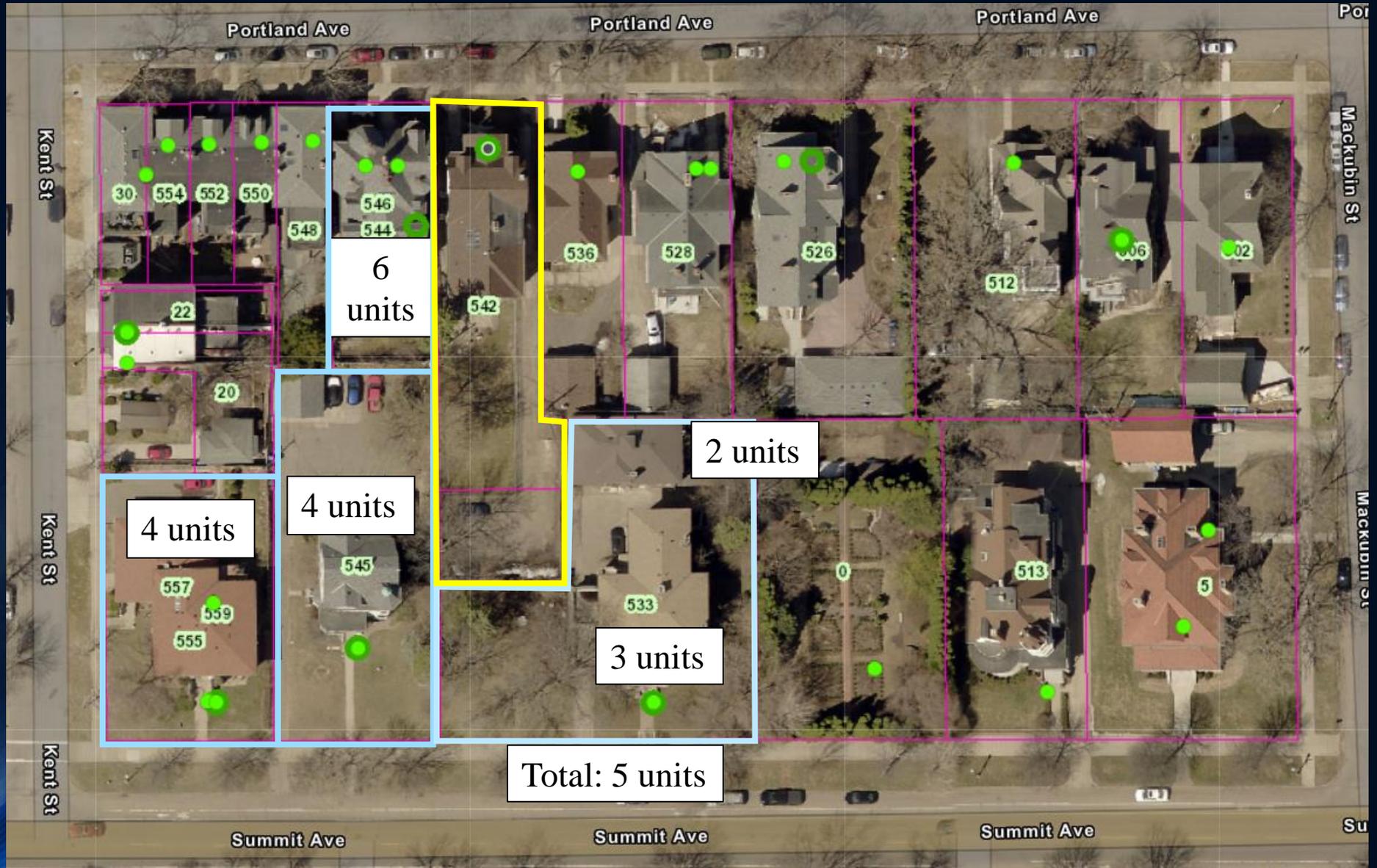


City of St. Paul

**Board of Zoning Appeals
October 5, 2020**

542 Portland Ave. Area Map

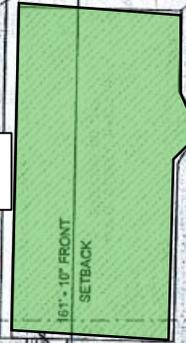


