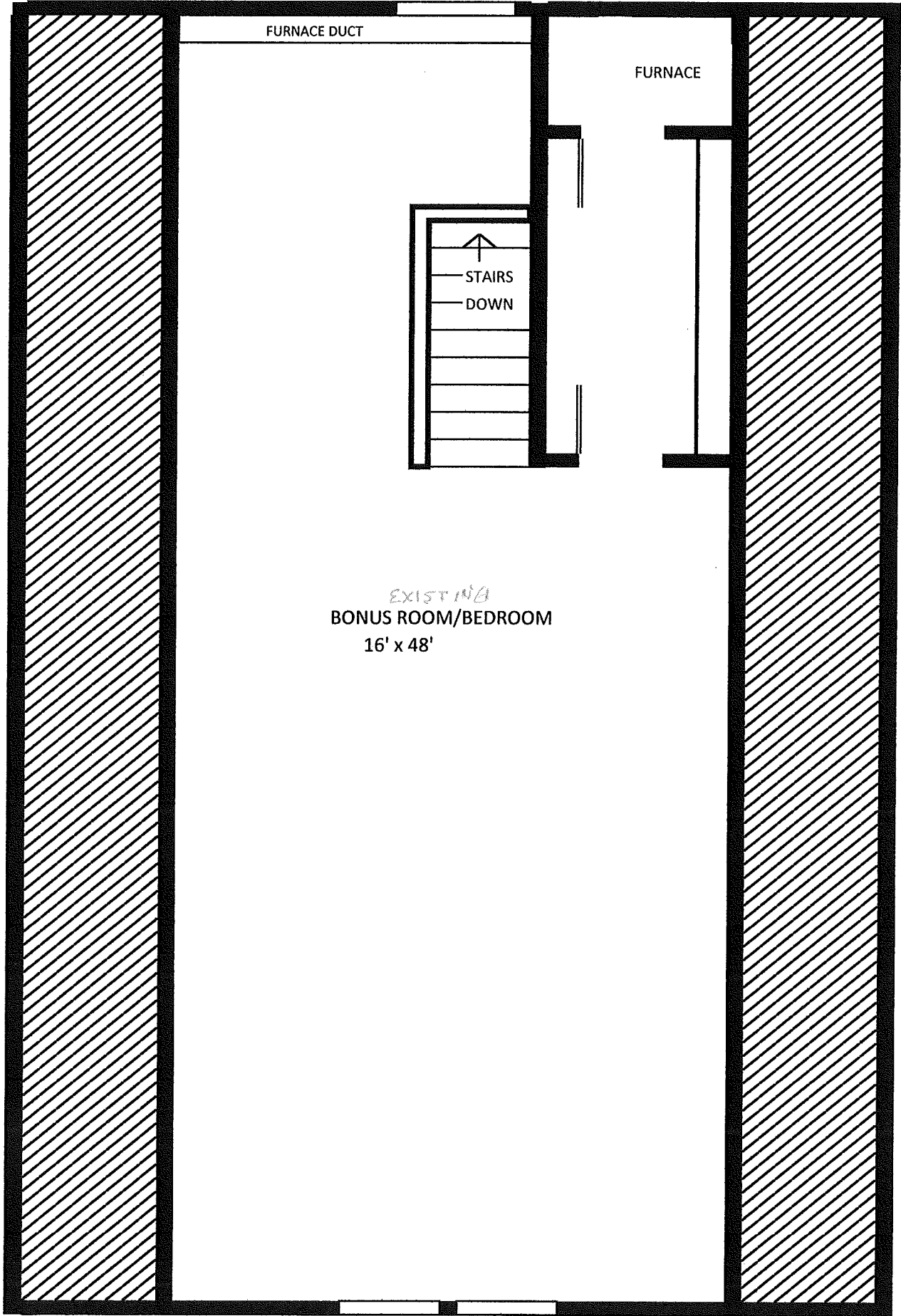
BEDROOM
13'6" x 22'6"

