



October 13, 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](mailto:david.eide@stpaul.gov).

**Property Address:** 1446 Summit Avenue

**Date of Hearing:** Monday, November 1, 2021

**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. [Click here to join the meeting](#)
2. Join by phone: (612) 315-7905, Conference ID: 475 401 656#

This property is located in the area represented by the Macalester Groveland 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 hearing and provide a recommendation to the BZA. Please contact the Macalester Groveland Community Council at (651) 695-4000 or at [alexa@macgrove.org](mailto:alexa@macgrove.org) if you are interested in participating in the neighborhood review process.

Public comment can be submitted to [dsi-zoningreview@stpaul.gov](mailto:dsi-zoningreview@stpaul.gov). Any comments and materials submitted by 2:00 p.m. on October 29, 2021 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 October 29, 2021 will not be provided to the BZA.



# 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 4th St.  
Saint Paul, MN 55102-1634  
(651) 266-6583

Zoning Office Use Only

File # 21-310398  
Fee Paid \$ 442.00  
Received By / Date D. Eide - 10/11/2021  
Tentative Hearing Date 11/01/2021

## APPLICANT

Name THOMAS SCHAROEDER  
(must have ownership or leasehold interest in the property, contingent included)  
Address 1446 SUMMIT AVE City ST PAUL State MN Zip 55105  
Email SCHAROETP@GMAIL.COM Phone 612-246-6517  
Name of Owner (if different) \_\_\_\_\_ Email \_\_\_\_\_  
Contact Person (if different) \_\_\_\_\_ Email \_\_\_\_\_  
Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

## PROPERTY INFO

Address / Location 1446 SUMMIT AVE ST PAUL, MN 55105  
PIN(s) & Legal Description LOTS 12 AND 13, BLOCK 4, WAIN'S ADDITION  
(attach additional sheet if necessary)  
TO ST PAUL, RAMSBY COUNTY, MN Lot Area \_\_\_\_\_ Current Zoning \_\_\_\_\_

**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 Section 63.501  
\_\_\_\_\_. State the requirement and variance requested.

Request to exceed total of 1,000 sq ft for  
accessory buildings on zoning lot

**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 ADDENDUM FOR DETAILS

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

SEE ADDENDUM FOR DETAILS

3. The variance will not permit any use that is not allowed in the zoning district in which the property is located.

SEE ADDENDUM FOR DETAILS

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

SEE ADDENDUM FOR DETAILS

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

10/10/21

### 1446 Summit Ave Variance Application

Requesting a variance to exceed the 1000 sq ft limit as follows:

1. New structure size of 1120 sq ft
  2. Existing contributing structure of 240 sq ft that has been severely damaged by a large old growth tree right next to the structure.
  3. Total accessory building footprint of 1360 sq ft – which will be at 20% density coverage of back yard of lot
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:
    - a. **During the HPC review process the existing secondary accessory structure was determined to be contributing by the HPC as the shed dates to the 1920s and must remain in place. This determination makes it difficult to comply with the ordinance since this small secondary garage reduces the size of the new proposed garage. Therefore, I am requesting an increase in total accessory building square footage for the property.**
    - b. **Due to the existing secondary garages proximity to an old growth maple tree and that tree impacting the building's structure (roots buckling the foundation and forcing the building to tilt more year over year). It is not usable for vehicle or boat/trailer storage and has relinquished it's use more or less to a garden shed. Upon consulting with multiple contractors, replacing the structure with a standard size single car garage would require removing the tree. It is our desire to save this tree. Realizing this the space needed was incorporated into the new proposed garage.**
    - c. **Ability to store all vehicles and trailer indoors, including full size crew cab style truck. Design has a 28 ft depth for structure so that the stairs to the attic space are internal for harsh winter weather conditions and safety. Shortening depth of structure would not allow clearance for vehicles from staircase to front of vehicle (4.5' width required for stairs).**
    - d. **Ability to use 3<sup>rd</sup> stall for storage of boat/trailer with increased length to keep stored indoors. Storing gardening and wood working tools necessary to keep up on repairs and restoration work of grounds and historic home. Reducing the depth and width of the garage would not afford enough workspace for workbenches and woodshop tools (Lathe, table saw, miter box, drill press, bandsaw, planer), while still enabling a vehicle or trailer to be parked in the stall.**
  2. The plight of the landowner is due to circumstances unique to the property not created by the landowner: Current property has an existing garage at 576 sq ft (being replaced with new garage) and another accessory shed structure (240 sq ft) that are in dis-repair.

**The existing secondary accessory structure (shed), while it has an overhead door, is unusable for storing vehicle/boat/trailer due to the low clearance of the overhead door (< 6 ft), which also shorter than normal size exterior entry door, small size in depth.**

**Building is rotting at the lower levels due to foundation being below grade and building is out of plumb from the trees root system. The build has so much movement it restricts the garage door from opening.**

The determination of the structure being deemed contributing and therefore needing to remain. This has caused for a greater reduction in the size of the proposed garage.



Building wall below grade and sided below grade, causing wood wall to accelerate rotting and decay.



Old Growth tree with root growing over driveway (and other roots under foundation causing foundation to buckle)





3. The variance will not permit any use that is not allowed in the zoning district in which the property is located:

**Proposed garage will be used to store vehicles and personal belongings, one stall to be used for woodworking and home restoration hobby and upper level used for additional living space in the future. 2 car stall used for storing vehicles and homeowner belongings.**

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

The proposed garage has been approved by HPC and accepted as compatible with other surrounding structure and not unusual for the accessory structure being planned. Look and style of the structure will be in the Colonial/Classic Revival style to match house.

Additionally, proposed garage size fits into surrounding area based on size of other nearby structures that exist in the alley.

Across the alley (1445 Grand Ave) exists a 4 car garage (1400 sq ft) for multi-unit housing:



At the end of the alley (1397 Grand Ave) exists a multi-vehicle garage (1326 sq ft) on 60 ft wide lot:



**Other factors for consideration:**

- 1. Density: Size of applicant lot with proposed is well below the 35% threshold.**

**Proposed structure: 1120**

**Existing structure :240**

**Total bldg. sq ft :1360**

**Backyard size: 6680 sq ft**

**Density: 20%**

- 2. Other garages near property and within Mac-Groveland that either exceed 1000 ft limit and/or exceed 35% density requirement with narrower 60 or 50 ft wide lots:**

- a. 1397 Grand Ave: 1452 sq ft with density of 43% of backyard as mentioned previously**

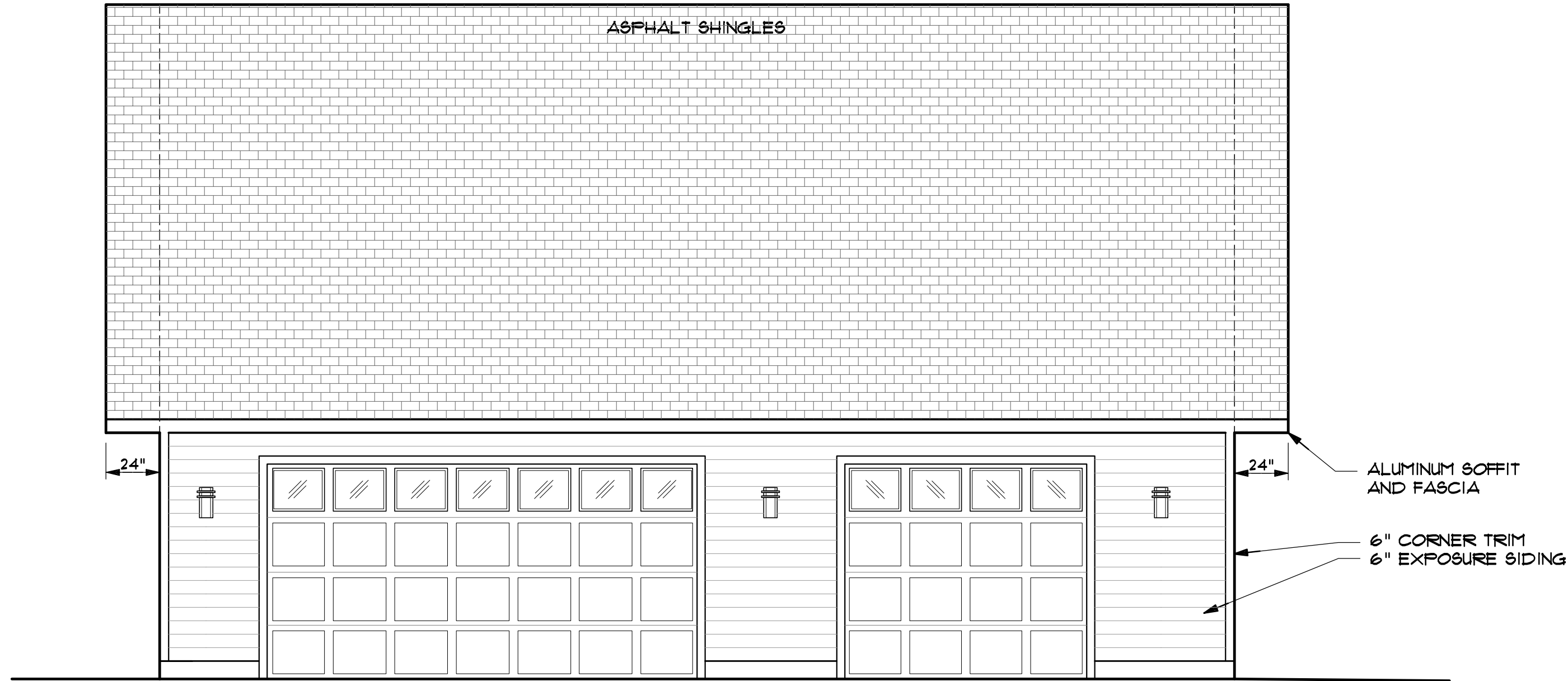
- b. 833 Portland: 1128 sq ft 4 car garage @ 42% density**

