



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 # 24-077286

Fee Paid \$ 856.00

Received By / Date D. Eide - 9/6/2024

Tentative Hearing Date 9/30/2024

APPLICANT

Name GB REALTY ACQUISITIONS, LLC c/o McClay-Alton, PLLP
(must have ownership or leasehold interest in the property, contingent included)
Address ATTN: Brian D. Alton 951 Grand City St. Paul State MN Zip 55105
Email brian@mcclay-alton.com Phone _____
Name of Owner (if different) DACOTAH PROPERTIES LLP Email t.ericksonn@me.com
Contact Person (if different) Tom Erickson Email _____
Address 286 East 6th Street City St. Paul State MN Zip 55101

PROPERTY INFO

Address / Location 287 East 6th Street
PIN(s) & Legal Description 312922440081
(attach additional sheet if necessary)
See attached legal description _____ Lot Area .7322 acres Current Zoning B5

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 65.785
Storage facility exceeding 15% of gross floor area. 85% requested.

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 ATTACHED

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

Date

9-3-24

MCCLAY • ALTON, P.L.L.P.
ATTORNEYS

ROBERT M. MCCLAY
BRIAN D. ALTON*

951 GRAND AVENUE
ST. PAUL, MN 55105
FAX: 651-290-2502
651-290-0301

*Also Licensed in Wisconsin

September 6, 2024

Department of Safety and Inspections
Zoning Section
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

RE: 287 E. 6th Street

Dear Madam or Sir:

On behalf of Global CRES, please find enclosed a Zoning Variance Application for the above referenced property. Also enclosed is the site plan, related documents, survey and \$856.00 filing fee.

I understand that a tentative date for a hearing before the Board of Zoning Appeals is September 30, 2024.

Please process this application in the usual manner. Please contact our office if you need any additional information. Thank you for your consideration.

Very truly yours,



Brian D. Alton
brian@mcclay-alton.com

Enc.

cc: David Eide, DSI via email
Bernardo Simões via email

287 East 6th Street
ATTACHMENT TO ZONING VARIANCE APPLICATION

Applicant: GB REALTY ACQUISITIONS, LLC (Buyer)
Bernardo Simões, *Senior Vice-President*
(760) 330-2994 bsimoes@global-cres.com
1947 Camino Vida Roble / Suite 280 / Carlsbad, CA / 92008

Owner: DACOTAH PROPERTIES LLP

INTRODUCTION:

Global Storage Partners, or an affiliate, is purchasing the property located at 287 East 6th Street and plans to convert most of the area above, and exclusive of, the first floor of the building into a Class A self-storage facility.

APPLICABLE ZONING:

The property is zoned B5 and storage facility rental is a permitted use in the B5 Zoning District. The Applicant is requesting a variance of the limitation of 15% of the gross floor area devoted to storage. The building will remain mixed-use and no storage would be located on the first floor.

Sec. 65.785 - Storage facility, rental.

Standards and conditions in B4—B5 business districts

The facility shall be located within a mixed-use building, shall not exceed fifteen (15) percent of the gross floor area of the building, and shall not be located on the first floor (except for access) or skyway level.

FINDINGS FOR THE VARIANCE:

1. The variance is in harmony with the general purposes and intent of the zoning code.
The use for storage is a permitted use in a B5 zoning district.
2. The variance is consistent with the comprehensive plan.
The Comprehensive Plan supports use of the property for storage.
Comprehensive Plan, Land Use Chapter.
Policy LU-7. Use land use and zoning flexibility to **respond to social, economic, technological, market and environmental changes, conditions and opportunities.**
Policy LU-8. Ensure that zoning and infrastructure support environmentally and **economically efficient, resilient land use development.**
Policy LU-22. Continue to invest in Downtown and promote a **broad mix of uses...**
Policy LU-25. Continue to strengthen Downtown as a residential neighborhood that provides **services and amenities for people of all ages.**
Greater Lowertown Master Plan Summary.
Strategy 3.1. Prioritize building rehabilitation...
Objective 7.3. Investing in the amenities... that sustain values for all residents.

Objective 9.2. Promote the reuse of existing building stock...

Goals 9.5. Welcome and celebrate changes and investments in Lowertown.

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.