BEDROOM
11'6" x 17'

PORCH ATTIC



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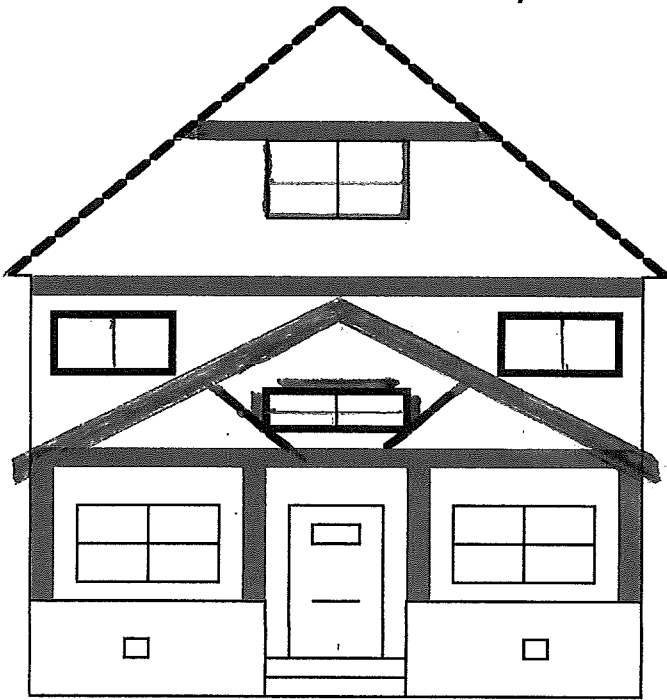


EXISTING
BONUS ROOM/BEDROOM
16' x 48'