- c. 841 Portland: 1886 sq ft 4 car garage**

- d. 675 Goodrich: 1440 sq ft 3+ garage**

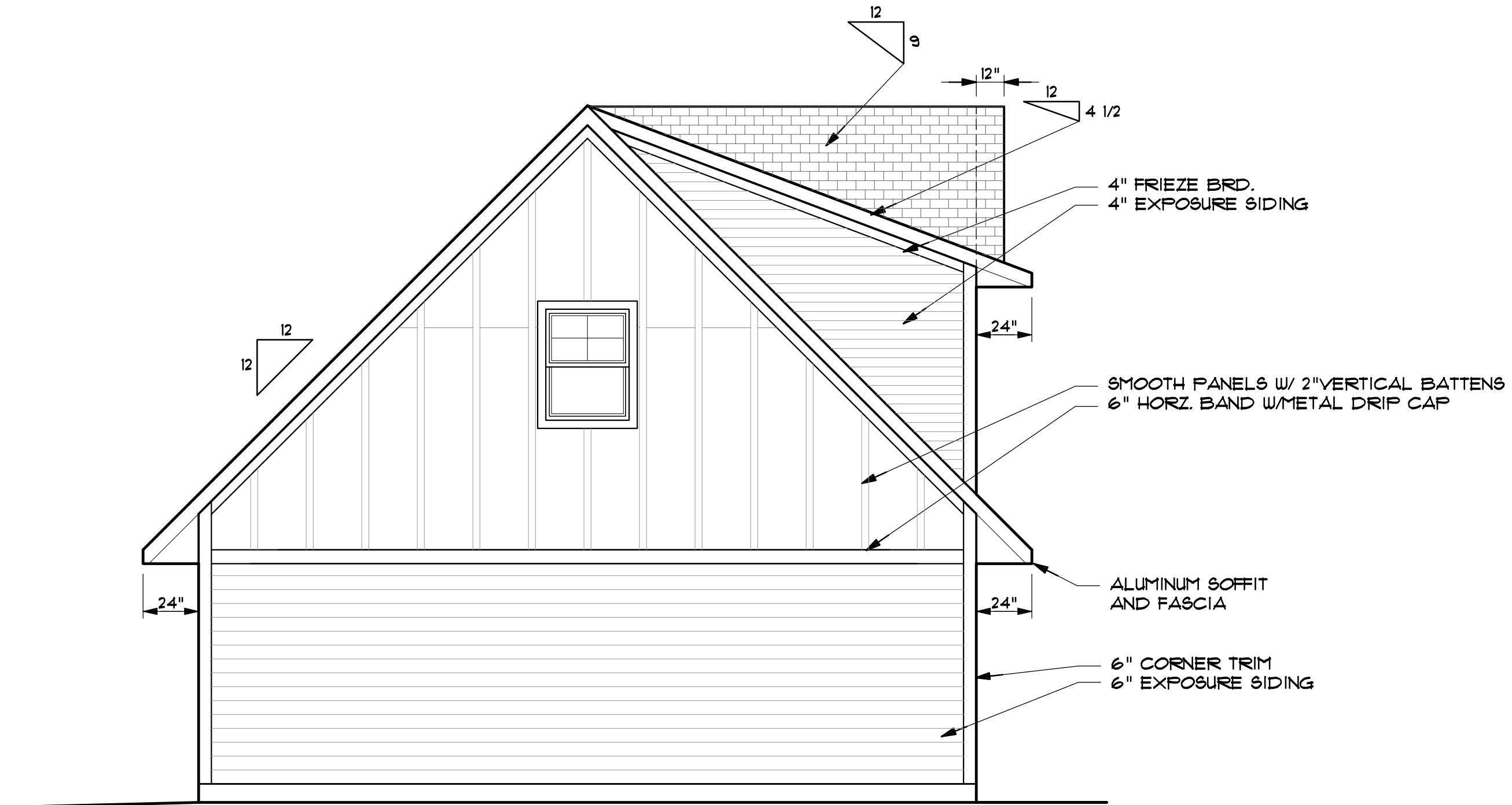
- 3. Size of garage and pitch of garage roof requested for subsequent solar panel installation for residence**

Respectfully submitted.



**FRONT ELEVATION**

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



**RIGHT ELEVATION**

SCALE: 1/8"=1'-0"

**PRELIMINARY DESIGN**  
**FOR BIDDING AND REVIEW PROPOSES ONLY**  
**DO NOT USE FOR CONSTRUCTION**

**CUSTOM**  
**RENOVATIONS & BUILDERS**

**Midwest Drafting & Design**  
 9990 Clifton Dr. (612) 910-8821  
 Mounds View, Mn 55112 MidwestDrafting@Comcast.net

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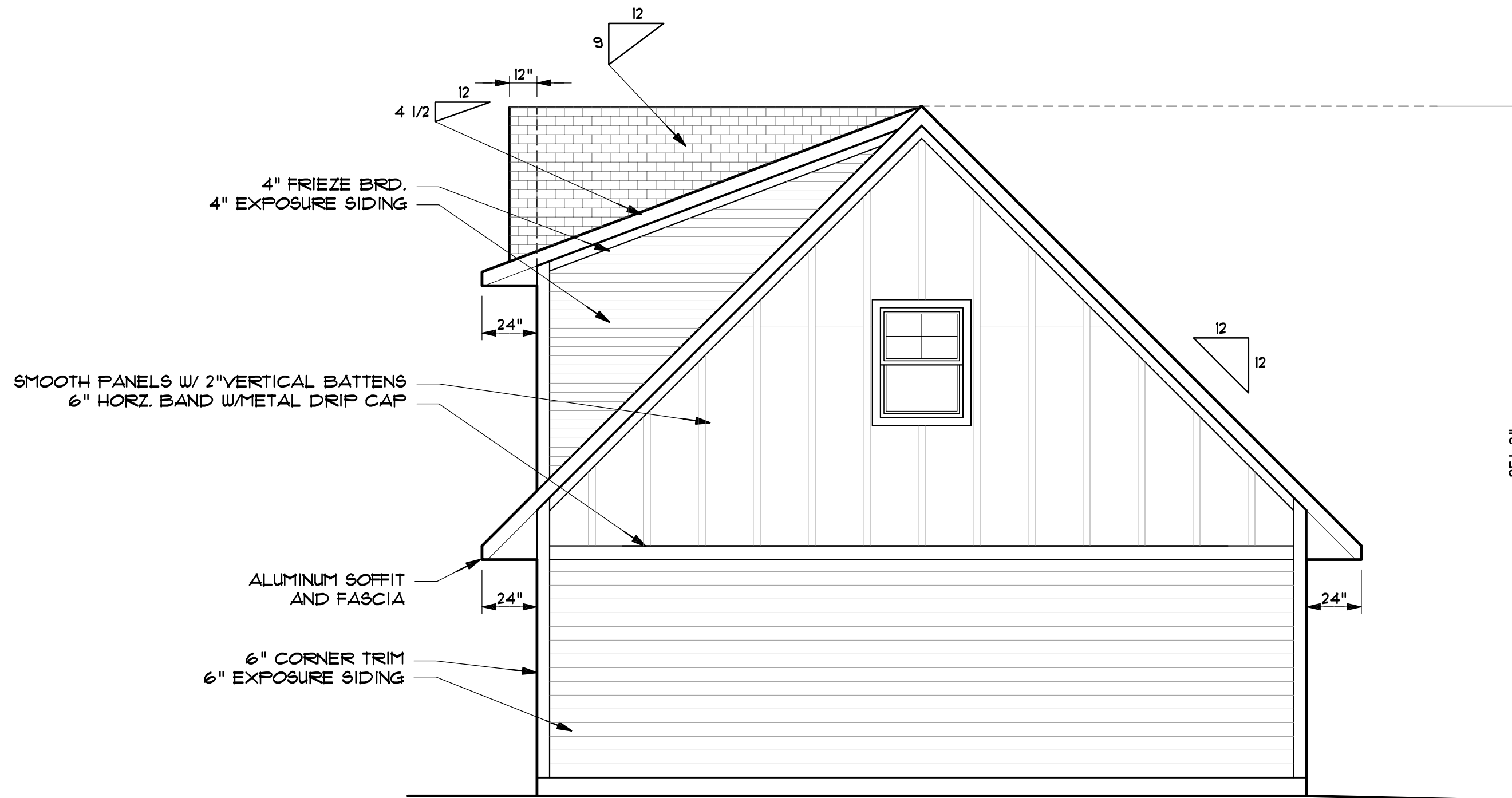
**FRONT AND RIGHT ELEVATION**

