



APPLICATION FOR ZONING VARIANCE
 Department of Safety and Inspections
 375 Jackson Street
 Suite 220
 Saint Paul, MN 55101-1806
 General: 651-266-9008
 Fax: (651) 266-9099

Zoning office use only
 File Number: 16-107288
 Fee: \$ 837.00
 Tentative Hearing Date: 1-4-17
 Section(s) _____
 City agent S. WESTENHOFER

APPLICANT

Name McKenna Skrypek Company CMBR, LLC
 Address 7040 132nd St N
 City Hugo ST MN Zip 55038 Phone 651-407-2850
 Email mckenna@cmb.com Fax 651-429-0585
 Property Interest of Applicant (owner, contract purchaser, etc) Contractor
 Name of Owner (if different) Sunray Laundromat, LLC Phone 651-399-9081

PROPERTY INFORMATION

Address / Location 373 Ruth Street N
 Legal Description (attach additional sheet if necessary) Survey attached
 Lot Size .8221 Acre Present Zoning T2 Present Use None
 Proposed Use Multi-tenant building, finishing one space immediately for laundromat

Variance[s] requested:

Supporting Information: Supply the necessary information that is applicable to your variance request, provide details regarding the project, and explain why a variance is needed. Duplex/triplex conversions may require a pro forma to be submitted. Attach additional sheets if necessary.

New T2 zoning is requiring proposed building to be 2,500SF larger than the proposed plans, the addition of such is not economically viable. The increase in building size would in turn cause a need for increased parking as well as stormwater requirements, all of these together cause logistical issues as the size of the site would make this difficult to fulfill all of the above. Further details regarding these issues on the attachment.

Attachments as required:



Site Plan



Attachments



Pro Forma

Applicant's Signature

McKenna Skrypek

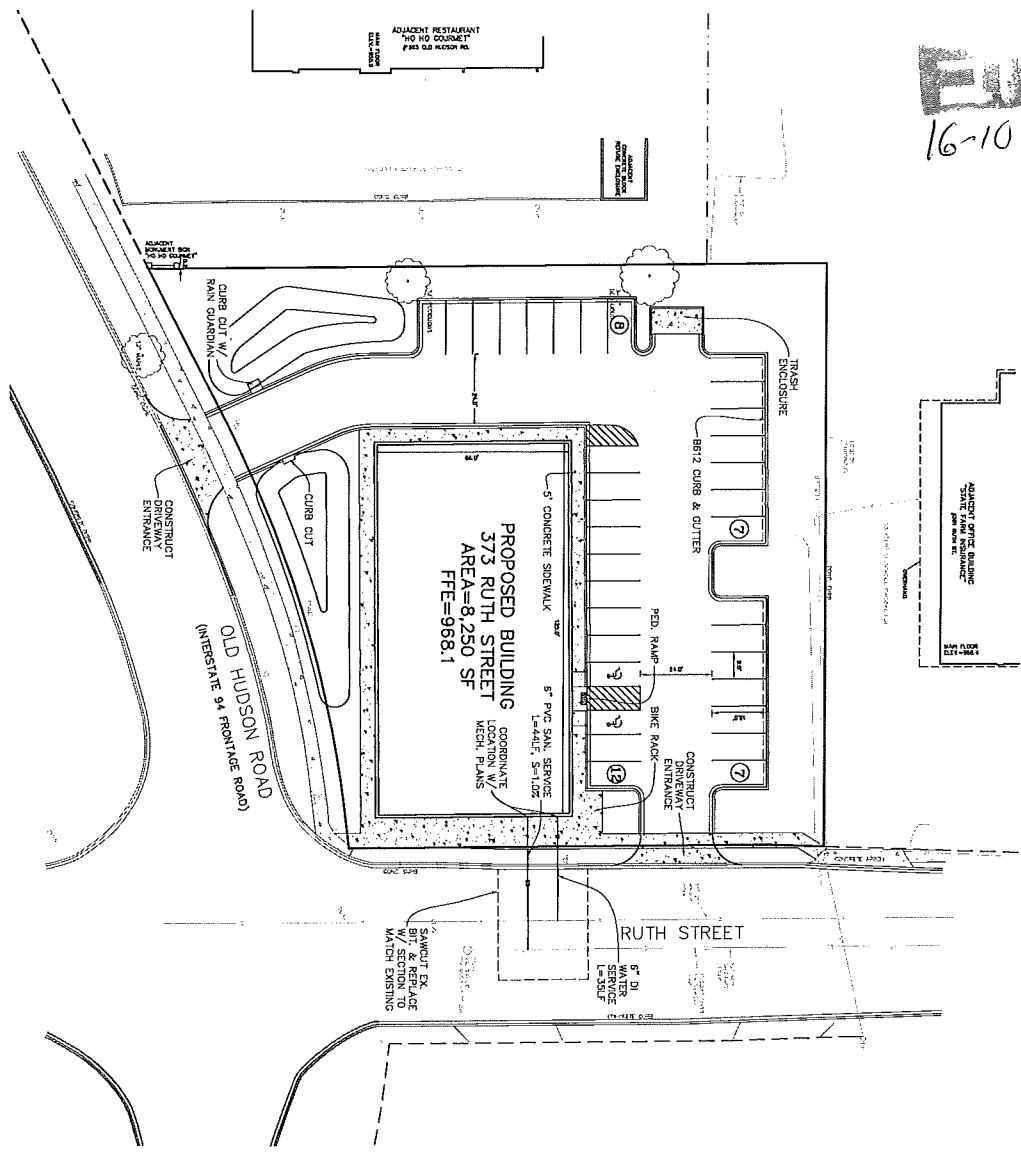
Date 12/9/16

FILE
16-107288

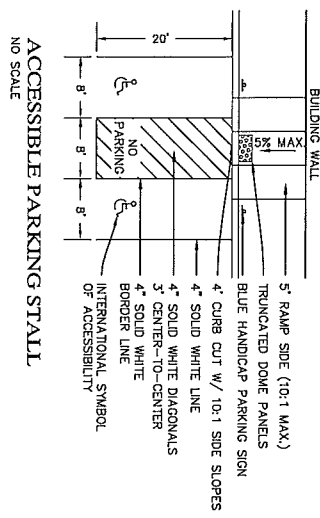
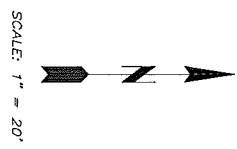
Variance Application – 373 Ruth Street

1. The requested variance is in harmony with the purposes and intent of the zoning code. The additional 2,500SF being required would not provide a benefit to the neighborhood that the proposed size does not, however the size increase would present safety issues. This variance would be in the community's best interest most importantly because it would prevent parking issues which would ultimately cause safety issues with people parking down the street and walking to the site. If the building size is increased there would not be sufficient parking on site.
2. The variance is consistent with the comprehensive plans attached, and both Architect and Engineer along with the Owner and Contractor are happy to work with the City and Community to ensure consistency throughout the duration of this project.
3. There are several practical reasons that this variance be approved. By increasing the building size approximately 2,500SF there would be more traffic and thus a need for more parking spaces. If there are not enough parking spaces for this building that could present issues with off street parking and walking on the two busy roads surrounding this site – which, as stated, becomes a safety issue. If this site were to have an increased building size, it would in turn increase the parking spaces and stormwater requirements due to a larger impervious surface area – and a larger environmental footprint. It will become difficult to increase all the necessary items on this site when the area of the site cannot be increased. This site will be used in a reasonable manner, and the Owner and all parties involved anticipate that this project will do nothing but improve the current site and surrounding area.
4. The circumstances being addressed by this variance were not created by the landowner, but instead by a unique zoning change that requires the building to be larger than what was originally proposed. This is atypical of what City's usually request – and the minimum square footage poses several issues regarding safety, practicality, and plausibility.
5. The requested variance does not pose any issues regarding uses that are not permitted.
6. This variance will not alter the character of the surrounding area in any negative ways. It will be an improvement to the area, especially given the current state of the site. The surrounding area will be improved by the development proposed by this project.

FILE
16-107288



- NOTES:**
1. BASE PLAN USED IS A SURVEY PREPARED BY KEMPER & ASSOCIATES, INC.
 2. ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS SHOWN ARE APPROXIMATE ONLY. CONTRACTOR SHALL COVER ALL LOCATIONS AND ELEVATIONS. CONTRACTOR SHALL VERIFY ALL LOCATIONS BY CONTACT UTILITY COMPANIES VIA 800-PHONE STATE ONE-CALL ONLINE OR BY CALLING 811 OR 1-800-252-1156.
 3. ALL CONSTRUCTION SHALL CONFORM TO THE MOST RESTRICTIVE OF THE PROJECT SPECIFICATIONS, THE STANDARD SPECIFICATIONS OF THE CITY OF ST. PAUL, AND THE LATEST EDITION OF MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.



RETAIL BUILDING
ST. PAUL, MINNESOTA
for:
BENOZ HOMES, INC.