542 Portland Ave. Street View – Existing Triplex



542 Portland Ave. Site Plan

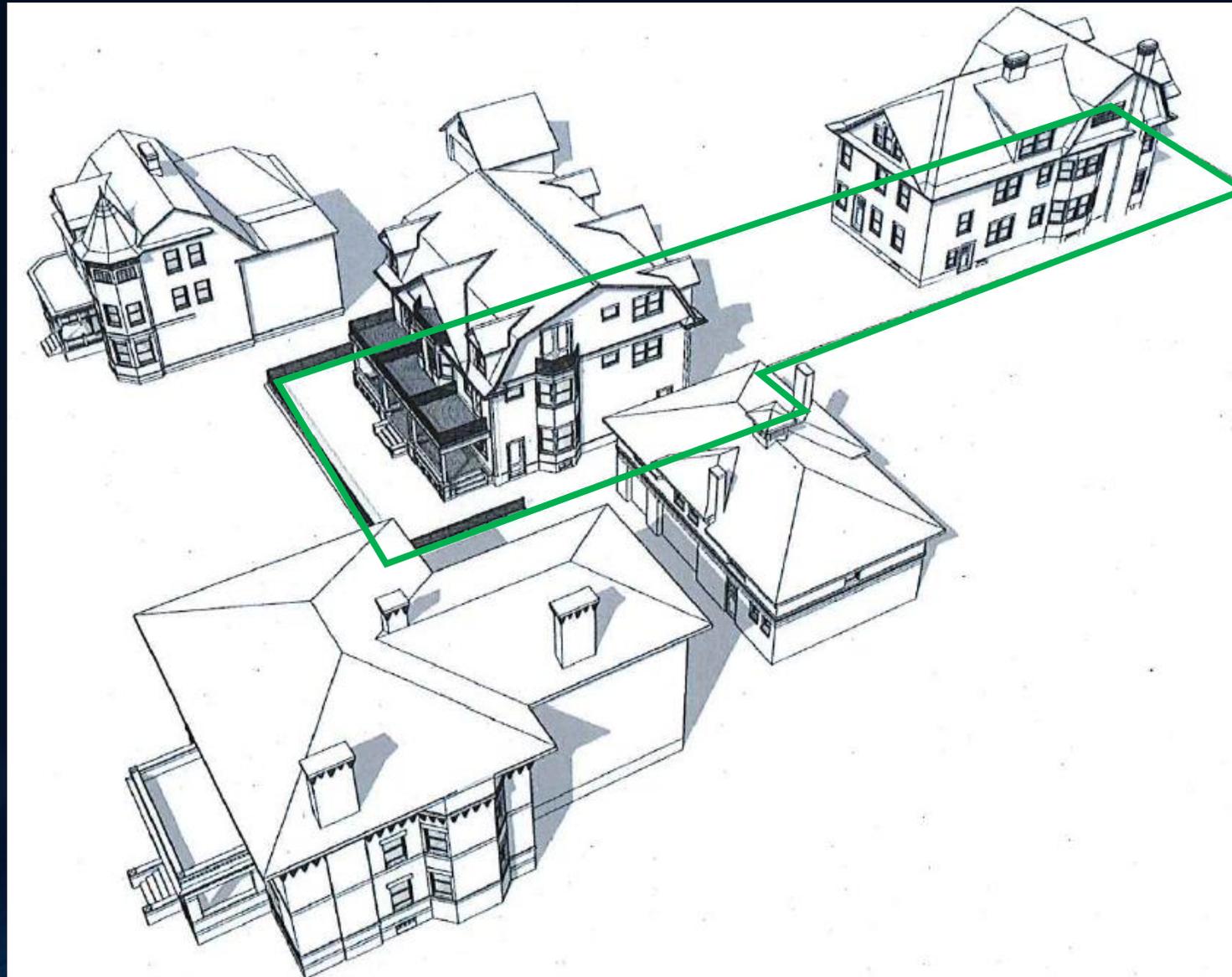
Existing Triplex



Proposed Triplex



542 Portland Ave. Perspective



Portland Ave.