**PROJECT**

Unknown Residence  
 1446 Summit Ave  
 St. Paul, MN. 55113  
 CURRENT DATE: 06/28/2021

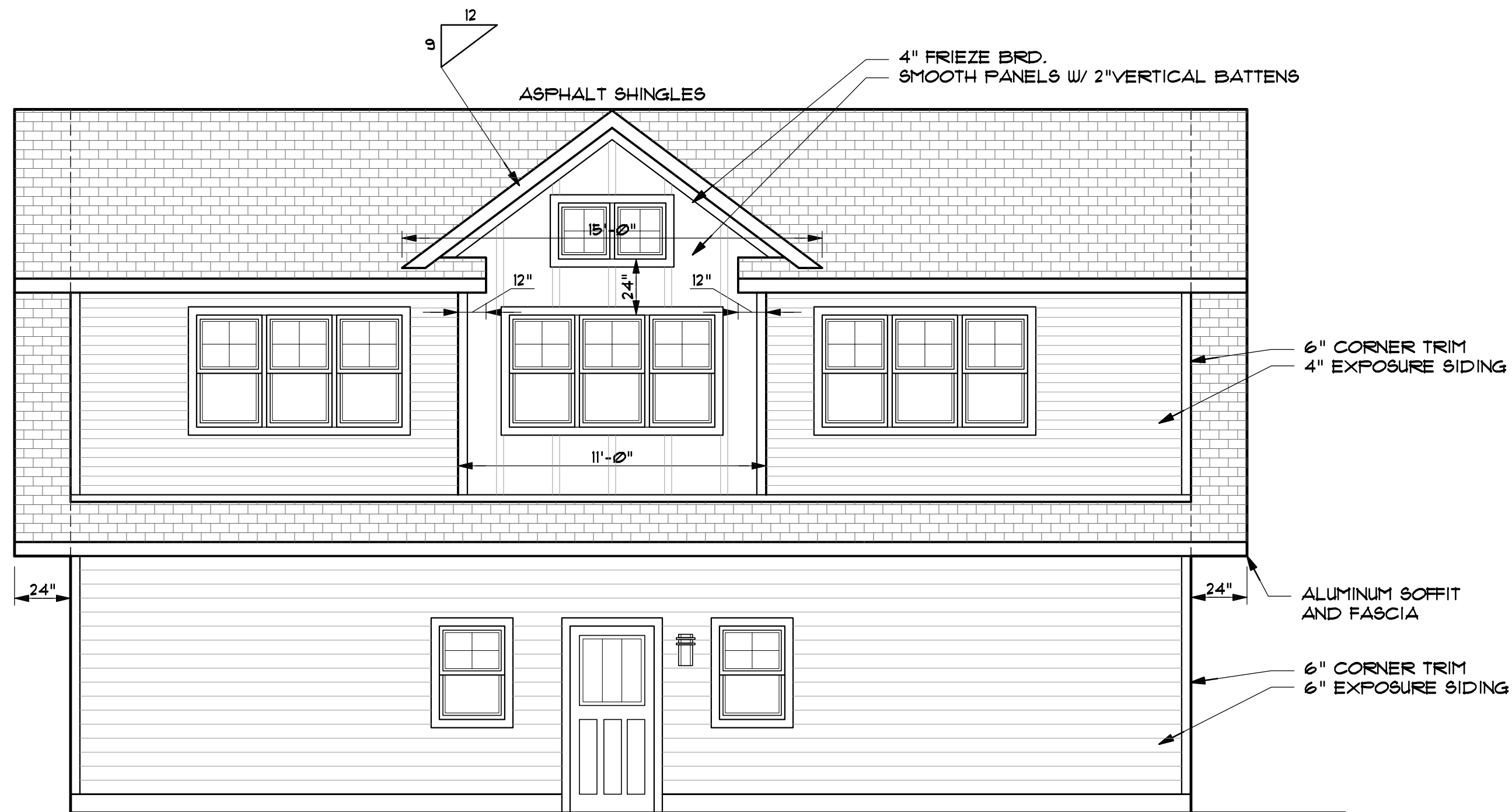
**A1**





**LEFT ELEVATION**

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



**REAR ELEVATION**

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

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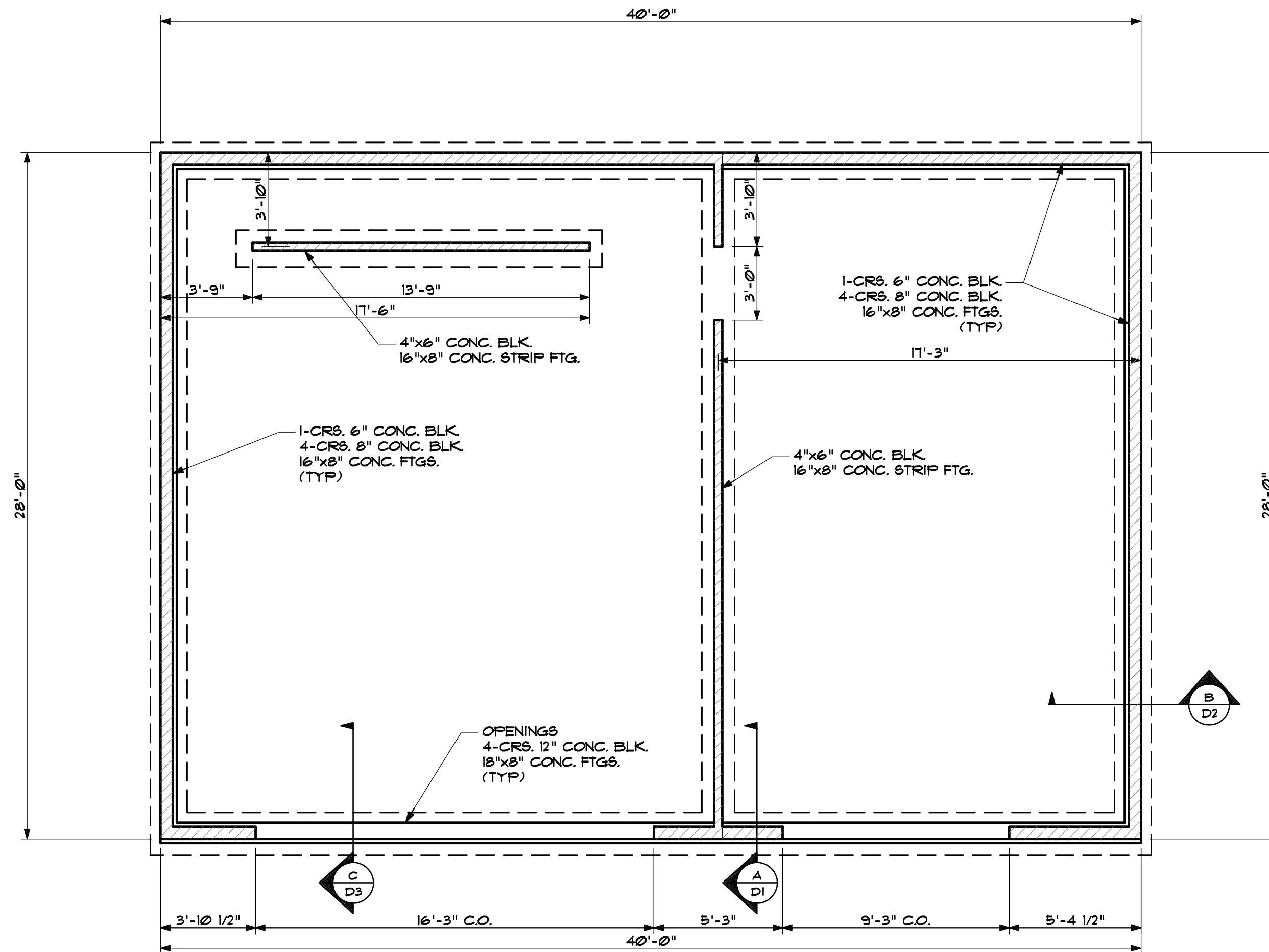
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**LEFT AND REAR  
ELEVATION**