Limiting the storage facility to 15% of the building would prevent the conversion and adaptive reuse of this property. The building has several vacancies, and there is not a healthy market for new commercial and office tenants. The building is located in the Lowertown Historic District which prevents alteration of the façade. The building was originally designed and built for grocery warehousing and storage and, as a result, it is not conducive to be used for office or residential.

1. The windows are much higher than a standard office/residential building, and therefore impractical for these uses.
2. There are no windows on one entire side of the building.
3. There are two freight elevators and a loading area.
4. The floor plates are very deep, making office and residential uses unworkable with a building configuration that can't be modified.
5. The basement area is not functional for office and residential uses.
6. There is minimal onsite parking and no way to add additional spaces.

Using up to 85% of the building for storage is a reasonable request that will provide a needed amenity that is in close proximity to the growing residential population in downtown.

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

The location and configuration of the building and the existing market conditions that do not support other uses are unique circumstances, not created by the landowner.

5. The variance will not permit any use that is not allowed in the zoning district where the affected land is located.

The use for storage is a permitted use in the B5 zoning district.

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

It will not. The area of Lowertown is fully developed. There will not be any changes to the exterior of the building. The use is compatible with other permitted uses in a B5 zone and in the surrounding area.

Brian D. Alton
McClay-Alton, PLLP
951 Grand Avenue
St. Paul, MN 55105
651-290-0301
brian@mcclay-alton.com

Legal Description

Lots 3, 4 and 5, Block 5, Whitney and Smith's Addition to St. Paul, together with that strip of land lying between the Northerly line of said Lot 3 and the Southerly line of said Lot 5, if extended Easterly to Broadway Street in Kittson's Addition to St. Paul.

All that part of East 6th Street adjoining Lot 5, Block 5, Whitney and Smith's Addition to St. Paul that is described as follows:

Beginning at the most Southerly corner of said Lot 5; thence South 34 degrees 38 minutes 33 seconds East, along the Southeasterly extension of the Westerly line of said Block 5, a distance of 50.36 feet; thence North 55 degrees 30 minutes 56 seconds East, parallel with and 30.00 feet Northerly of the center line of said 6th Street, for a distance of 60.84 feet; thence to the left on a tangential curve having a central angle of 31 degrees 35 minutes 40 seconds and a radius of 198.00 feet for an arc distance of 109.18 feet to the Westerly line of Broadway Street in Kittson's Addition to St. Paul; thence North 35 degrees 02 minutes 33 seconds West, along said Westerly line, a distance of 21.11 feet; thence South 55 degrees 29 minutes 27 seconds West, along the Southerly line of said Lot 5 and its Northeasterly extension, a distance of 164.51 feet to the point of beginning.

All that part of Wall Street adjoining Lots 3, 4 and 5, Block 5, Whitney and Smith's Addition to St. Paul that is described as follows:

Beginning at the most Southerly corner of Lot 5 said Block 5, thence South 55 degrees 29 minutes 27 seconds West, along the Southwesterly extension of the Southerly line of said Lot 5, a distance of 0.10 feet; thence North 34 degrees 39 minutes 41 seconds West a distance of 150.60 feet to the intersection with the Southwesterly extension of the Northerly line of said Lot 3; thence North 55 degrees 16 minutes 58 seconds East, along said extended line a distance of 0.15 feet to the most Westerly corner of said Lot 3; thence South 34 degrees 38 minutes 33 seconds East, along the Westerly line of said Lots 3, 4 and 5, a distance of 150.60 feet to the point of beginning.

All that part of Broadway Street in Kittson's Addition to St. Paul that is described as follows:

Beginning at the intersection of the Westerly line of said street and the Northeasterly extension of the Southerly line of Lot 5, Block 5, Whitney and Smith's Addition to St. Paul; thence North 35 degrees 02 minutes 33 seconds West, along said Westerly line, a distance of 151.20 feet to the intersection with the Northeasterly extension of the Northerly line of Lot 3 said Block 5; thence North 55 degrees 16 minutes 58 seconds East, along said extended line, a distance of 0.55 feet; thence South 35 degrees 02 minutes 33 seconds East a distance of 50.40 feet, thence South 34 degrees 40 minutes 43 seconds East a distance of 100.80 feet to the point of beginning.