Summit Ave.

542 Portland Ave. Functional Front on Summit

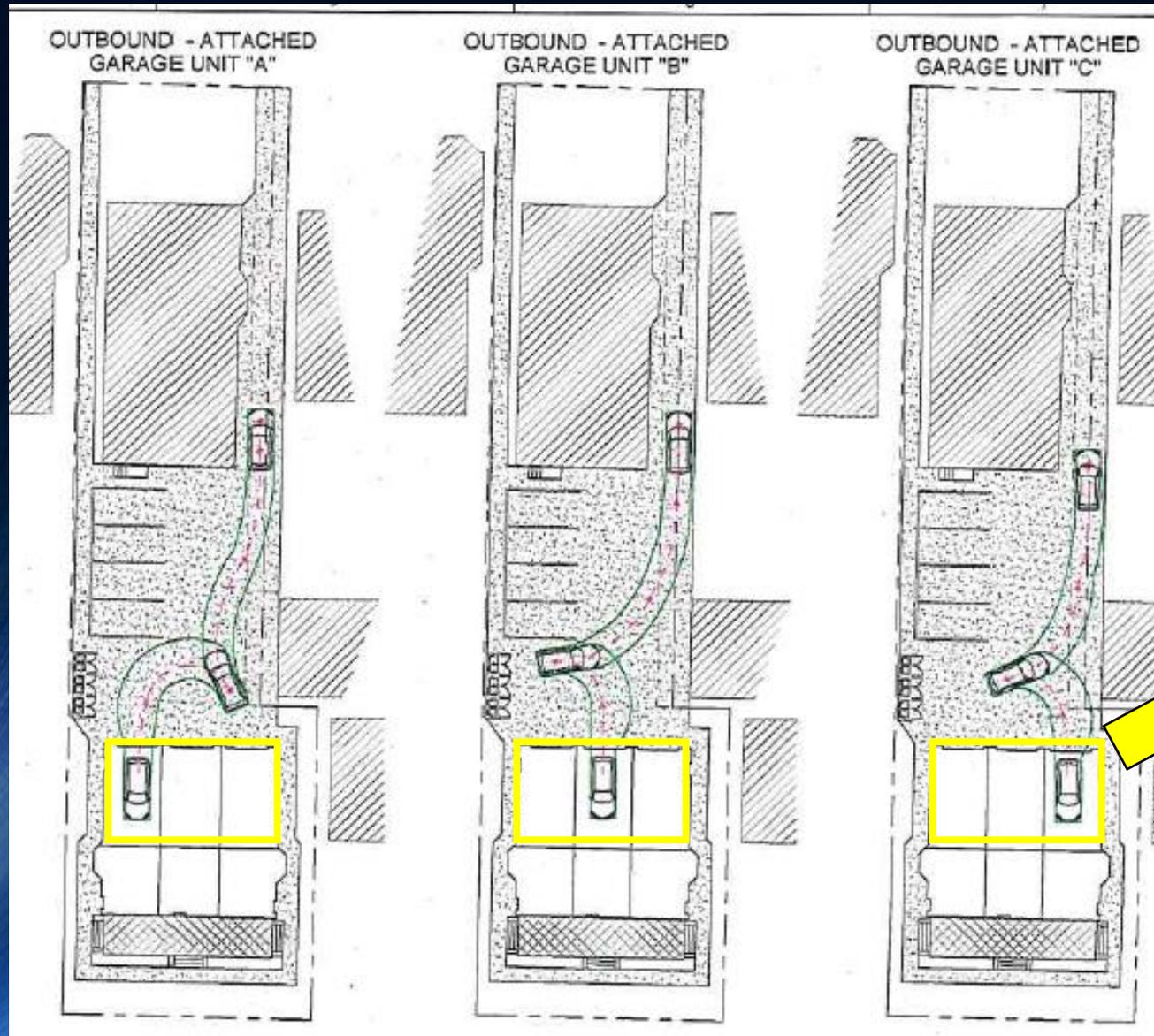


Image 9. – Proposed Front Elevation, facing Summit Avenue.