**PROJECT**

Unknown Residence  
1446 Summit Ave  
St. Paul, MN. 55113  
CURRENT DATE: 06/28/2021

**A1**



**GARAGE FOUNDATION PLAN**  
SCALE: 1/4"=1'-0"

**NOTES:**  
 PROVIDE SOLID BEARING TO ALL POINT LOADS TO FOUNDATION.  
 LUMBER SUPPLIER TO VERIFY ALL STRUCTURAL MEMBER SIZES.  
 DIMENSIONS ARE FROM EXTERIOR STUDS TO CENTER OF STUDS ON INTERIOR WALLS.  
 WINDOW SIZES ARE LABELED IN INCHES. DOORS SIZES ARE LABELED IN FEET.  
 ALL HEADERS TO BE 2-2x10'S UNLESS NOTED OTHERWISE.  
 ALL SILLS, POSTS, BEAMS AND RAFTERS TO HAVE POSITIVE CONNECTORS, ANCHORS, OR TIES PER BUILDING CODE.  
 CONTRACTOR TO VERIFY ALL FIELD MEASUREMENTS PRIOR TO CONSTRUCTION.  
 CAULK AND FLASH ALL EXTERIOR OPENINGS.  
 FLASHING IS REQUIRED WHERE ROOF AND VERTICAL SURFACES MEET AND WHERE SIDING MATERIALS CHANGE.

**PRELIMINARY DESIGN  
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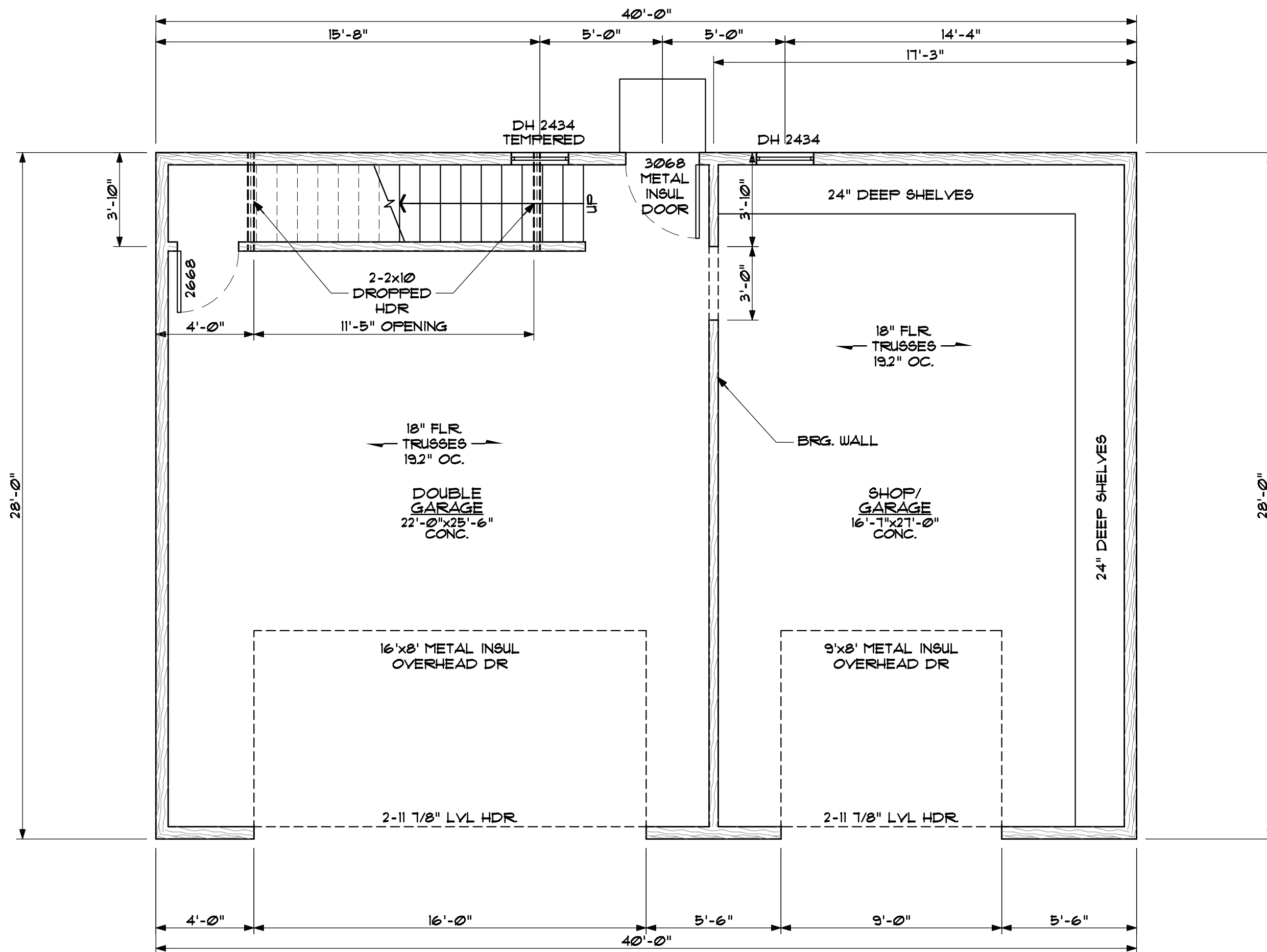
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**GARAGE  
 FOUNDATION PLAN**

