



# CITY OF SAINT PAUL

DEPARTMENT OF SAFETY AND INSPECTIONS  
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## ZONING VARIANCE APPLICATION

File Number (office use only)

RECEIVED IN D.S.A.

### ZONING VARIANCE APPLICATION

AUG 16 2019

#### Applicant Contact Information

Name: <b>Dorian P. Nelson</b>	Email: <b>dorianfloyd@hotmail.com</b>	Phone: <b>651-492-3006</b>
Address: <b>1946 Wellesley Avenue</b>		
City, State, Zip: <b>St. Paul, MN 55105</b>		
Property interest of applicant (owner, contractor, purchaser, etc.): <b>Owner</b>		
Property owner (if different):		

#### Subject Property Information

Address: <b>1946 Wellesley Avenue</b>				
Legal Description: <b>Lot 2, Block 6, Academy Hights, Ramsey County, Minnesota</b>				
Lot size: <b>5,222 SF</b>	Existing use: <b>House</b>	Proposed use: <b>House</b>	Zoning District: <b>14</b>	Planning District: <b>14</b>

Please select the type(s) of variance or review being requested and a brief description of the project:

<input type="checkbox"/> Lot Area	<input type="checkbox"/> Separation from Specific Uses
<input checked="" type="checkbox"/> Setbacks (please specify: front / side / rear) <b>West Side</b>	<input type="checkbox"/> Design Standards
<input type="checkbox"/> Density	<input type="checkbox"/> Off-street Parking
<input type="checkbox"/> Floor Area Ratio (FAR)	<input type="checkbox"/> Signage (requires additional application)
<input checked="" type="checkbox"/> Height <b>23'10"</b>	<input type="checkbox"/> Lot Coverage
<input checked="" type="checkbox"/> Sidewall Articulation (Districts 14 & 15) <b>West Side</b>	<input type="checkbox"/> Administrative Review

#### Applicant Signature

Signature:	Date: <b>8-15-19</b>	Received by:
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# DORIAN & MINDY NELSON HOUSE ADDITION

## 1946 WELLESLEY AVENUE

### VARIANCE REQUIRED FINDINGS

1. The variance is in harmony with the general purposes and intent of the zoning code. **Yes. The intent of the requested variance is to maintain the use as a residence consistent with the zoning codes.**
2. The variance is consistent with the comprehensive plan. **Yes. The intent of this addition will be to maintain the appearance of this house while blending in with the other homes in the surrounding area. This property will remain residential.**
3. The applicant has established that there are practical difficulties in complying with the provision and that the property owner proposes to use the property in a reasonable manner not permitted by the provision. **The existing house was built in 1923 and was placed 3.12' from the west lot line. In 1974 the city enacted zoning ordinances which required a 4' setback which made the existing building not in conformance with the current zoning codes. In order to maximize the use of the proposed addition we would like this variance along with articulation requirement to be waived on the west line of the building. In addition, the height of the current house is 22'3". For the addition design to work, the addition needs to be 23'10." This would be 1'10" higher than the existing zoning requirement in this district. The building height would still be no higher than the adjacent homes. We are requesting a variance for this height difference.**
4. The plight of the landowner is due to circumstances unique to the property not created by the landowner. **As noted, the existing house was built in 1923 and zoning ordinances were incorporated in 1974, which made the house non-conforming. The house was purchased in 2014, after that date, thus creating a circumstance beyond our control.**
5. The variance will not permit any use that is not allowed in the zoning district where the affected land is located. **The variances requested will not change the use of the property. The use will remain a family residence.**



6. The variance will not alter the essential character of the surrounding area. **The house and garage addition will upgrade the appearance of the existing property and will complement the homes in the surrounding area.**