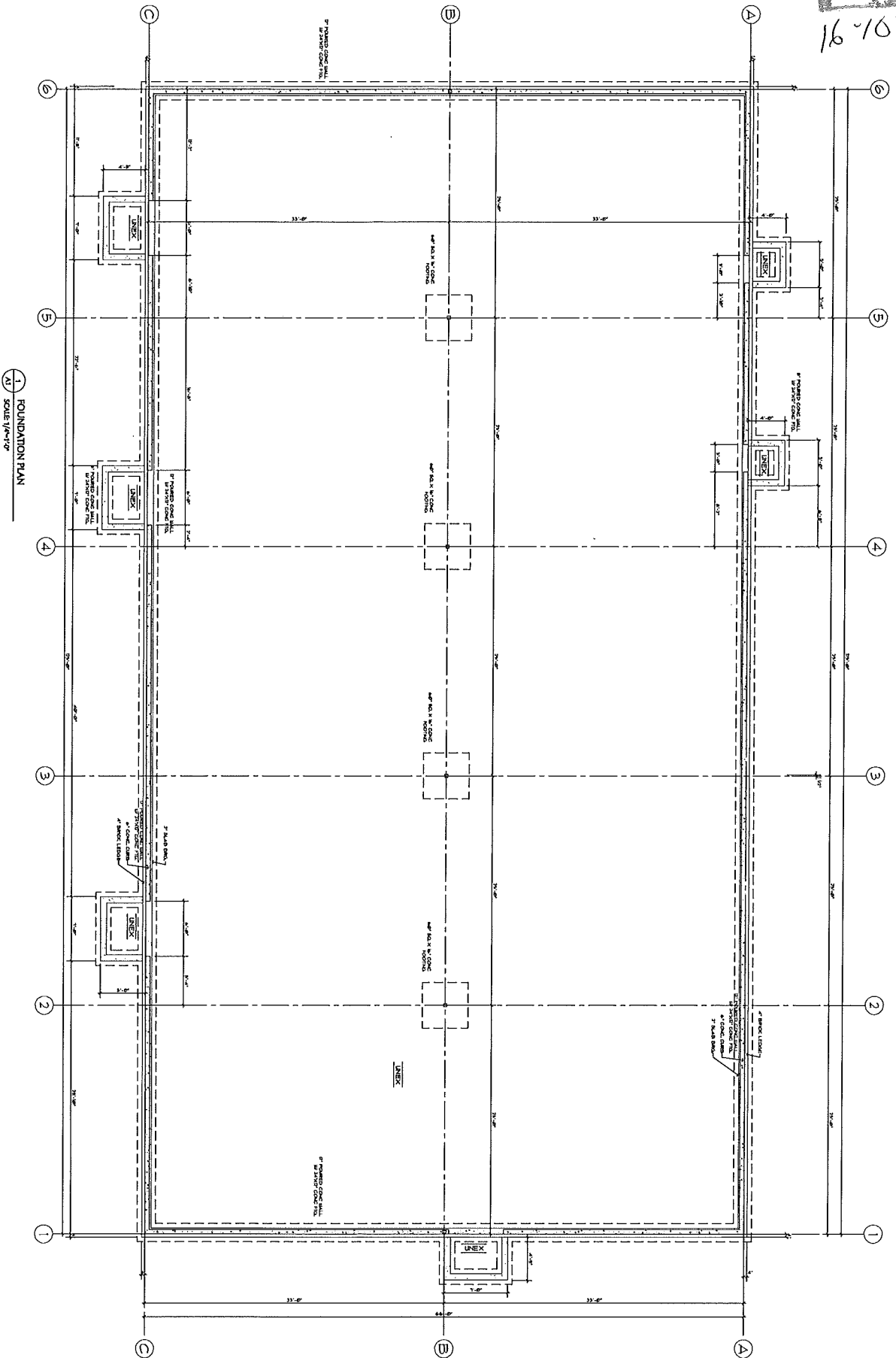
SITE AND UTILITY PLAN

REVISIONS	DATE	BY	DESCRIPTION
11/7/16	TOTY	REVIEW	
11/10/16	CITY	REVIEW	

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 Professional Engineer under the laws of the State of Minnesota.
11/10/16 26093
Viktor G.B. Sosa Date Registration No.