**PROJECT**  
 Unknown Residence  
 1446 Summit Ave  
 St. Paul, MN. 55113  
 CURRENT DATE: 06/28/2021

**A3**



**MAIN LEVEL FLOOR PLAN**  
 SCALE: 1/4"=1'-0" 1064 SQFT.

**NOTES:**  
 PROVIDE SOLID BEARING TO ALL POINT LOADS TO FOUNDATION.  
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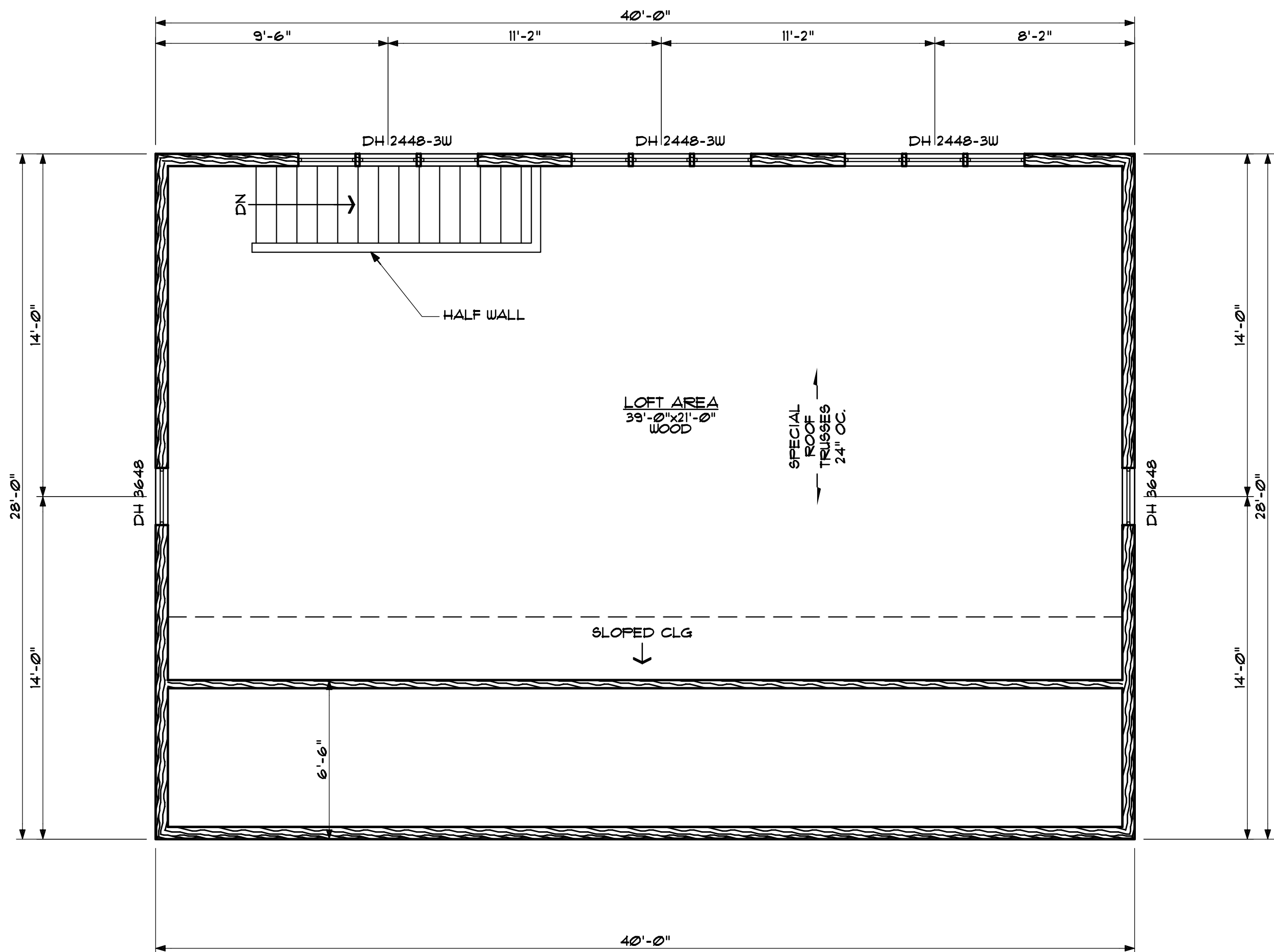
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 Mounds View, Mn 55112  
 (612) 910-8821  
 MidwestDrafting@Comcast.net

**MAIN LEVEL FLOOR PLAN**

**PROJECT**

Unknown Residence  
 1446 Summit Ave  
 St. Paul, MN. 55113  
 CURRENT DATE: 06/28/2021

A4



**SECOND LEVEL FLOOR PLAN**  
 SCALE: 1/4"=1'-0"  
 1064 SQFT.

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 & Design  
 5930 Clifton Dr.  
 Mounds View, Mn 55112  
 (612) 910-8821  
 MidwestDrafting@Comcast.net

SECOND LEVEL FLOOR PLAN

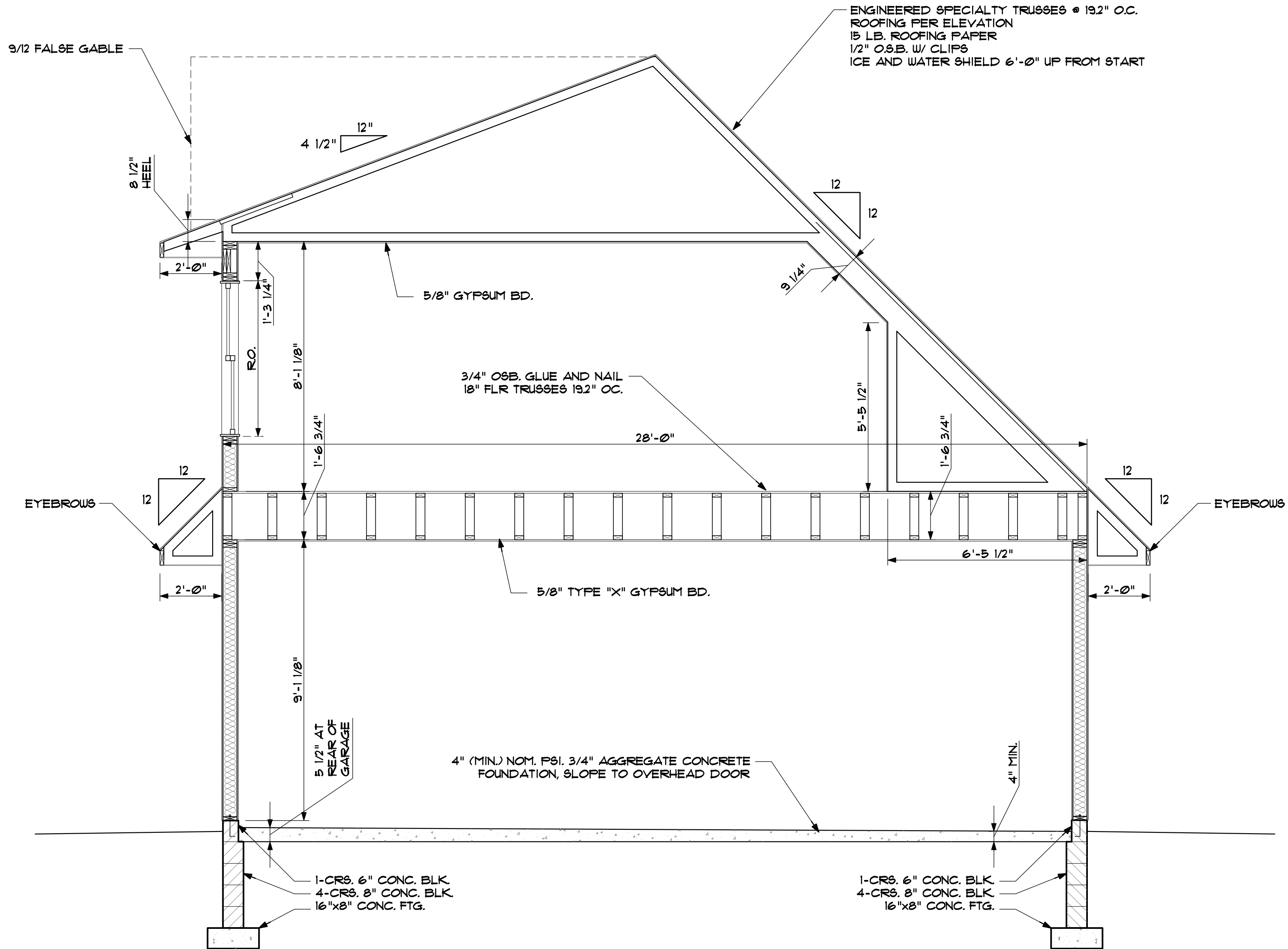
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PROJECT

Unknown Residence  
 1446 Summit Ave  
 St. Paul, MN. 55113  
 CURRENT DATE: 06/28/2021

