

ing Review Worksheet

Address: 1629 Hartford Ave.

District Council: 15 Zoning: PA Proposed Use: add 2nd story on most of house

Date Submitted: 8 / 24 / 18 Date Completed: 12 / 18 / 18 Reviewed By: LS

Permit Number: 18 - 098004 *still too high 9/26/18 OK 12/18/18 fixed this 9/26/18*

Notes: ① Need variance for height. ② Needs articulation on W side on 2nd floor, maybe also on 1st floor. ③ W setback only 3.8'

Nonconforming Structures with Conforming Uses' (62.105)

- No Addition is on back of building or fills in jog on side of building
- No Does not alter the front façade
- No Does not create a building height greater than 22'-0"
- No Footprint or addition does not exceed 250 SF
- No Roof pitch on front third of building is not altered

Yes, it is NC structure w/ conforming use, BUT.

fixed this, 2nd floor wall setback 2.5" from 1st floor.

Principal Structure: Height (66.231)

Height Max: 22'

Proposed Height: 22'

~~QUESTION: When to measure; dormer or not a dormer?~~

District	1-13, 16-17, HPC	14 and 15 (*)
R1	30'	28' @ 10' SYSB
R2	30'	26' @ 8' SYSB
R3	30'	24' @ 6' SYSB
R4	30'	22' @ 4' SYSB

(*) In District 14 and 15, 1' can be added to every foot away from SYSB. Total max of 35'. (66.231)(L)

Principal Structure: Setbacks (66.231)

Setback	Cardinal Direction	Required Minimum Setback	Proposed
Front	<u>S</u>		<u>32' no change in front</u>
Side 1	<u>W</u>	<u>4</u>	<u>3.8'</u>
Side 2	<u>E</u>	<u>4</u>	<u>8.8'</u>
Rear	<u>N</u>	<u>25</u>	<u>43'</u>

Lot Coverage (66.232)

Lot Size: Dimensions: 40 x 127 = 5,080 SF plus 1/2 alley (40 x 8 = 320) = 5,400 ^{ft}

Principal Structure Size: 28.5 x 48.5 = 1,382 ^{ft}

Garage/Accessory Structure Size: 22.1 x 22.3 = 493 ^{ft}

Coverage = $\frac{1875}{5400} = 34.7\%$

(*) Principal Buildings must not exceed 35% of lot in Districts 1-13, 16-17, and HPC. All buildings must not exceed 40% of lot in Districts 14 and 15.

Building Width (66.233)

Minimum of 22' x 22'

Sidewall Articulation (Applicable in Districts 14 and 15, R1-R4, except HPC) (66.234)

W Compliant on Side 1 ~~PROBLEM: 1st floor: rear porch is not enclosed, 1st is NC. 2nd floor: Needs to bring in chimney??~~

E Compliant on Side 2 OK Has chimney 2 x 5 10" (De minimus)

if open, it can't be enclosed as proposed

(*) Articulations required for building faces greater than 35'. Articulations must be a minimum of 6' Length and 1' Width.

OK *1st floor rear porch is enclosed. W side 1st floor is NC. 2nd floor W side was revised to inset 14" as articulation. LS 1/11/18*

Change of art variance

Zoning Review Worksheet

Address: 1629 Hartford Ave.

District Council: 15 Zoning: R4 Proposed Use: 2nd story addition - front 2/3 of house.

Parking - Front Facing Attached Garages (63.501)

 Driveway Maximum of 12' width (except 4' wider than garage door within 30' from garage)

 Total Maximum Surface Parking 15% of lot area or 1000 SF, whichever is less

Stormwater/Rainwater Drainage

 No change in footprint or grading

Parking - Detached Garage (63.501)

OK Detached garage separated a minimum of 6' from principal structure 14'

NA Driveway Maximum of 12' width (except 4' wider than garage door within 30' from garage) 63.316

OK Total Maximum Surface Parking 15% of lot area or 1000 SF, whichever is less

Detached Garage or Accessory Structures (63.501)

Y Constructed in Rear Yard existing 2-car garage on alley.

Y Access to Alley

Y Off Street Parking shall not be in Front Yard

NA Garages shall be setback from the Front Lot Line at least as far as principal structure

NA Except in Rear Yard, Garage Doors facing public street shall be no more than 9' high

NA Except in Rear Yard, Garage Doors shall not exceed 60% of width of principal structure facing same street

NA Corner Lots, accessory structure set back from the street a distance equal to principal structure required setback

NA Rear Yard adjoining Side or Front Yard, set back from interior line a distance equal to minimum side yard of principal structure

OK All other lots, set back a minimum of 3' from all interior lines Existing 3.9'

OK Garage set 1' from alley existing 6.3'

OK Overhangs set back at least 1/3 distance of setback of garage wall or 1', whichever is greater

NA Setback waived when Maintenance Easement Agreement is recorded

Accessory Structure/Garage Lot Coverage (63.501)

Rear Yard Size: 40 x 43 SF = 1720

Garage/Accessory Structure Size: 493 SF

29% of rear yard

OK Accessory Structure less than 1000 SF

Zoning Review Worksheet

Address: 1629 Hartford

District Council: 16 Zoning: R4 Proposed Use: 2nd story addition

Design Standards (63.110)

- Primary Entrance
- Entrance located in front third of principal structure *no change*
- Delineated with roof overhangs, recessed entry, landscaping
- Direct pedestrian connection to street
- Face improved abutting street
- Located off a front porch, foyer, courtyard... *small porch*
- ~~Setback at least 8' from side lot line if door facing side~~