STARK ENGINEERING
www.starkengineer.com
S20-249-2811
Stark Rapids, Minnesota

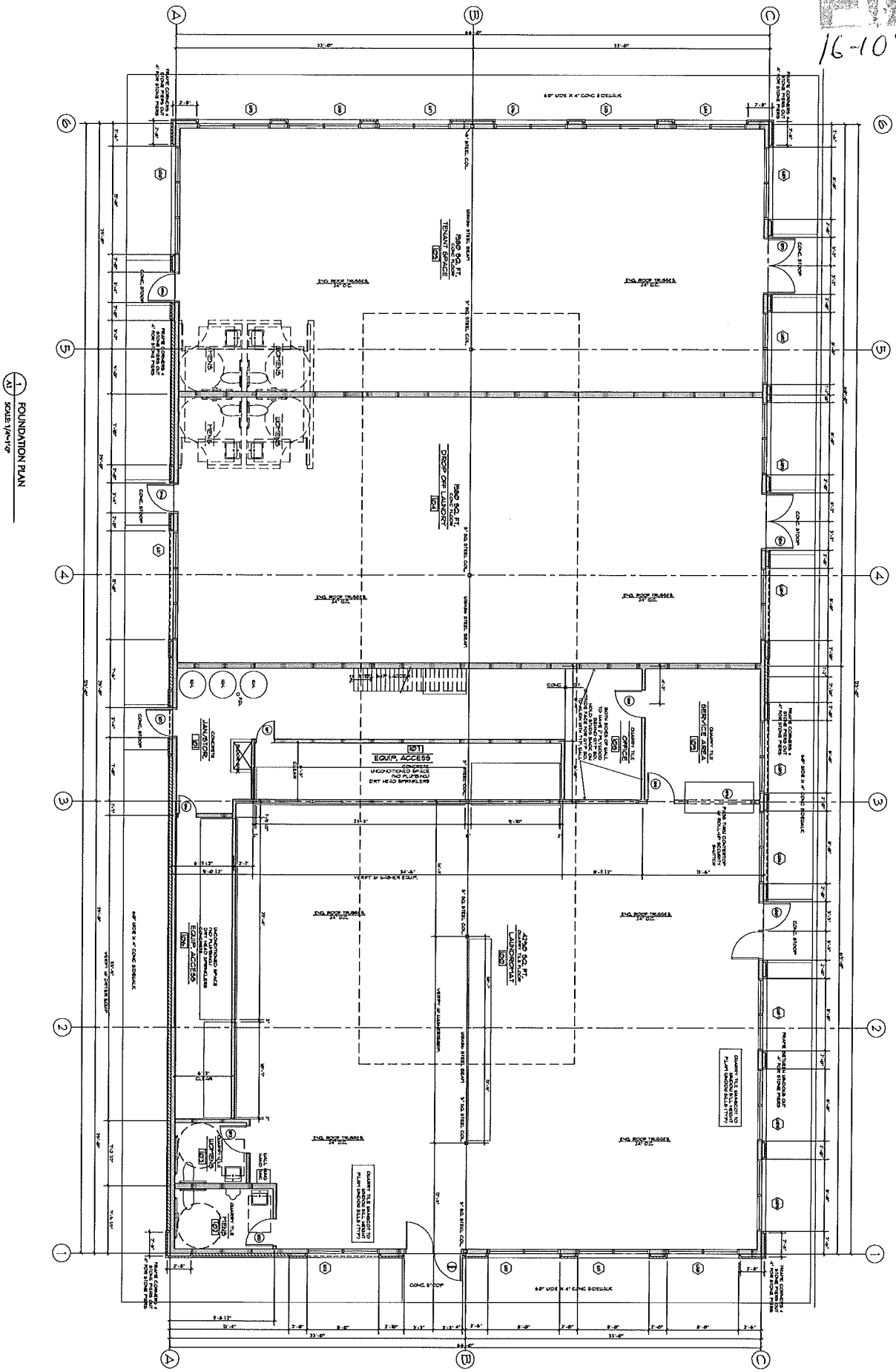
FILE
16-107286



1 FOUNDATION PLAN
SCALE 1/4"=1'-0"

JOB SHEET SHEET # A1 OF 1X	REVISIONS DATE BY	NEW BUILDING: 373 RUTH STREET ST. PAUL, MINNESOTA	RDS ARCHITECT 400 NORTH WASHINGTON ST. PAUL, MN 55102 TEL: 651-224-1234 FAX: 651-224-1235 WWW: RDSARCHITECT.COM
		DRAWN BY: [Name] CHECKED BY: [Name] DATE: [Date]	

FILE
16-107288



RDS ARCHITECTS
 ARCHITECTS
 400 W. WASHINGTON ST. SUITE 200
 ST. PAUL, MN 55102
 TEL: 612-222-7777
 FAX: 612-222-7777
 WWW: www.rdsarchitects.com
 DESIGNER: R. D. SCHMIDT
 DATE: 12/27/2016

NEW BUILDING:
373 RUTH STREET
 ST. PAUL, MINNESOTA

JOE BISHOP
 SHEET #
A1
 OF 24

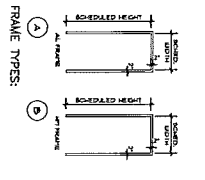
10728

DOOR & FRAME SCHEDULE

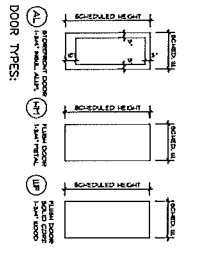
NO.	SYMBOL	TYPE	FINISH	GRADE	HEIGHT	WIDTH	SWING	REMARKS
101	101	101	101	101	101	101	101	101
102	102	102	102	102	102	102	102	102
103	103	103	103	103	103	103	103	103
104	104	104	104	104	104	104	104	104
105	105	105	105	105	105	105	105	105
106	106	106	106	106	106	106	106	106
107	107	107	107	107	107	107	107	107
108	108	108	108	108	108	108	108	108
109	109	109	109	109	109	109	109	109
110	110	110	110	110	110	110	110	110
111	111	111	111	111	111	111	111	111
112	112	112	112	112	112	112	112	112
113	113	113	113	113	113	113	113	113
114	114	114	114	114	114	114	114	114
115	115	115	115	115	115	115	115	115
116	116	116	116	116	116	116	116	116
117	117	117	117	117	117	117	117	117
118	118	118	118	118	118	118	118	118
119	119	119	119	119	119	119	119	119
120	120	120	120	120	120	120	120	120

1 DOOR SCHEDULE

DOOR & FRAME NOTES:
 1. ALL DOORS TO BE FINISHED WITH SCHEDULED HARDWARE.
 2. ALL DOORS TO BE FINISHED WITH SCHEDULED HARDWARE.



DOOR & FRAME KEY:
 1. ALL DOORS TO BE FINISHED WITH SCHEDULED HARDWARE.
 2. ALL DOORS TO BE FINISHED WITH SCHEDULED HARDWARE.

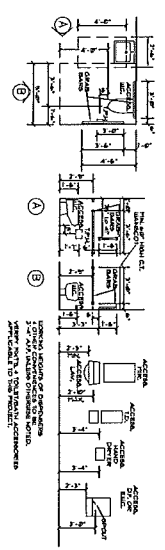
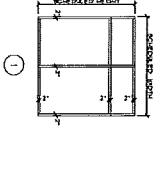


WINDOW & FRAME SCHEDULE

NO.	SYMBOL	TYPE	FINISH	GRADE	HEIGHT	WIDTH	SWING	REMARKS
101	101	101	101	101	101	101	101	101
102	102	102	102	102	102	102	102	102
103	103	103	103	103	103	103	103	103
104	104	104	104	104	104	104	104	104
105	105	105	105	105	105	105	105	105
106	106	106	106	106	106	106	106	106
107	107	107	107	107	107	107	107	107
108	108	108	108	108	108	108	108	108
109	109	109	109	109	109	109	109	109
110	110	110	110	110	110	110	110	110
111	111	111	111	111	111	111	111	111
112	112	112	112	112	112	112	112	112
113	113	113	113	113	113	113	113	113
114	114	114	114	114	114	114	114	114
115	115	115	115	115	115	115	115	115
116	116	116	116	116	116	116	116	116
117	117	117	117	117	117	117	117	117
118	118	118	118	118	118	118	118	118
119	119	119	119	119	119	119	119	119
120	120	120	120	120	120	120	120	120

2 WINDOW SCHEDULE

WINDOW & FRAME NOTES:
 1. ALL WINDOWS TO BE FINISHED WITH SCHEDULED GLASS.
 2. ALL WINDOWS TO BE FINISHED WITH SCHEDULED GLASS.