A5





**A SECTION @ SPECIALTY TRUSSES AND FOUNDATION**  
 SCALE: 3/8"=1'-0"

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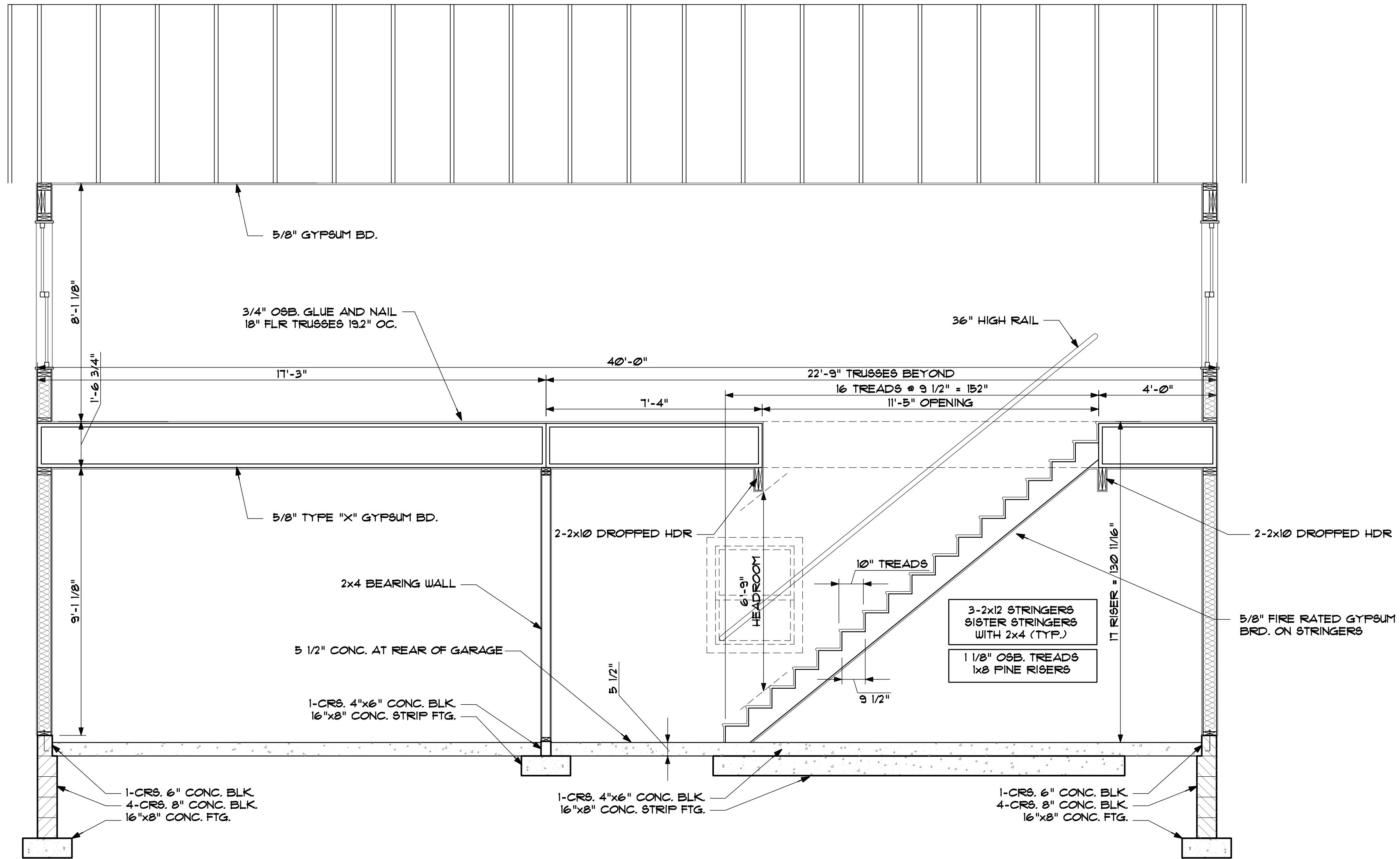
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SECTION @  
 SPECIALTY  
 TRUSSES AND  
 FOUNDATION

PROJECT

Unknown Residence  
 1446 Summit Ave  
 St. Paul, MN. 55113  
 CURRENT DATE: 06/28/2021

D1



**B** SECTION @ STAIR, FOUNDATION AND FLOOR TRUSSES  
 SCALE: 3/8"=1'-0"

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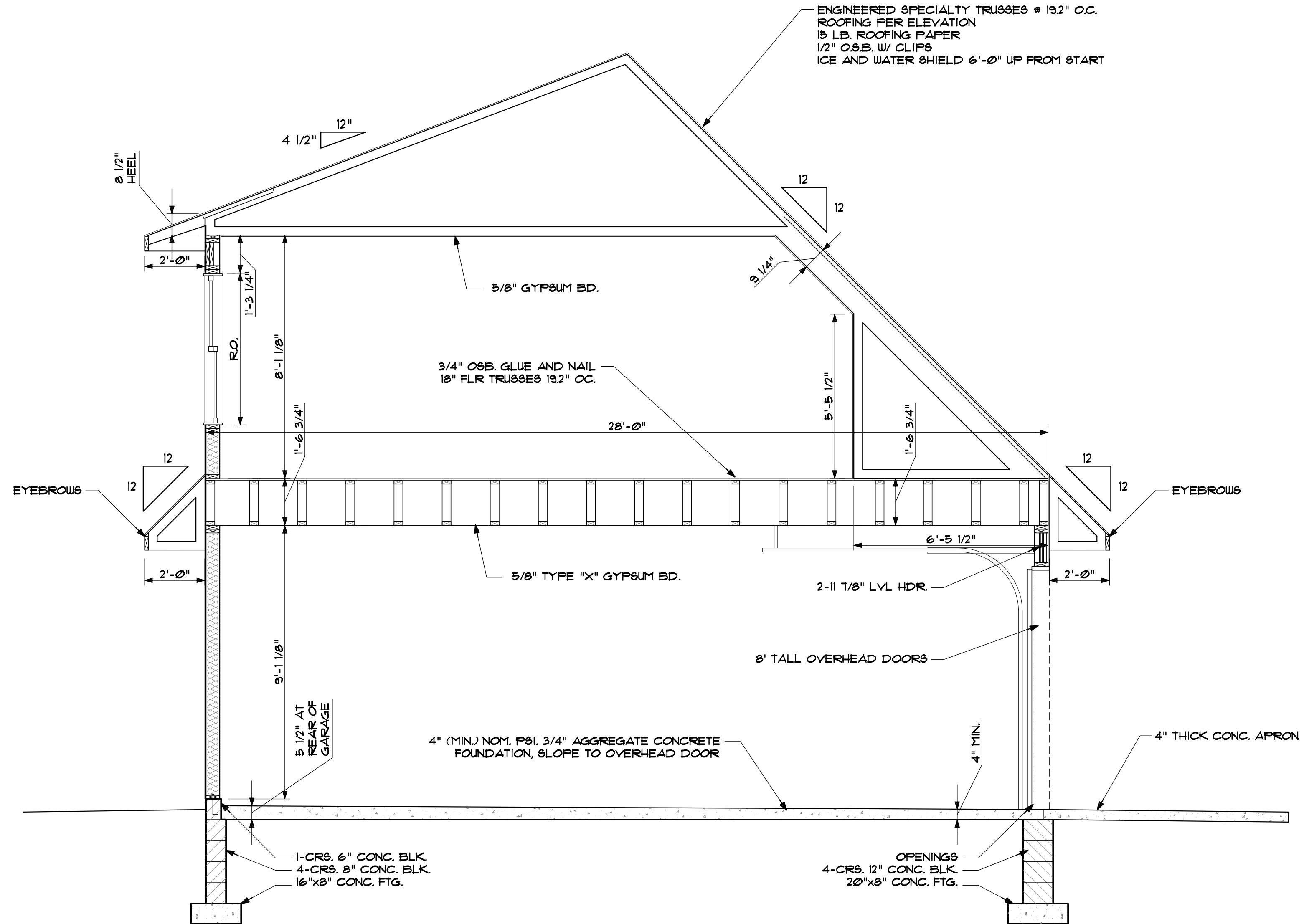
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SECTION @ STAIR,  
 FOUNDATION AND  
 FLOOR TRUSSES

PROJECT

Unknown Residence  
 1446 Summit Ave  
 St. Paul, MN, 55113  
 CURRENT DATE: 06/28/2021

D2



**C SECTION @ OVERHEAD DOORS AND FOUNDATION**  
 SCALE: 3/8"=1'-0"

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**SECTION @  
 OVERHEAD DOORS  
 AND FOUNDATION**

**PROJECT**

Unknown Residence  
 1446 Summit Ave  
 St. Paul, MN, 55113  
 CURRENT DATE: 06/23/2021