Ramsey County, Minnesota

Abstract Property

Title Survey for:
\\Dacotah Companies

Described as:

Lots 3, 4, and 5, Whitney and Smith's Addition to St. Paul, together with that strip of land lying between the Northernly line of said Lot 3 and the Southernly line of said Lot 5, if extended Easterly to Broadway Street in Kittson's Addition to St. Paul.

All that part of East 6th Street adjoining Lot 5, Block 5, Whitney and Smith's Addition to St. Paul that is described

as follows:

beginning at the most Southerly corner of said lot 5, thence South 55 degrees 35 minutes 33 seconds East, along the Southeasterly extension of the Westerly line of said Block 5, a distance of 50.25 feet; thence North 55 degrees 35 minutes 35 seconds East, parallel to said line, a distance of 30.00 feet; thence South 55 degrees 35 minutes 33 seconds East, a distance of 60.04 feet; thence to the left on the tangential curve having a central angle of 21 degrees 35 minutes 40 seconds and a radius of 100.00 feet, an arc distance of 10.04 feet; thence to the Westerly line of Broadway Street in Kitten's Addition to 31 Paul, thence North 35 degrees 52 minutes 35 seconds East, parallel to said line, a distance of 21.11 feet; thence South 55 degrees 29 minutes 27 seconds West, along the Southerly line of said Lot 5 and its Southeasterly extension, a distance of 184.51 feet to the point of beginning.

All that part of Vall Street adjoining Lots 3, 4, and 5, Block 5, Whitney and Smith's Addition to St. Paul that is described as follows:

beginning at the most Southerly corner of Lot 5 said Block 3; thence South 55 degrees 29 minutes 27 seconds West, along the Southwesterly extension of the Southerly line of said Lot 3, a distance of 150.00 feet to the intersection of the North 34 degrees 35 minutes 30 seconds East a distance of 150.00 feet to the intersection with the Southwesterly extension of the Northerly line of Lot 3; thence North 34 degrees 35 minutes 30 seconds East, along said extended line a distance of 0.15 feet to the most Westerly corner of said Lot 3; thence South 34 degrees 35 minutes 30 seconds East, along the Southwesterly extension of the Northerly line of Lot 3, a distance of 150.00 feet to the point of beginning.

All that part of Broadway Street in Killson's Addition
in Saint Paul that is described as follows:

beginning at the intersection of the Westerly line of said street and the Northeasterly extension of the Southerly line of Lot 3, Block 3, Whitney and Smith's Addition to Saint Paul, thence North 35 degrees 02 minutes 33 seconds West, along said Westerly line, a distance of 151.20 feet to the intersection with the Northeasterly extension of the Southerly line of Lot 2, said Block 3, thence North 55 degrees 10 minutes 58 seconds East, along said extended line, a distance of 0.55 feet; thence South 35 degrees 02 minutes 33 seconds East a distance of 50.46 feet; thence South 34 degrees 40 minutes 30 seconds East a distance of 100.20 feet to the point of beginning.

I certify to Deech Properties, L.P., First American Bank, National Association, and Commercial Partners, Ltd. L.L.C. and to their heirs, successors and assigns, that I have surveyed on the ground, the property legally described herein, and that the survey is complete and accurate; that this plat of survey is true and correct in all respects; that the size, dimensions, and locations of all of the boundaries of the property, buildings and other structures shown on the plat of the land, are as shown; that the water, sewer, gas, electric, telephone, and other set-back lines which affect said property are correctly and accurately shown hereon; and that there are no encroachments, easements, gaps, or other defects in the road, right-of-way, or adjacent line or lines which affect the property shown on the plat of the land.

Dated this 11th day of August 1907

Dr. Richard C. Benson, L.S.

No Chief Quaryas

Description as per Title Commitment 11509 First Supplemental

DRAWING NO. D2-142-87

Client	Design by JK	Original date 7-16-97	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 Wisconsin. <i>Robert C. Peterson</i> Date: 7-16-97 Wisconsin Exp. No. 23300
DACOTAH COMPANIES 281 E. 6TH STREET ST. PAUL, MN 55101	Drawn by JK	Revisions R-11-7-7	
DEVELOPMENT ENGINEERING, P.A. d.b.a. LAKE & LAND SURVEYING LAND SURVEYORS CIVIL ENGINEERS SOILS AND MATERIALS TESTING 1298 HUDSON ROAD, ST. PAUL, MN 55108 PHONE: (612) 776-6211	Survey book No. 97-2 S.A.P. number 972143	Page title SURVEY Sheet number 1 of 1	