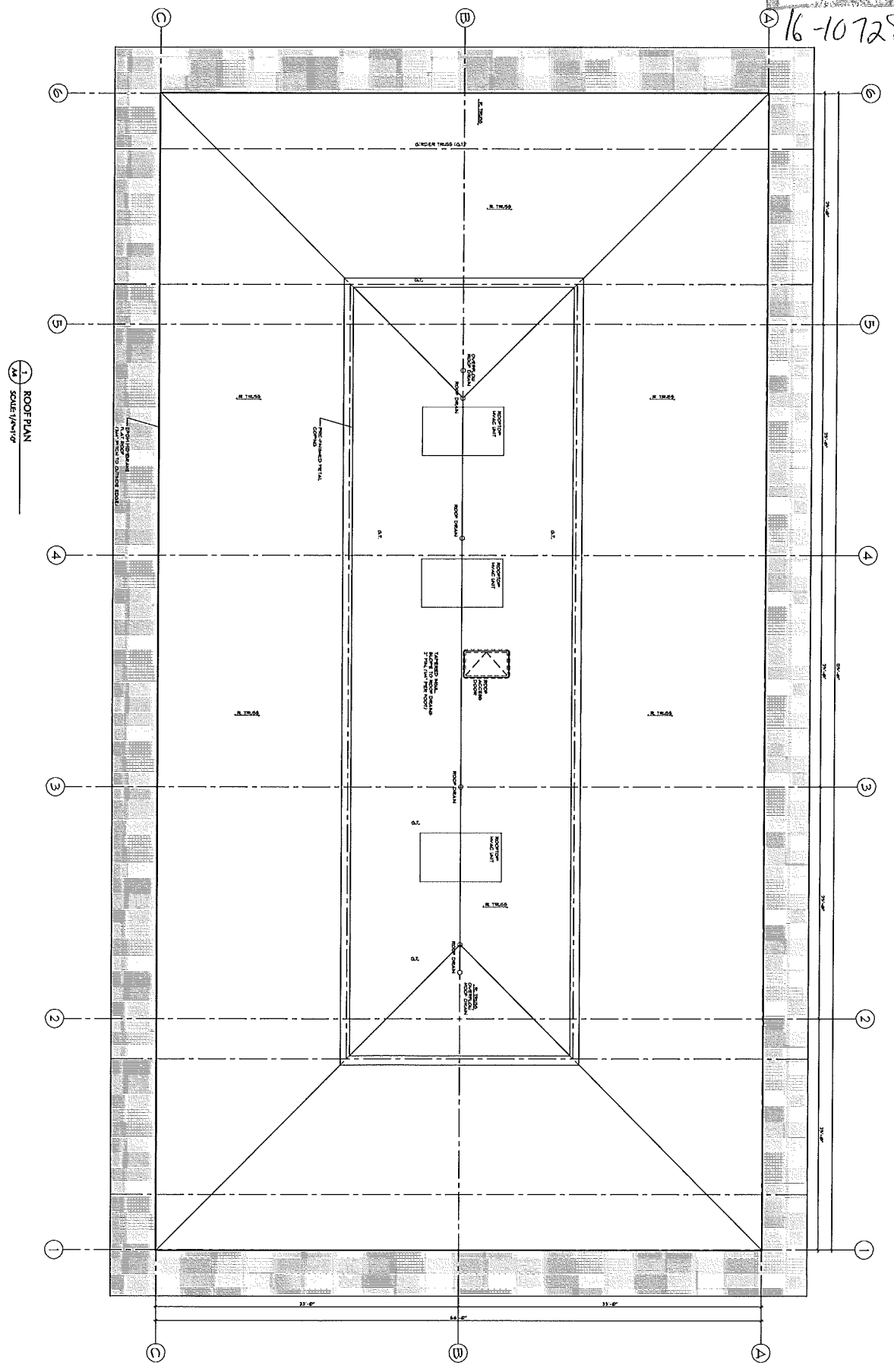
RDS ARCHITECTS
 5000 WYOMING AVENUE, SUITE 200
 MINNEAPOLIS, MN 55412
 TEL: 612.338.3333
 FAX: 612.338.3334
 WWW: RDSARCHITECTS.COM