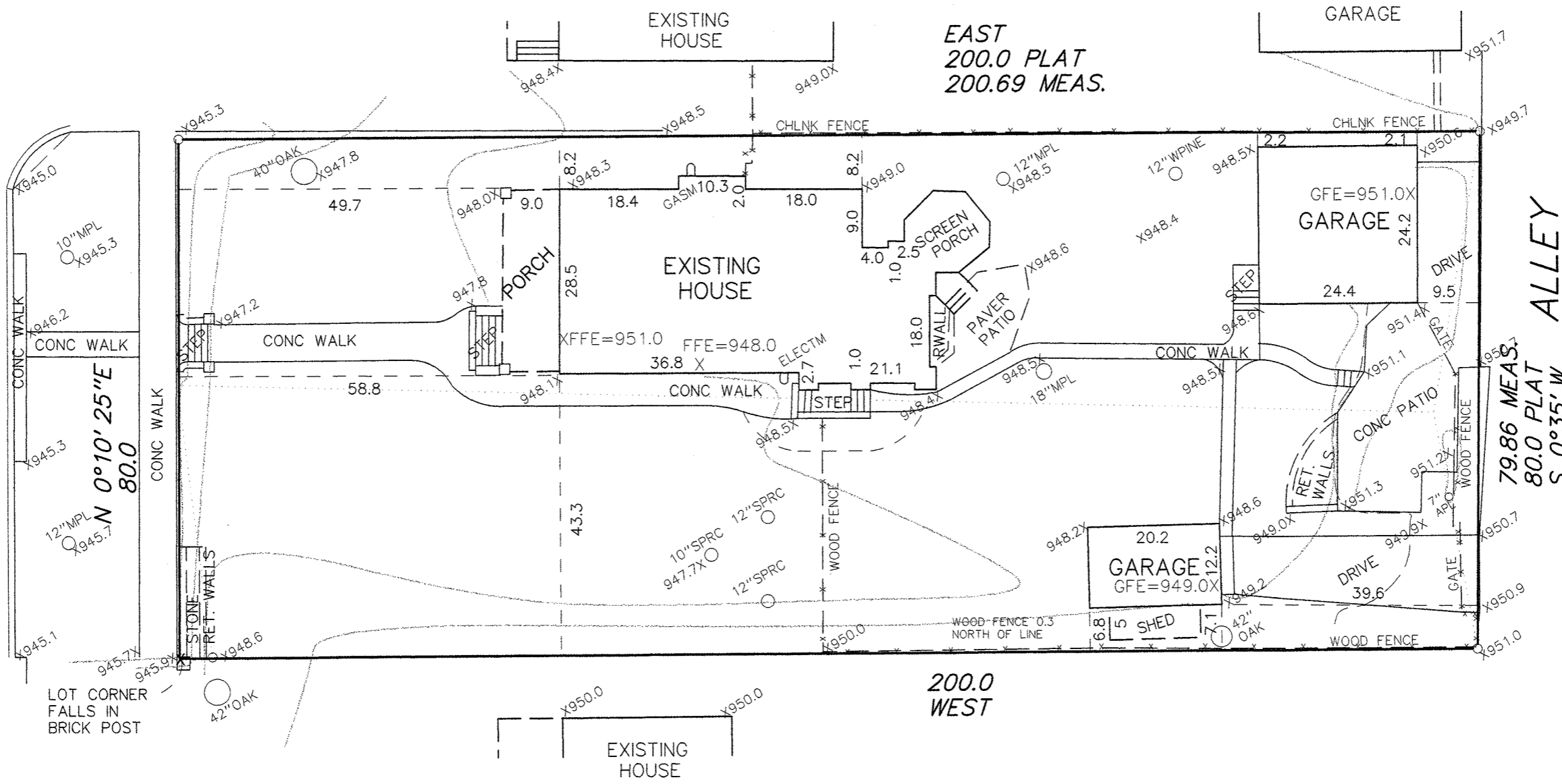
**D3**

**CUSTOM**  
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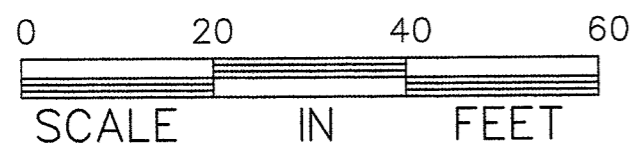
SUMMIT AVENUE



EAST  
200.0 PLAT  
200.69 MEAS.

ALLEY  
79.86 MEAS.  
80.0 PLAT  
S 0°35' W

200.0 WEST



- x992.5 = EXISTING SPOT ELEVATION.
- X(998.0) = PROPOSED SPOT ELEVATION
- ..... = DIRECTION SURFACE DRAINAGE
- COH = CANTILEVERED OVERHANG
- OHL = OVERHEAD UTILITY LINE
- GFE = GARAGE FLOOR ELEVATION
- TFE = TOP OF FOUNDATION ELEVATION
- LFE = LOWEST FLOOR ELEVATION

STRUCTURE HARDCOVER  
EXISTING  
HOUSE = 1720 SF  
PORCH = 250 SF  
GARAGES = 840 SF  
TOTAL = 2810 SF/17.5%

LEGAL DESCRIPTION:  
LOTS 12 AND 13, BLOCK 4,  
WANN'S ADDITION TO ST. PAUL,  
RAMSEY COUNTY, MN.

ADDRESS  
1446 SUMMIT AVENUE  
ST. PAUL, MN. 55105  
PID# 032823310084

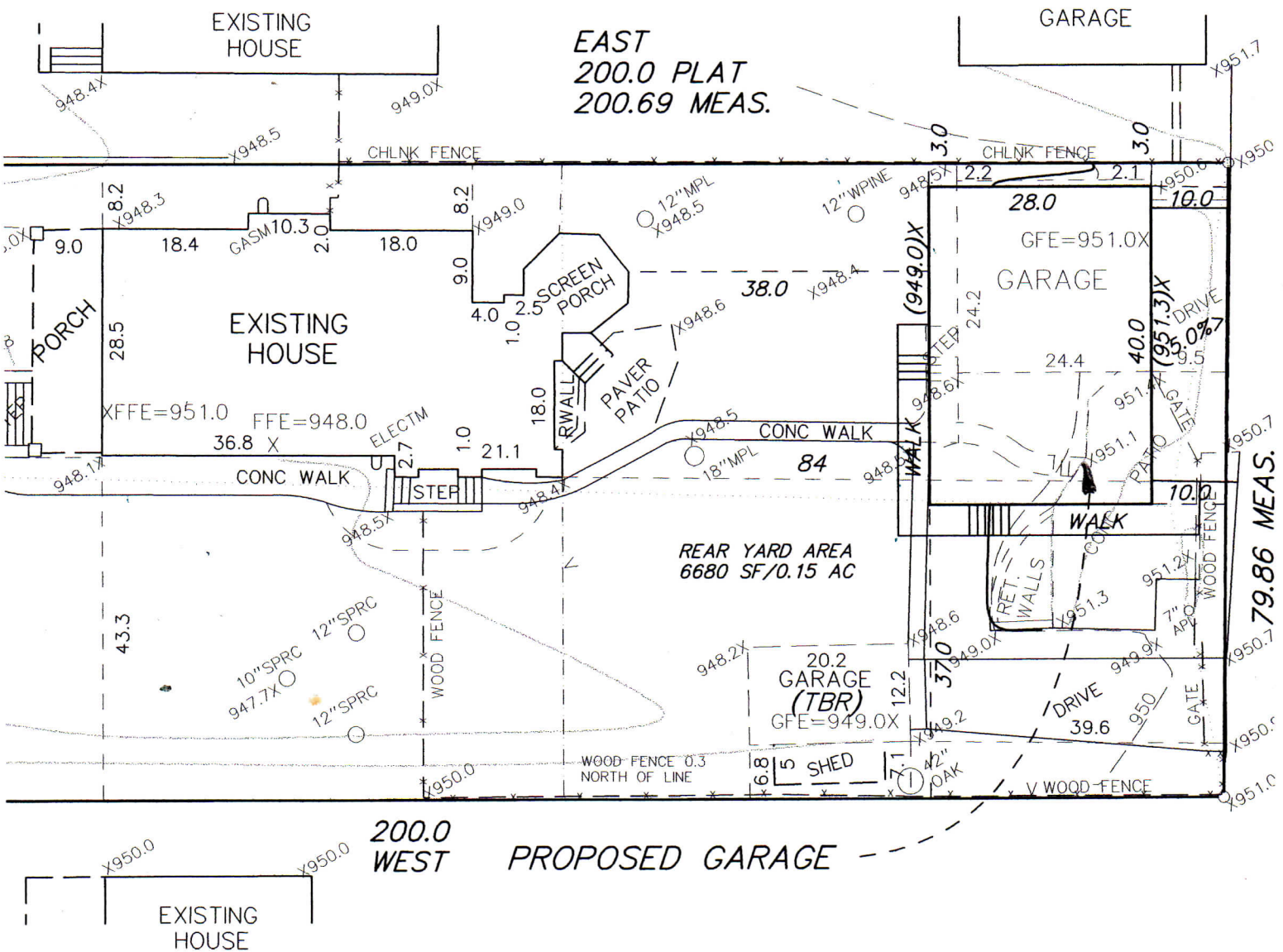
LOT AREA = 16017 SF/ 0.37 AC

Land  
Surveyor  
**Frank R. Cardarelle**  
6440 FLYING CLOUD DRIVE  
EDEN PRAIRIE, MN 55344  
952-941-3031

BUILDING PERMIT SURVEY  
for SCHROEDER RESIDENCE  
1446 SUMMIT AVE W

PROJECT NO.	BOOK
DATE MAY 5, 2021	PAGE
REVISIONS	
I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.	
FRANK R. CARDARELLE REG. NO. 6508	





STRUCTURE HARDCOVER  
EXISTING  
HOUSE = 1720 SF  
PORCH = 250 SF  
GARAGES = 840 SF  
TOTAL = 2810 SF/17.5%  
REARYARD AREA = 6680 SF

**PROPOSED**  
GARAGE = 1120 SF/7.0%  
16.7% REARYARD

TOTAL EXISTING TO  
REMAIN AND PROPOSED  
= 3090 SF/19.3%

LEGAL DESCRIPTION:  
LOTS 12 AND 13, BLOCK 4,  
WANN'S ADDITION TO ST. PAUL,  
RAMSEY COUNTY, MN.