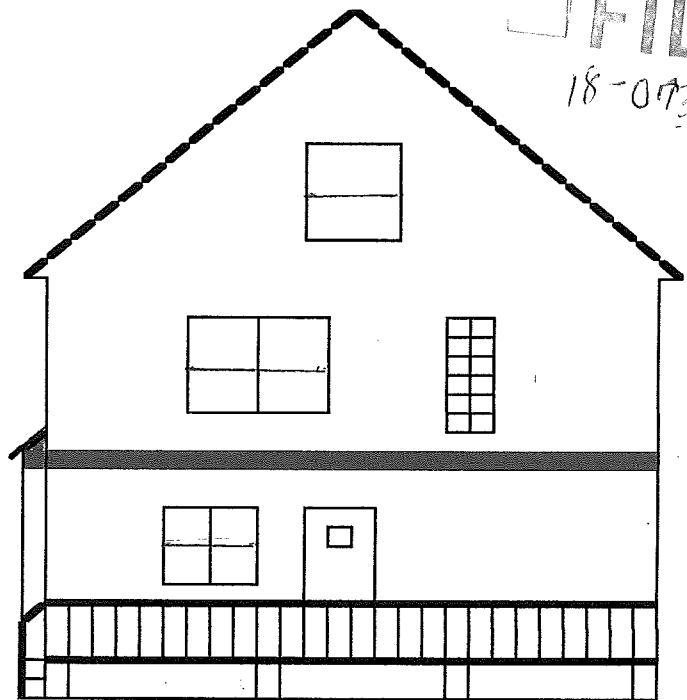
1185
Dayton
3rd
floor

1185 Dayton Avenue Elevations

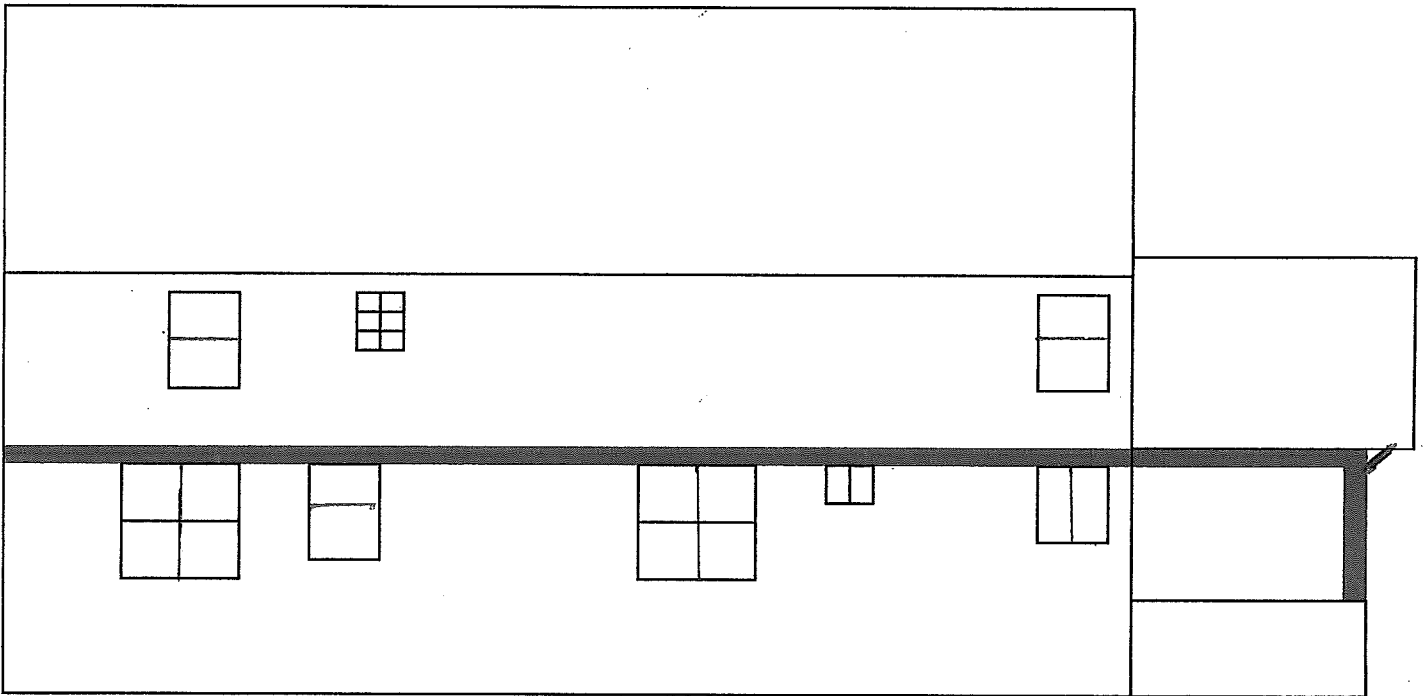
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SOUTH (FRONT)