542 Portland Ave. Remaining Elevations



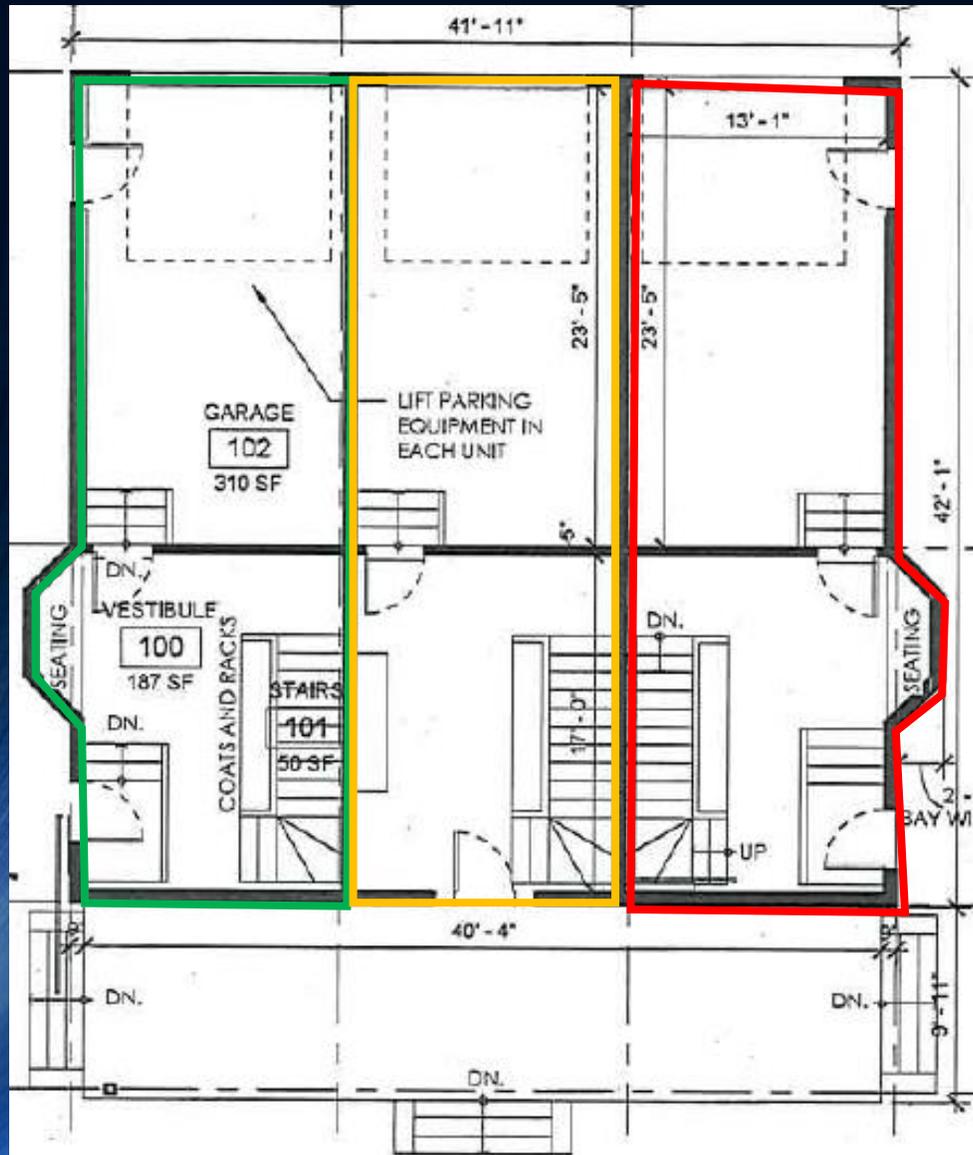
542 Portland Ave. Parking Plan



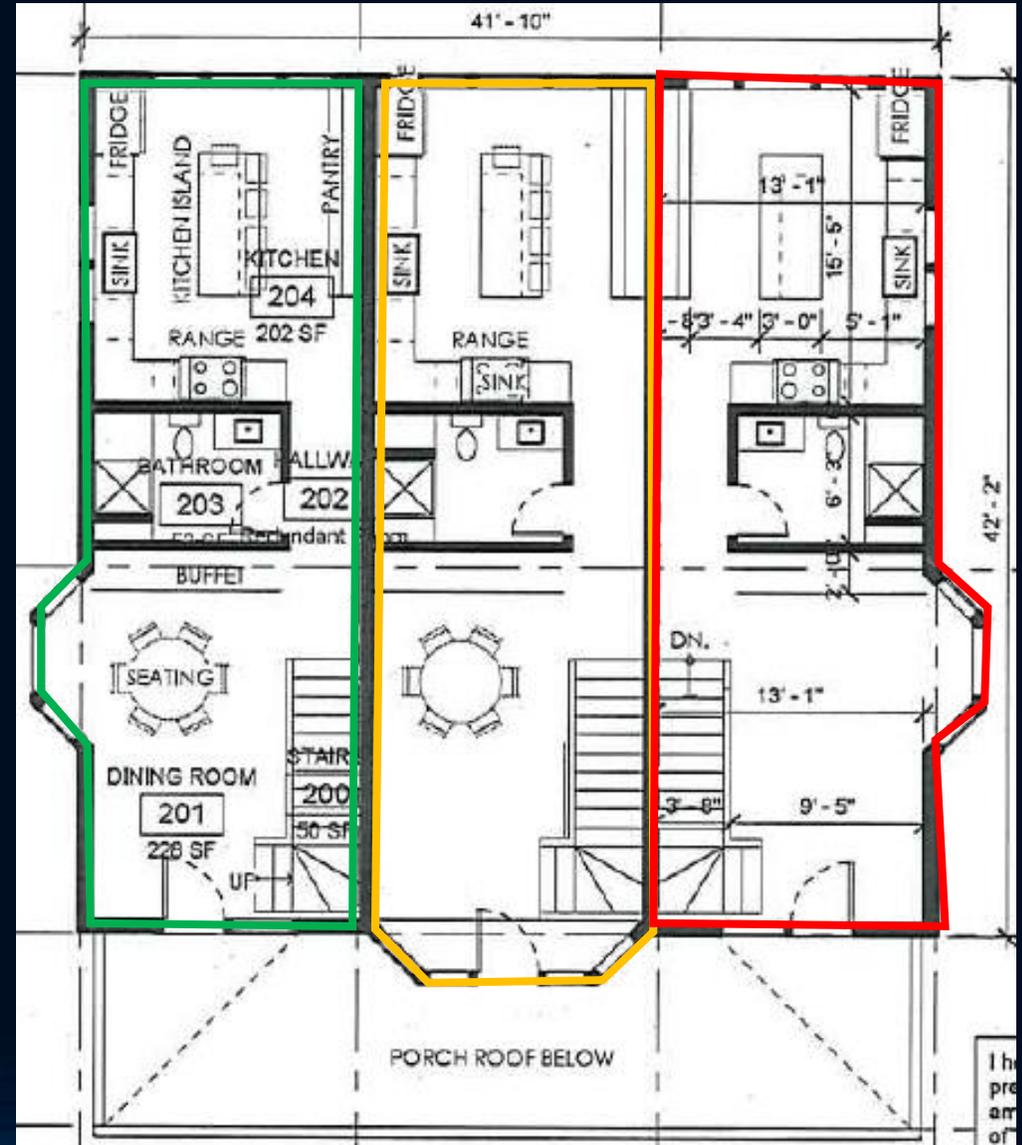
CAR LIFT TO BE PROVIDED IN EACH TOWNHOUSE UNIT

542 Portland Ave. 1F & 2F Floor Plans