ADDRESS  
1446 SUMMIT AVENUE  
ST. PAUL, MN. 55105  
PID# 032823310084

LOT AREA = 16017 SF/ 0.37 AC

**CITY OF SAINT PAUL  
HERITAGE PRESERVATION COMMISSION STAFF REPORT**

**ADDRESS:** 1446 Summit  
**APPLICANT:** Tom Schroeder  
**DATE OF REVIEW:** June 14, 2021  
**HPC DISTRICT:** Summit Avenue West Heritage Preservation District  
**PERIOD OF SIGNIFICANCE:** 1885-1938  
**CATEGORY:** Contributing                      **WARD:** 4                      **DISTRICT COUNCIL:** 14  
**CLASSIFICATION:** Demolition and New Construction  
**STAFF INVESTIGATION AND REPORT:** George Gause

**A. SITE DESCRIPTION:**

A one-story, two-car accessory structure currently occupies the area at the rear of the lot adjacent to the alley.

**B. BACKGROUND:**

The Charles Diether House is a two and one-half story, Classical/Colonial Revival style residence constructed in 1906. It has a bell-cast asphalt hipped roof, square plan, wood clapboard siding with wood shingles above the second story window sill level, and a limestone foundation. Windows are one-over-one double-hung. There is a full-width, hipped roof front porch and a corner screened porch at the rear. In the rear yard are a one-stall clapboard sided garage which is contributing, a two-stall, hardboard sided garage which is non-contributing, and a raised foundation and slab of a former garage.

**C. PROPOSED PROJECT:**

No work is proposed to the main structure or the one stall contributing garage. Proposal is for work at the rear of the parcel. The non-contributing two-car garage will be demolished to make way for construction of a two-story, three-car accessory dwelling unit (ADU) which will access the alley. The new outbuilding will be a gable roof structure with shed dormer. Siding will be cement fiberboard which will match the siding pattern of the main structure. Windows will be a clad or alternative material (possibly Fibrex).

**D. STAFF COMMENTS:**

Rear of the lot is not visible from the public ROW. The new proposed structure will be disconnected from the main house. The existing two-car garage will be demolished for the ADU. This garage was determined to be non-contributing to the district in the National Register nomination.

The height and scale of the proposed structure is compatible with accessory structures found along the alley. Materials will be visually compatible as well. This is the edge of the local historic district, but across the alley are several larger structures. There is also a ADU at the end of the alley.

As designed the bulk of the ADU will be facing inward toward the parcel. The view from the alley will be of a typical garage. The addition of density in Saint Paul via construction of ADU structures is encouraged by the Saint Paul Comprehensive Plan.

**E. PRESERVATION PROGRAM CITATIONS:**

***Summit Avenue West Heritage Preservation District Legislative Code Sec. 74-35-39.***

PRESERVATION PROGRAM CITATIONS	Meets?	COMMENTS:
<b>§74.69 Demolition</b>		
<i>The commission shall make written findings on the following: the architectural and historical merit of the building, The effect of the demolition on surrounding buildings, The effect of any proposed new construction... on surrounding buildings.</i>		Existing garage has been determined to be non-contributing to the district.

<b>§74.37 New Construction Guidelines</b>		
<i>(e)(3) Garages and parking. If an alley is adjacent to a dwelling, any new garage should be located off the alley.</i>	Yes	The proposed structure will be located and access the alley.
<i>(a) General Principles: These guidelines for new construction focus on general rather than specific design elements in order to encourage architectural innovation and quality design while maintaining the harmony and continuity of the district.</i>	Yes	The design is distinguishable as new, modern design, while addressing the established continuity. The structure will only be visible from the alley.
<i>(b) Massing and Scale: New construction should conform to the massing, volume, height, facade proportions and scale of existing surrounding structures.</i>	Yes	The structure is compatible with other surrounding structures and not unusual for an accessory structure.
<i>(c) Materials and Details: (2) Vinyl, metal or hardboard siding is acceptable only for accessory structures which are not visible from Summit.</i>	Yes	Materials will visually correspond to the main structure. The accessory building will not be visible from Summit Avenue.
<i>(d) Building Elements: (1) Roofs. There is a great variety of roof treatments along Summit, but gable and hipped roofs are most common. The skyline or profile of new construction should relate to the predominant roof shape of existing nearby buildings.</i>	Yes	Roof will be gable with a shed dormer.
<i>(d) Building Elements: (2) Windows and doors. The proportion, size, rhythm and detailing of windows and doors should be compatible with that of existing nearby buildings.</i>	Yes	Windows will be compatible with the main structure.

**F. STAFF RECOMMENDATIONS**

Based on the draft resolution findings and 12 conditions, staff recommends approval of demolition of a two-car garage and construction of a two-story, three-car accessory dwelling unit (ADU) at the rear of the main structure which will access the alley.

**G. SUGGESTED MOTION:**

I move to adopt the draft resolution which approves demolition of a two-car garage and construction of a two-story, three-car accessory dwelling unit (ADU) at the rear of the main structure which will access the alley at 1446 Summit Avenue as per the findings of fact, presented testimony, submitted documentation and information provided in the staff report.







Original one-stall outbuilding is not part of this application.



Garage that will be demolished

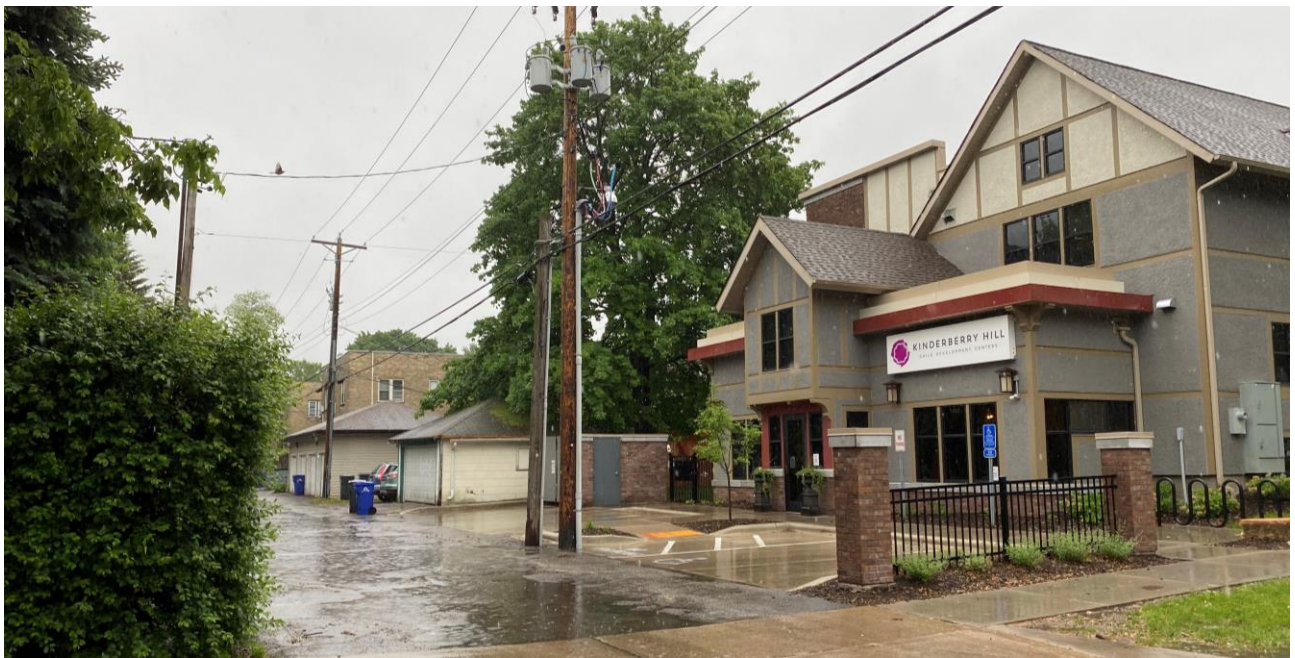


Across alley looking East





Across alley looking West



West entrance to alley



Nearby (outside district) ADU

- End -