



HIGHLAND

DISTRICT COUNCIL

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HDC Resolution for 1493 Highland Parkway Variance(s)

WHEREAS the owner and applicant, Michael Buelow, is proposing to build a single-family home at 1493 Highland Parkway, to construct a new single-family dwelling that is a universal design concept that is handicap accessible throughout the home; and

WHEREAS the Community Development Committee (CDC) of the Highland District Council met with the applicant on February 19th, 2019 and reviewed the plans for 1493 Highland Parkway, and supported variance requests at that time for an addition to an existing home; and

WHEREAS upon starting the project the existing foundation would not support the new home and needed to be replaced, the foundation was removed, and new plans were submitted to the City for site plan review, and a new building permit was issued, and

WHEREAS two weeks into construction, with the foundation being moved to the east to eliminate the need for a side yard setback variance, the original zoning approval no longer was in effect and a new variance application was needed; and

WHEREAS, the Community Development Committee (CDC) of the Highland District Council received an ENS notice of the requested variances on Sept 10th and dropped notice to the neighbors for a meeting on Tuesday Sept 15th; and

WHEREAS the Community Development Committee of the Highland District Council met via Zoom with the applicant, and 10-12 neighbors, including the two home owners on either side of the property, for the variance(s) requested at 1493 Highland Parkway on Tuesday, September 15th; and

WHEREAS the applicant has requested the following variances: 1) A rear yard setback of 25' is required; a setback of 1' is proposed for a variance of 24'. 2) This property is located in Planning Dist. 15. For R1—R4 residential districts in this planning district, the total lot coverage of all buildings, including accessory buildings, shall not exceed 40%. The applicant is proposing a lot coverage of 40.2%, for a variance of 0.2% (17.8 square feet); and

WHEREAS, the neighbors expressed concerns about the process that led to the teardown of the existing home and the new home being built on the site with minimal communication from the City or the applicant; and

WHEREAS, the applicant was given a demolition and building permit by the City of St Paul, without the information that new variances were needed; and



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WHEREAS, the rear yard setback of 1' to attach the garage to the home for accessibility, does not change character of the neighborhood with at least 20 of the existing detached garages located at the edge of the alley; and

WHEREAS the applicant cannot move the foot print of the home forward on the property without needing a front yard setback; and

WHEREAS the neighbor next door expressed concern about snow removal and runoff during the winter, and the applicant explained that drainage is going off the property and into a rain garden running along the front of the property with engineered soils and plants; and

WHEREAS the lot coverage variance of .2 % allows the space in the garage to create an entrance to allow for an even egress from the 108 elevation at the alley to the 109 elevation of the main floor; therefore

BE IT RESOLVED, that the Community Development Committee of the Highland District Council recommends approval of a 24' rear yard setback and a .2% lot coverage variance for the property at 1493 Highland Parkway in order to construct a new single-family dwelling that is a universal design concept that is handicap accessible throughout the home; and

BE IT FURTHER RESOLVED that the Community Development Committee of the Highland District Council recommends that the applicant and neighbors stay in communication about the project moving forward.

Approved September 15, 2020

By the Community Development Committee of the Highland District Council

Resolution 2020-17D