

Received 09/21/15



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: # 15-1639A7
Fee: \$ 560
Tentative Hearing Date: 10/12/15
Section(s) 66.231
City agent YD IATTA

APPLICANT

Name Ryan Burke Company BleuAnt Designs, LLC
Address 22 Geneva Blvd, Suite 500
City Eagan St. MN Zip 55306 Daytime Phone 952-484-6547
Property Interest of Applicant (owner, contract purchaser, etc) Owner
Name of Owner (if different) BleuAnt Designs, LLC Phone 651-321-4909

PROPERTY INFORMATION

Address / Location 1174 Grand Ave
Legal Description Sec 3, Twsp 28, Range 23, Mason and Simontons Add. w1/2 Lot 3
All lot 4 Blk 3
(attach additional sheet if necessary)
Lot Size 60x150 Present Zoning RM2 Present Use Multi family
Proposed Use Condo's

Variance[s] requested:

Please see attachments included.

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.

Attachments as required:

Site Plan

Attachments

Pro Forma

Applicant's Signature

[Handwritten Signature]

Date 09/21/2015

11

**FILE**  
15-163947



**Proposed Condo Variances for:  
1174 Grand Avenue, St. Paul MN**

After meeting with City Planners, neighbors and other involved local and neighborhood committees, we have taken their concerns, requests and feedback into consideration for this development. The biggest two desires and requests from the aforementioned are the off street parking and keeping consistent with the historical development patterns of the area and Grand Avenue. We believe that these proposed variances and the proposed building meets and exceeds these most important concerns. Along with these variances, our building will take the materials, designs and appearances of the many historical buildings on Grand as well as the new and fresh buildings into consideration for the final product selections and building exterior design.

It is our goal to redevelop a condemnable home that sits between 4 large apartment buildings into a fresh and appealing building that will be desired by condo buyers, as well as the community that makes up Grand Avenue. It will bring a green construction philosophy to the area with its products and design. We will achieve to avoid adding pressure to an already high parking demand by having underground parking and having a design that fits into the streetscape of the existing area.

---

**A- Alley Setback Variance:** Change the alley setback requirements to 19 feet from the alley for the stair tower and trash room. The balance of the South side will be at 25 feet from the alley.

- 1- The current garage on the subject site is at a 5 foot setback.
- 2- The existing alley setback average is 12.5 feet.
- 3- At a 19 foot alley setback we would be 52% further back than the average garage and the residences windows on the South side will still be at 25 feet back.

The 19 foot setback from the alley for the stair tower and trash room would allow the garage to be large enough for 8 stalls and also allows us to have the trash containers inside. There would also be an additional 3 stalls available on the surface behind the stair tower.

**B- Side Lot Setback Variance:** Change setback allowance to 7.5 feet on both sides of the building. This would be an 18 inch difference per side.

- 1- The Grand Ave side of the block averages 12.75 feet between structures.
- 2- The current building on the subject lot has a 0 foot setback on the West side.

3- After our new building has been erect, there will be 17.5 feet of space to the West and 16.5 to the East, 25% more space than the average on the block.

This change in the setback can be reasoned to the historical development pattern of the 4 buildings immediately surrounding the subject site. An allowance of a 7.5 foot setback would follow the actual and visual pattern of these 4 buildings. It would also be increasing the setback currently held by the existing structure on the subject site. The change in the setback would allow the building to get the square footage needed for off street, underground parking. The proposed parking ramp would be just wide enough to allow vehicles to enter, park and turn around with this 7.5 foot setback. We have identified building materials and designs to narrow the parking garage as much as possible and still meet the City requirements for the drive lane and parking stall dimensions.

C- Street Side Setback Variance: Change the setback requirement to 22 feet.

- 1- The adjacent 4 buildings are setback an average of 22 feet.
- 2- The balance of the buildings are at, or close to, 22 feet as well.

We are requesting this variance to address the City's request to keep the visual aspect of the block in line. This would allow us to keep in that straight visual line while enhancing the current historical development pattern.

D- Buildable Footprint: Increase the buildable footprint to 51.4%.

- 1- The current lot size with the alley allowance is approximately 9,540 square feet or 159' x 60'.
- 2- The proposed footprint that would allow the underground parking would be 5,175 square feet or 109' x 45'.

This buildable foot print would allow the off street, underground parking for 8 vehicles. This would also follow closely to the historical development pattern of the existing 4 buildings adjacent to the subject site. The total building square footage of the proposed building would be 4,905, which is less than 10% larger than the average of the four apartment buildings with only surface parking.



E- Code Requirements for findings before a grant of variance:

1- The variance is in harmony with the general purposes and intent of the zoning code;

The variances will allow the site to build a structure that complements and compares to the 4 adjacent buildings and will also allow for a parking garage.

2- The variance is consistent with the comprehensive plan;

These variances are consistent with the 2030 St. Paul Comprehensive Plan, Land Use Policy 1.1 Guide the redevelopment of housing in Established Neighborhoods, Commercial areas within Established Neighborhoods, and in Residential Corridors. As shown above, the proposed setback allowances are well within the block averages.

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;

The current setback allowances would not allow a structure to be built that could fit in with the four adjacent buildings or the comprehensive plan. Building a similar building in both use and size to the 4 adjacent apartment buildings will maintain not only the comprehensive plan, but also the visual sight lines of the block and Grand Avenue as well as allowing the off street parking requirement for an underground garage.

4- The plight of the landowner is due to circumstances unique to the property and not created by the landowner;

In order to follow the pattern of the block and area, the variances are needed to complete the sightlines and follow the historical development pattern of the block and area.

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

The variance will affect the size of the foundation and not change the use as established in the RM2 zoning code.

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

The variances will actually allow the subject property to be built up in order to match the character of the surrounding area.