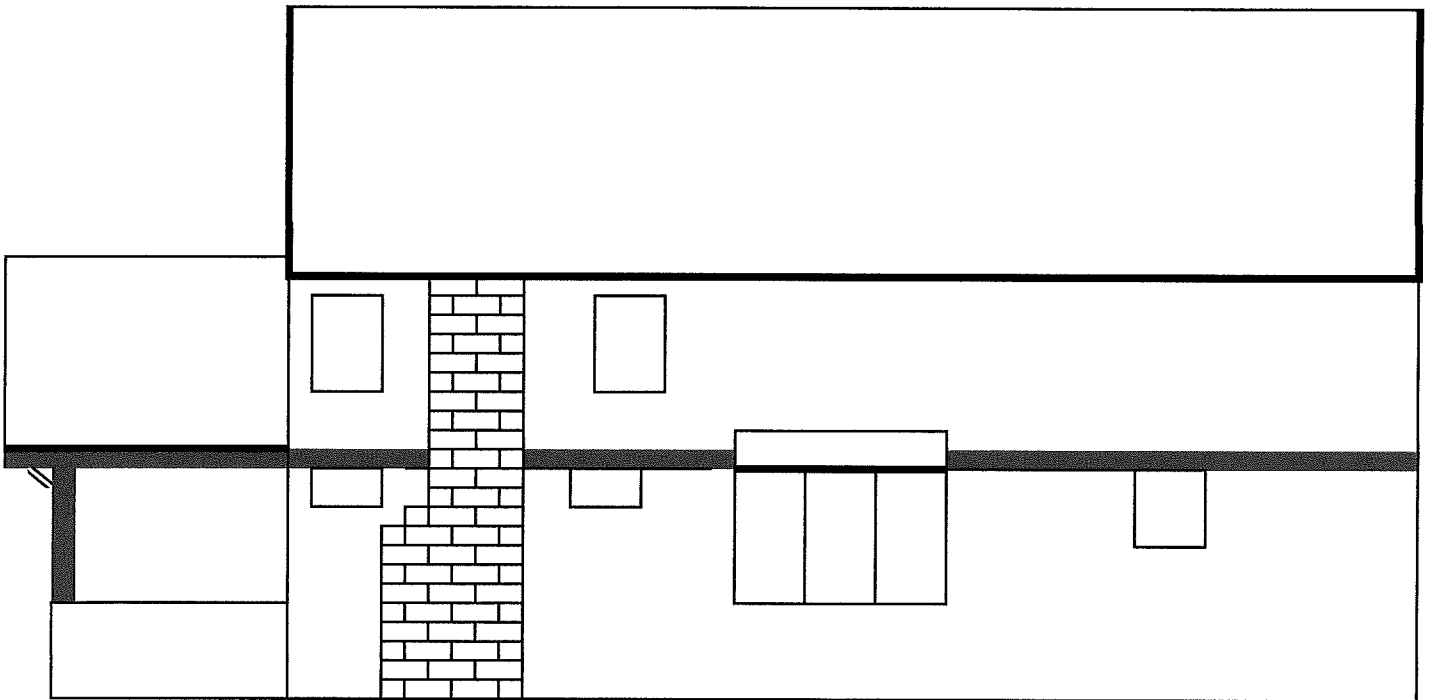


NORTH (BACK)



WEST

Notes:
Materials: roof: composition
siding: below trim: stucco
above trim & garage: fiber cement.