NEW BUILDING:
373 RUTH STREET
 ST. PAUL, MINNESOTA

DATE: JANUARY 11, 2018
 REVISIONS:
 1. REVISED PER COMMENTS FROM CLIENT
 2. REVISED PER COMMENTS FROM CLIENT

373 RUTH STREET
 SHEET #
A3
 OF 14

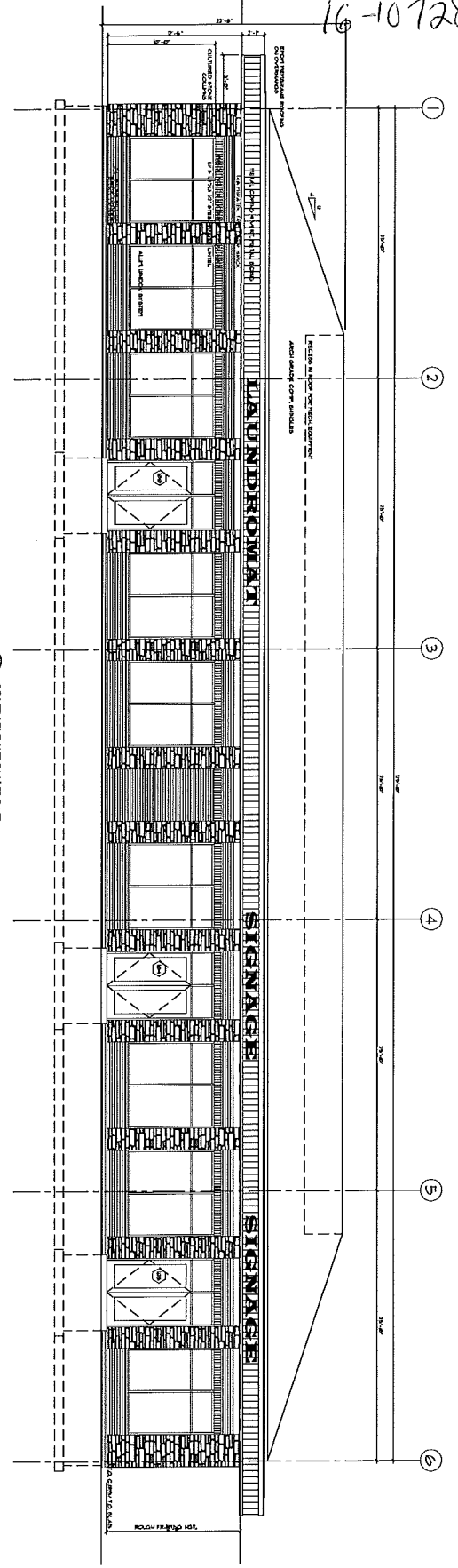
FILE
16-107288



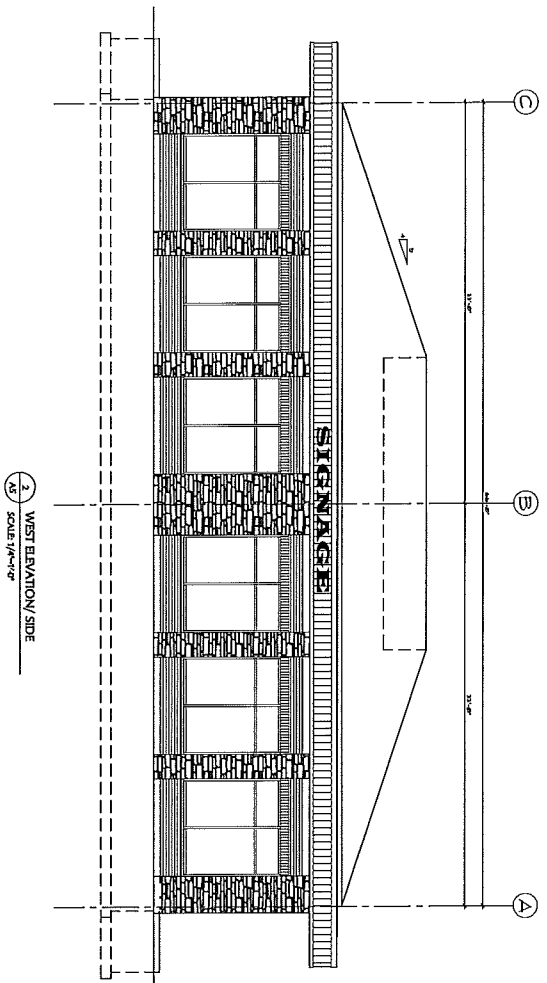
1 ROOF PLAN
SCALE 1/4" = 1'-0"

<p>JOB NUMBER SHEET # A4 OF 14</p>	<p>DATE: 11.2016 ISSUE: 11.2016 REVISIONS: 1. 11.2016 2. 11.2016 3. 11.2016</p>	<p>NEW BUILDING: 373 RUTH STREET ST. PAUL, MINNESOTA</p>	<p> </p>	<p>RDS ARCHITECT 1000 W. WASHINGTON STREET ST. PAUL, MN 55102 763.552.2111 www.rdsarchitect.com RDS ARCHITECT is a registered professional architectural firm in the State of Minnesota. RDS ARCHITECT is not responsible for the design or construction of any structure or equipment not shown on these drawings.</p>
---	---	---	----------	--