NOTES:

UTILITIES SHOWN ARE FROM FIELD LOCATIONS AND
RECORD DRAWINGS. (CONTACT CIPHER STATE ONE-
CALL 48 HRS. BEFORE EXCAVATION FOR MORE
PRECISE LOCATION)

PROPERTY ZONING: R-3

ESTD: 214 2 ESTD: 214

FLOOD PLAIN DESIGNATION: ZONED X (NOT IN A FLOOD PLAIN)

David Eide

From: Brian Alton <Brian@McClay-Alton.com>
Sent: Wednesday, September 25, 2024 8:40 AM
To: David Eide
Cc: Jeff Houge; Bernardo Simoes; Tucker Lewis; Joe Zummo
Subject: FW: The Allen Building - 287 E. 6th St, St Paul
Attachments: Clint Blaiser Letter.pdf; McCullough.pdf; Repka Letter.pdf; Allen Building Window Height.pdf; Allen Building History.pdf

Think Before You Click: This email originated outside our organization.

David,
Please let me know if you need any additional information regarding the variance application. The Capitol River Council last night voted to recommend approval. I am sure that you will get a letter from Jon Fure.
I have attached three letters of support for the variance.
Also attached is some information received from Jeff Houge about the Allen Building and a photo showing the height of the windows. Jeff Houge, a real estate broker, states that "Every prospective tenant we walk through the building comment on the windows."
Brian
Brian D. Alton
McClay-Alton, PLLP
951 Grand Avenue
St. Paul, MN 55105
651-290-0301
brian@mcclay-alton.com

From: Jeff Houge <jeff@wakota.com>
Sent: Friday, September 6, 2024 8:25 AM
To: Brian Alton <Brian@McClay-Alton.com>
Subject: RE: The Allen Building - 287 E. 6th St, St Paul

Brian – I've attached a few letters of support we received from neighboring/area building owners.

I'm awaiting a couple more, but I wanted to get you the letters I've received.

I've also included a photo showing the challenge we have with the windows in this building... Every prospective tenant we walk through the building comment on the windows.

Finally, I've attached some historic information on the Allen Building, describing the original construction of the building.

Please feel free to call or email with questions.

Thank you.