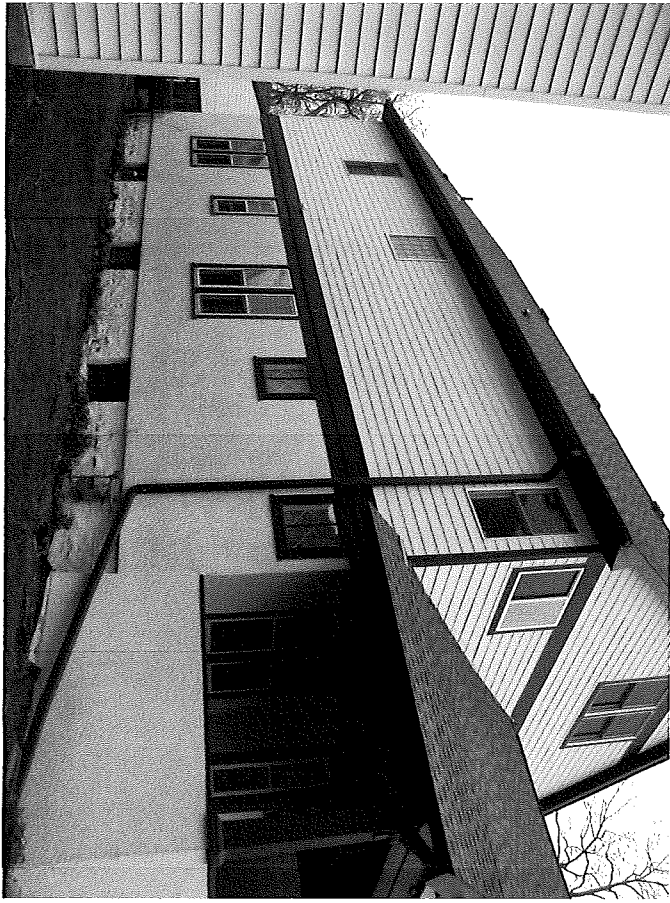


EAST

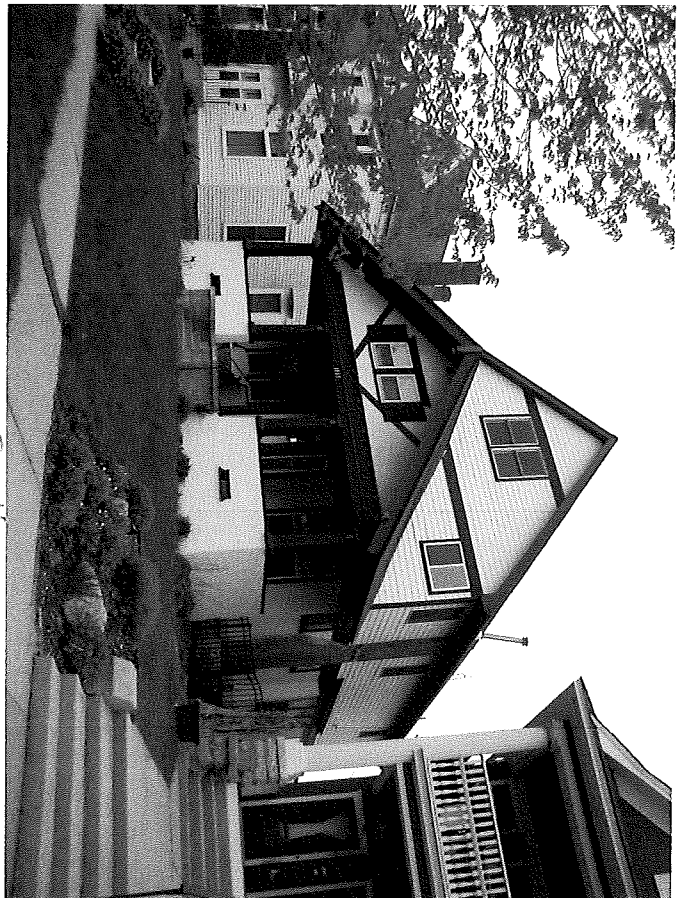
185 Dayton elevations



NORTH



WEST



SOUTH



EAST

LOT SIZES AND RESIDENTIAL PROPERTY USES SURROUNDING 1185 DAYTON AVENUE

MARSHALL south side														
PO #	1216	1212	1208	1204	1200	1196	1190	1186	1184	1180	1176	1172	1166	1162
Acres*	0.18	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.19
Multi-unit							2-3	2-3						church
TP Offsite [^]														