FILE
16-107288



1 SOUTH ELEVATION / FRONT
SCALE: 1/4"=1'-0"



2 WEST ELEVATION / SIDE
SCALE: 1/4"=1'-0"

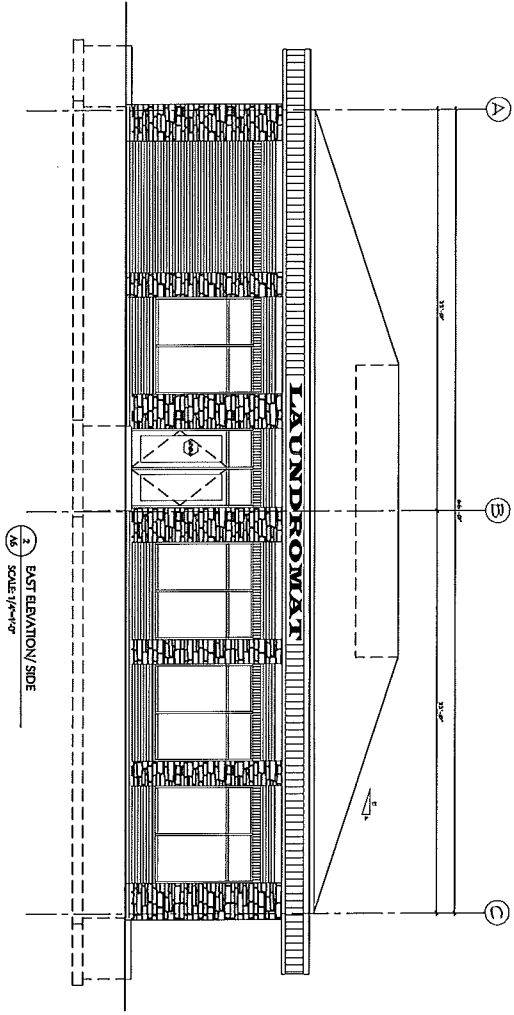
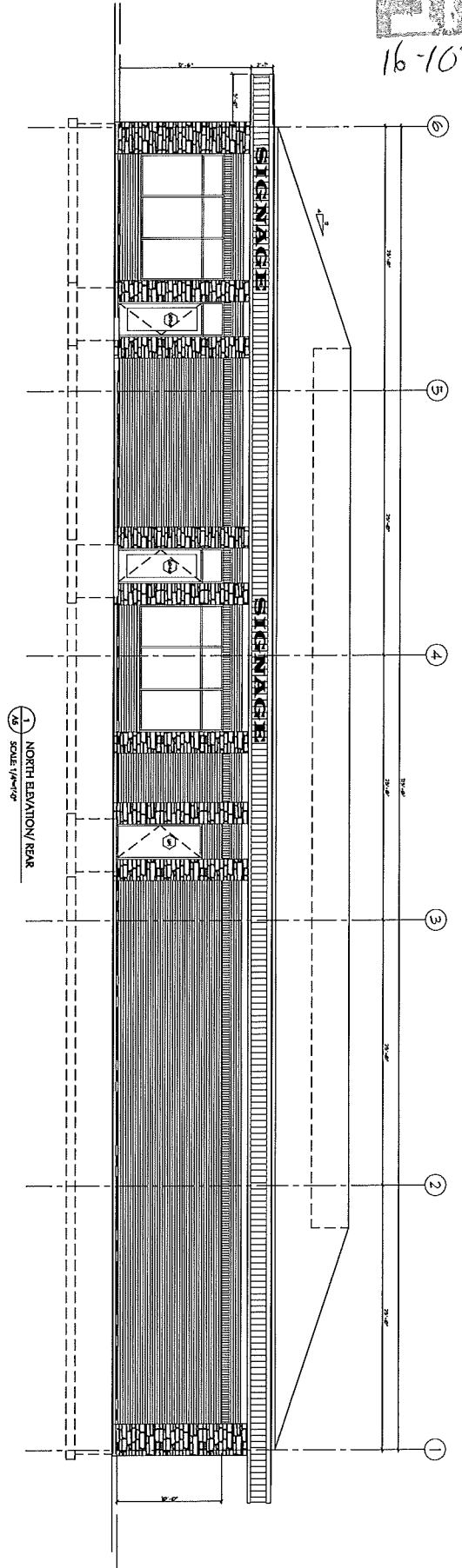
RDS ARCHITECTS
Randy D. Sullivan, AIA
1724 11th Street, N
St. Paul, MN 55109
Tel: 612.291.1111
Fax: 612.291.1112
www.rdsarchitects.com
Randy D. Sullivan, AIA
Principal
Randy D. Sullivan, AIA
Principal
Randy D. Sullivan, AIA
Principal

NEW BUILDING:
373 RUTH STREET
ST. PAUL, MINNESOTA

DATE: 08/11/16
DRAWN BY: K. NIM
CHECKED BY: K. NIM
REVISIONS:
NO. DATE BY

JOB #16-1440
SHEET #
A5
OF 16

FILE
16-107288



RDS
ARCHITECTS
1001 W. WASHINGTON ST.
ST. PAUL, MN 55102
TEL: 651-222-1234
FAX: 651-222-1235
WWW.RDSARCHITECTS.COM

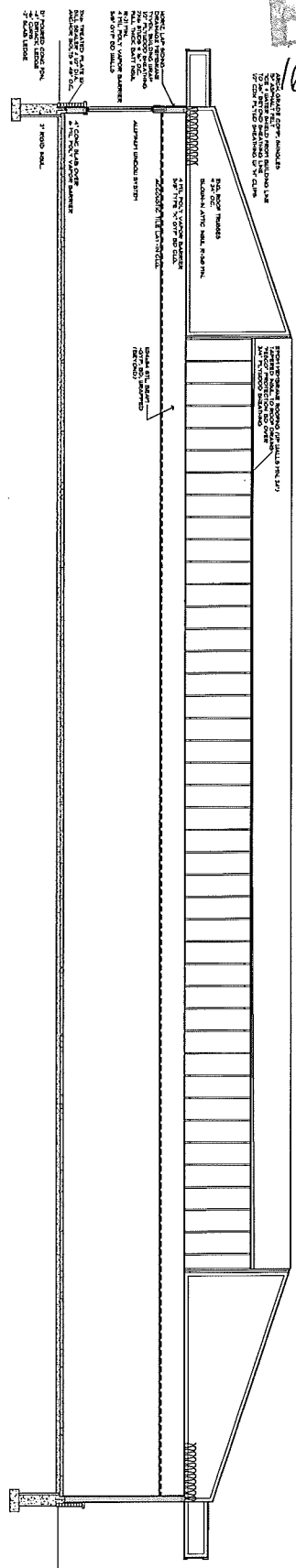
Project: 373 Ruth Street
Date: 02/20/2016