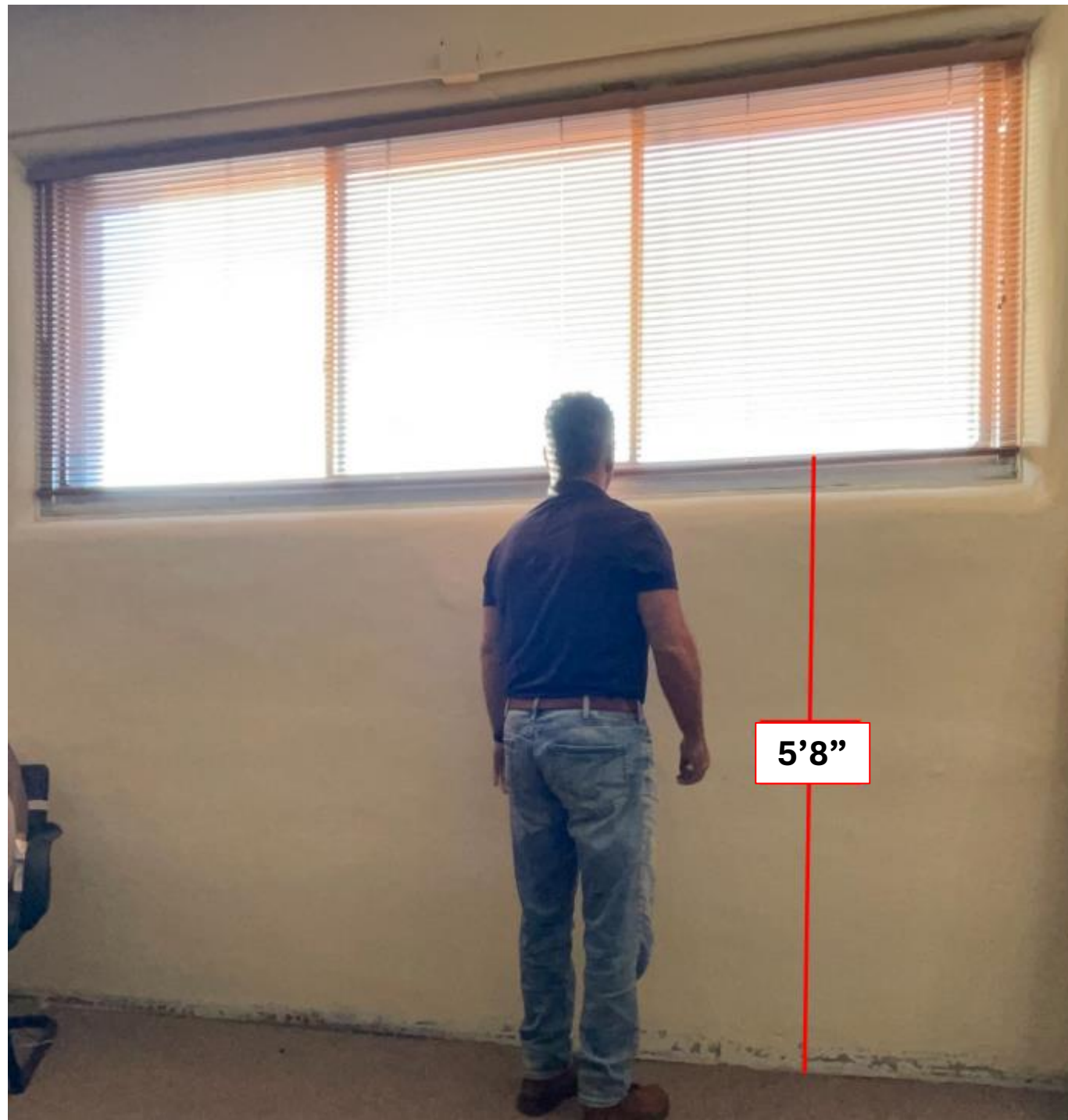


Jeff Houge

Wakota Commercial Advisors
Managing Director

287 East Sixth Street
Suite **285**
Saint Paul, MN 55101
612.490.5551
jeff@wakota.com

www.wakota.com



National Register of Historic Places Inventory—Nomination Form

Lowertown Historic District, St. Paul, MN; Ramsey County
Continuation sheet Item number 7

Page 20

- DATE: 1906-7
SUPPORTIVE

The Allen Building is a functional brick warehouse with very little ornamentation other than a corbelled brick cornice, and some decorative brickwork. The windows are divided by brick piers and there is a large loading dock across the facade of the building. It is now used as a warehouse by numerous businesses.

Early on

In 1905 the J. H. Allen Building was a successful wholesale grocery and confectionery manufacturer. They stored a lot of heavy dry goods and wanted a secure, fireproof building for their expanding business. The nearby State Capitol became the example of modern, strong and fire proof construction.

The resulting Allen Building became the first multi-floor, reinforced concrete building in Minnesota. Its Romanesque structure closely resembles the heavy wood buildings at the time with similar spans, large (concrete) beams between the columns, thick 9" concrete floors and red brick. The only wood used was the maple flooring on many of the floors, placed over concrete.

The J.H. Allen Company, though, did not survive the food shortages and wild price swings of the First World War, and by 1920 the building was divided into many smaller tenants. The confectionary business continued in the building until 1965 when finally Pearson Candy left for their present location on West Seventh Street.



Cass Gilbert Society Walking Tour

Cass Gilbert in Lowertown, St. Paul

Allen Building, 287 East 6th Street between Sibley and Broadway

Built in 1906-07, 1910, for J. H. Allen; attributed to Office of Cass Gilbert, architect

This large six-story brick-faced building was constructed in two phases, employing flat-slab concrete floor construction in the first section and mushroom column concrete construction in the addition. George H. Carley, Cass Gilbert's St. Paul office manager, signed the building permit, but he probably did not design it. The unpretentious facades, crowned by a modest corbelled brick cornice, belie the interior structural innovations.

The client, John H. Allen, came to St. Paul in 1864 to join his brother's wholesale grocery business. He was also a director of the National German American Bank. The Allen Company occupied this warehouse building for many years.