- In Pedestrian Oriented Commercial District
- Built up to public sidewalk
- Or new principal structures shall have a maximum front yard setback of 15'
- At intersections, hold the corner
- Primary entrance shall face an abutting public street

Building Materials and architectural treatments used on sides facing public street should be similar to principal façade

Visual impact of rooftop equipment shall be reduced

- Local/National Historic District
- District 14 or 15
- City of Saint Paul Historic District _____
- NRHP District _____
- City of Saint Paul River Corridor Overlay _____
- Tree Preservation Overlay

Zoning Review Worksheet

Address: 1620 Hartford Ave

District Council: 15 Zoning: R4 Proposed Use: 2nd story add'n

Window Glazing Percentages (63.110) not required for additions 120 SF and less

15% of total area of building faces on public street (front and side if on corner lot)
 10% of total area of building faces overall
 Window glazing measured on all construction greater than 120 SF

openings are OK.

Front: Cardinal Direction: S Street Face: Hartford

Wall: *complicated - see attached tracing paper.*
 528.63 sf
 $528.6 \times 15 = 79.3 \text{ sf required}$

Openings:
 $6 \times 3.5 = 21$
 $1.75 \times 2.5 = 4.38$
 $8 \times 4.5 = 36$
 $3 \times 7 = 21$
82.38 sf
15.6 %

See revised front calculations

Side 1 (or Public Face 2): Cardinal Direction: W Street Face: _____

Wall: *No drawing of west facade, but same area as east facade.*
 939.5 sf

Openings:
House has more than 10% windows without W side. No W elevation, I made estimates from axonometric illustration.
 $(3) 3 \times 3.5 = 31.5 \text{ sf}$
 $5 \times 4.5 = 22.5$
 $2.5 \times 4.5 = 11.25$
 $6 \times 5 = 30$
 $(2) 3 \times 1.25 = 7.50$
37.50

Side 2: Cardinal Direction: E

Wall:
 $42 \times 20.5 = 861$
 $10 \times 7 = 70$
 $\frac{1}{2} \times 4 \times 4.25 = 8.5$
939.5 sf

Openings:
 $3 \times 3.5 = 10.5$
 $4.25 \times 3.5 = 14.88$
 $3 \times 4.25 = 12.75$
 $2.5 \times 4.5 = 11.25$
 $2.5 \times 4.5 = 11.25$
 $5 \times 4.5 = 22.5$
 $3 \times 3 = 9$
 $3 \times 1.25 = 3.75$
 $3 \times 1.25 = 3.75$
96.11

Rear: Cardinal Direction: N

Wall: *also figured out on attached tracing paper.*
 594 sf

Openings:
 $6 \times 4.5 = 27$
 $3 \times 3 = 9$
 $14 \times 4 = 40$
 $3.25 \times 7 = 22.75$
 $5 \times 6 = 30$
128.75 sf

$+ 96.11$
 $+ 3.52$
99.63

Wall Total: 3001.6 SF
 $\times 10\% = 300.2 \text{ sf required}$

Opening Total: 344.7 SF
 total 11.6% openings

Zoning Review Worksheet

Address: 1629 Hartford Ave. - revision 12/13/18

District Council: 15 Zoning: R4 Proposed Use: 2nd story addn

Window Glazing Percentages (63.110) not required for additions 120 SF and less

Reviewed
12/13/18

15% of total area of building faces on public street (front and side if on corner lot)
10% of total area of building faces overall
Window glazing measured on all construction greater than 120 SF

Revised house front

Front: Cardinal Direction: S Street Face: Hartford

Wall

12.25 x 26	=	318.5
6.25 x 26	=	162.5
1/2 x 4.25 x 26	=	55.25
1/2 x 7 x 1.5	=	5.25
<hr/>		
		541.5
Less 1st floor roof:		-24.5
14 x 1.75	=	24.5
<hr/>		
		517

17.3%⁹

Openings

6.5 x 2.5	=	16.25
6.5 x 2.5	=	16.25
3 x 7	=	21
8 x 4.5	=	36
<hr/>		
		89.5

517 x .15 = 77.6 # required

Side 1 (or Public Face 2): Cardinal Direction: W Street Face: _____

Wall Openings

No change from earlier review
939.5 #

Side 2: Cardinal Direction: E

Wall Openings

No change
939.5 #

Rear: Cardinal Direction: N

Wall Openings

No change

594 #

11.9%⁹

Wall Total: 2990 SF

Opening Total: 355.30 SF

Zoning Review Worksheet

Address: _____

District Council: _____ Zoning: _____ Proposed Use: _____

Design Standards (63.110)

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_____ *Direct pedestrian connection to street*

_____ *Face improved abutting street*

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_____ *Setback at least 8' from side lot line if door facing side*

_____ In Pedestrian Oriented Commercial District

_____ *Built up to public sidewalk*

_____ *Or new principal structures shall have a maximum front yard setback of 15'*

_____ *At intersections, hold the corner*

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_____ Building Materials and architectural treatments used on sides facing public street should be similar to principal façade

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_____ Local/National Historic District

_____ *District 14 or 15*

_____ *City of Saint Paul Historic District* _____

_____ *NRHP District* _____

_____ *City of Saint Paul River Corridor Overlay* _____

_____ *Tree Preservation Overlay*