NEW BUILDING:
373 RUTH STREET
ST. PAUL, MINNESOTA

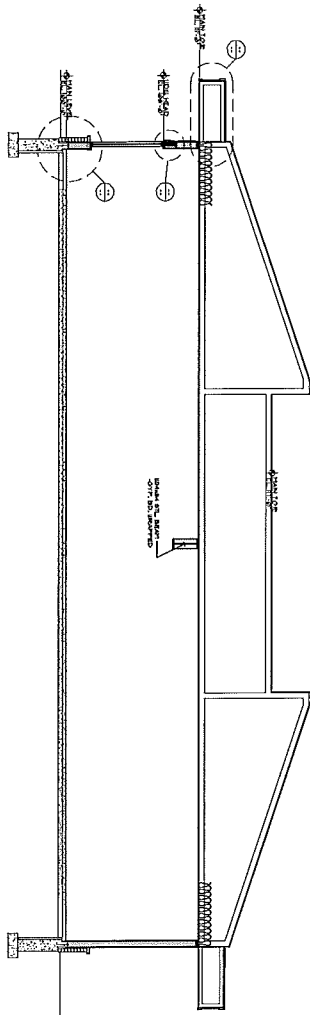
PROJECT:
373 RUTH STREET
REVISIONS:
REVISION 1: 02/20/16

JOB #15140
SHEET #
A6
OF 24

882101.9



1 BUILDING SECTION
SCALE 1/4"=1'-0"



2 BUILDING SECTION
SCALE 1/4"=1'-0"

RDS
ARCHITECT

NEW BUILDING: 373 RUTH STREET
ST. PAUL, MINNESOTA

DATE: 01/24/2018
SCALE: AS SHOWN

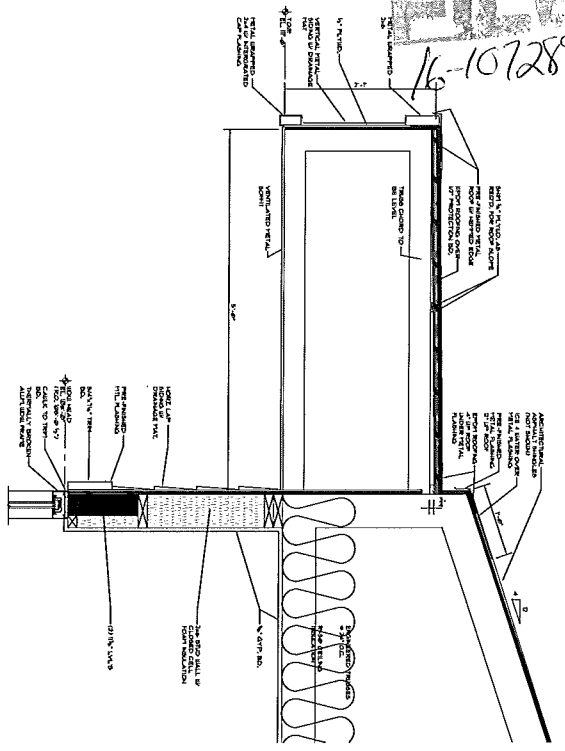
Author: [Name]
Date: 01/24/2018

NEW BUILDING:
373 RUTH STREET
ST. PAUL, MINNESOTA

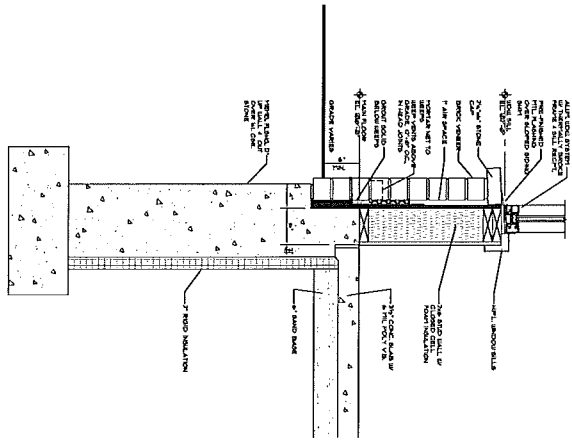
SCALE: AS SHOWN
DATE: 01/24/2018

JOS AHSBACH
SHEET #
A7
OF AX

98201-19



1 OVERHANG DETAIL
SCALE 1/2"=1'-0"



2 FOUNDATION DETAIL
SCALE 1/2"=1'-0"

RDS
ARCHITECTS
1000 W. 7TH STREET, SUITE 400
ST. PAUL, MN 55102
PH: 651.222.7777
FAX: 651.222.7778
WWW.RDSARCHITECTS.COM

DATE: 02/25/20
DRAWN: [Signature]
CHECKED: [Signature]

NEW BUILDING:
373 RUTH STREET
ST. PAUL, MINNESOTA

PROJECT:
373 RUTH STREET
NOVEMBER 14, 2019
REVISIONS

JOB #193100
SHEET #
A8
OF 24