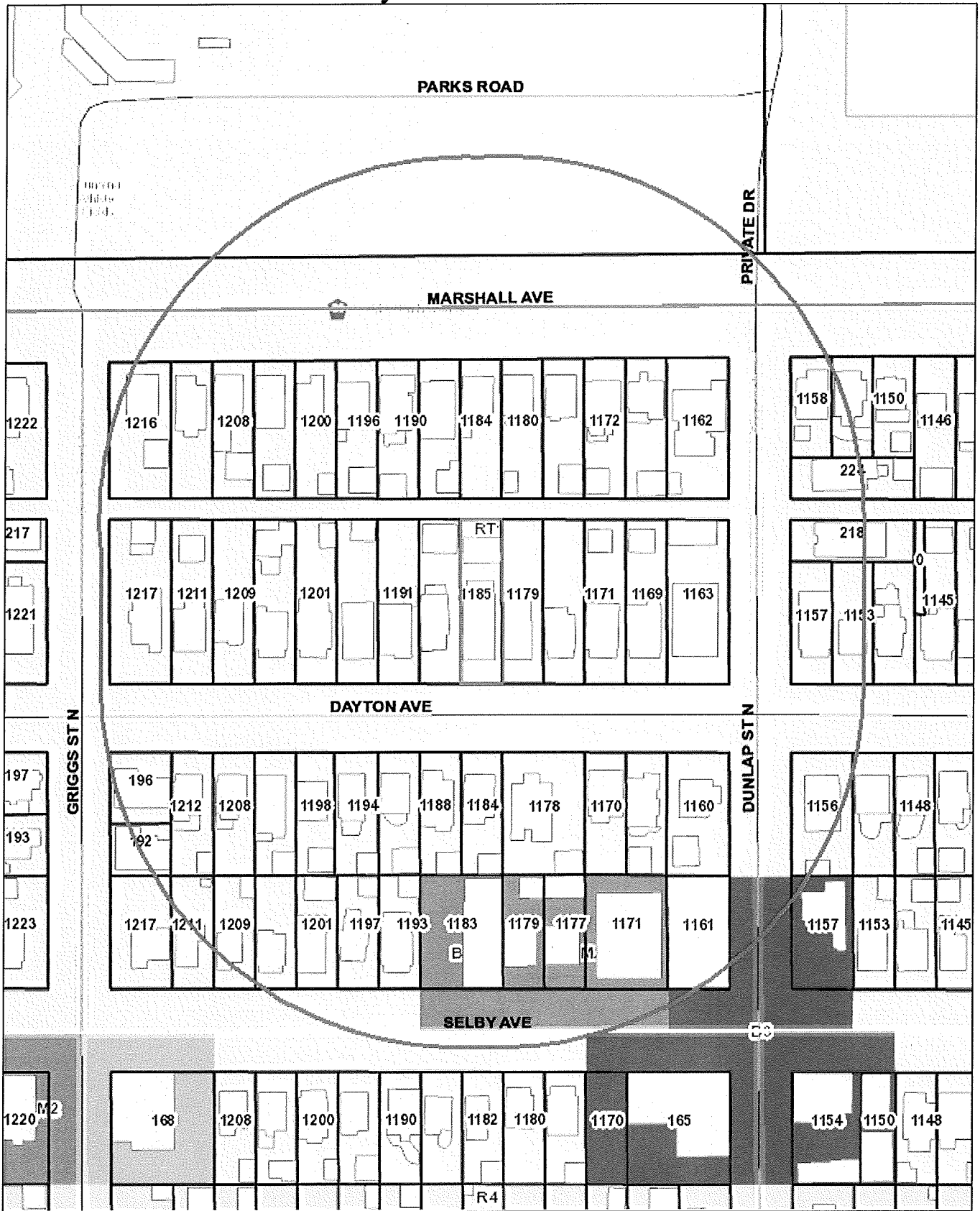
DAYTON north side														
PO #	1217	1211	1209	1205	1201	1197	1191	1187	1185	1179	1177	1171	1169	1163
Acres*	0.22	0.15	0.14	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.14	0.22
Multi-unit	4-6		2-3				2-3	2-3	2-3	2-3				4-6
TP Offsite [^]			X			X	X	X	X	X		X		

DAYTON south side														
PO #	196N.Gri	1212	1208	1204	1198	1194	1192	1188	1184	1178		1170	1168	1160
Acres**	0.10	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.22		0.11	0.11	0.16
Multi-unit				2-3	2-3			2-3			C.H.o.F. commune		2-3	
TP Offsite [^]				X						X				

* plus alley
 ** no alley
 .11A = 4791.6 sq. ft.
 .12A = 5227.2 sq. ft.
 .15A = 6534 sq. ft.
[^] Taxpayer address elsewhere

18-073088
FILE

1185 Dayton Avenue 18-073086



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Miles

Date: 6/18/2018 Time: 10:28:10 AM

Service Layer Credits: OTC GIS

The City of Saint Paul Office of Technology cannot accept any responsibility for errors, omissions, or positional inaccuracy in this map.