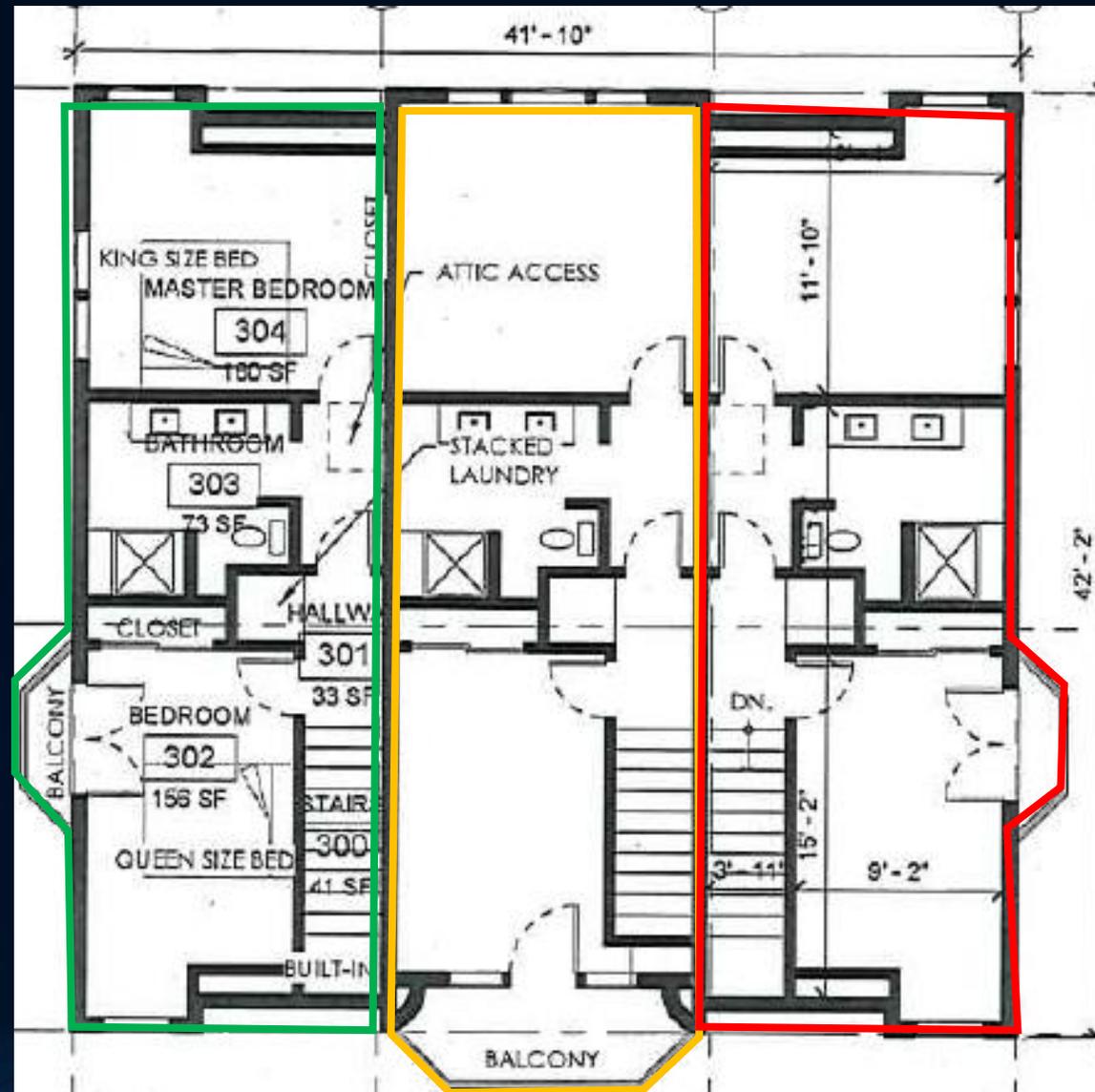
1F



2F



542 Portland Ave. 3F Floor Plans



Findings:

- 1. The variance is in harmony with the general purposes and intent of the zoning code.***
- 2. The variance is consistent with the comprehensive plan.***
- 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.***
- 4. The plight of the landowner is due to circumstances unique to the property 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.***
- 6. The variance will not alter the essential character of the surrounding area.***