

**ZONING VARIANCE APPLICATION****FEB 28 2022**To Board of Zoning Appeals

Dept. of Safety & Inspections
Zoning Section
375 Jackson St., Suite 220
Saint Paul, MN 55101-1806
(651) 266-9008

To Planning Commission

Dept. of Planning & Econ. Dev.
Zoning Section
1400 City Hall Annex, 25 W 4th St.
Saint Paul, MN 55102-1634
(651) 266-6583

Zoning Office Use Only

File # 22-034676Fee Paid \$ 442.00Received By / Date D. Eide - 2/28/2022Tentative Hearing Date 3/21/2022**APPLICANT**Name Muna Ali

(must have ownership or leasehold interest in the property, contingent included)

Address 664 Blair Avenue City St. Paul State MN Zip 55104Email munaali5476@gmail.com Phone 651-815-3414

Name of Owner (if different) _____ Email _____

Contact Person (if different) _____ Email _____

Address _____ City _____ State _____ Zip _____

**PROPERTY
INFO**Address / Location 664 Blair Ave., St. Paul, MN 55104PIN(s) & Legal Description PIN # 352923110122(attach additional sheet if necessary) 40'x125'510 R -Lot Area 5,000 sfCurrent Zoning SINGLE FAMILY0.11 Acres

VARIANCE REQUEST: Application is hereby made to the Board of Zoning Appeals (or to the Planning Commission with another zoning application) for variance from the following section(s) of the Zoning Code _____

Sec. 63.105. Porches and decks. Item (d). State the requirement and variance requested. _____

Requirement: (d) An open, covered porch may project up to six (6) feet into a required front yard.

Variance Request: Allow stairs from said porch to project into yard towards street instead of to the side.

SUPPORTING INFORMATION: Explain or demonstrate the following. Attach additional sheets if necessary.

1. Practical difficulties in complying with the provision of the code from which a variance is requested, and that the property would be used in a reasonable manner not permitted by the provision. Residence expansion currently under construction allows for a porch, but not the stairs to access porch. Current permitted design has stairs to side which will not allow for a cover over main entry.
2. The plight of the landowner is due to circumstances unique to the property not created by the landowner. Building and porch setbacks maintained, but due to narrow width, do not allow reasonable stair location.
3. The variance will not permit any use that is not allowed in the zoning district in which the property is located.
4. The variance will not alter the essential character of the surrounding area.

☐ Required site plan is attached

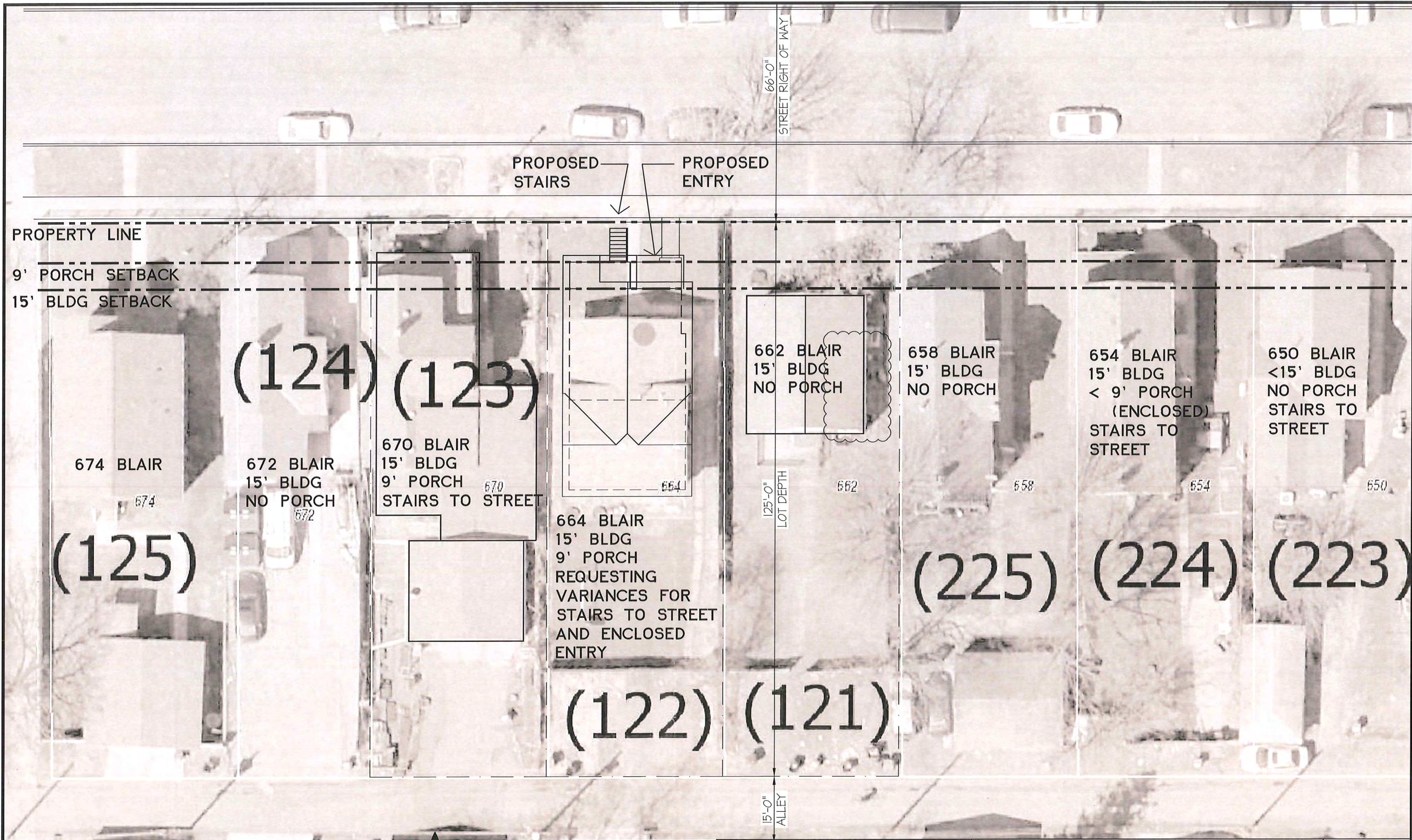
☐ If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

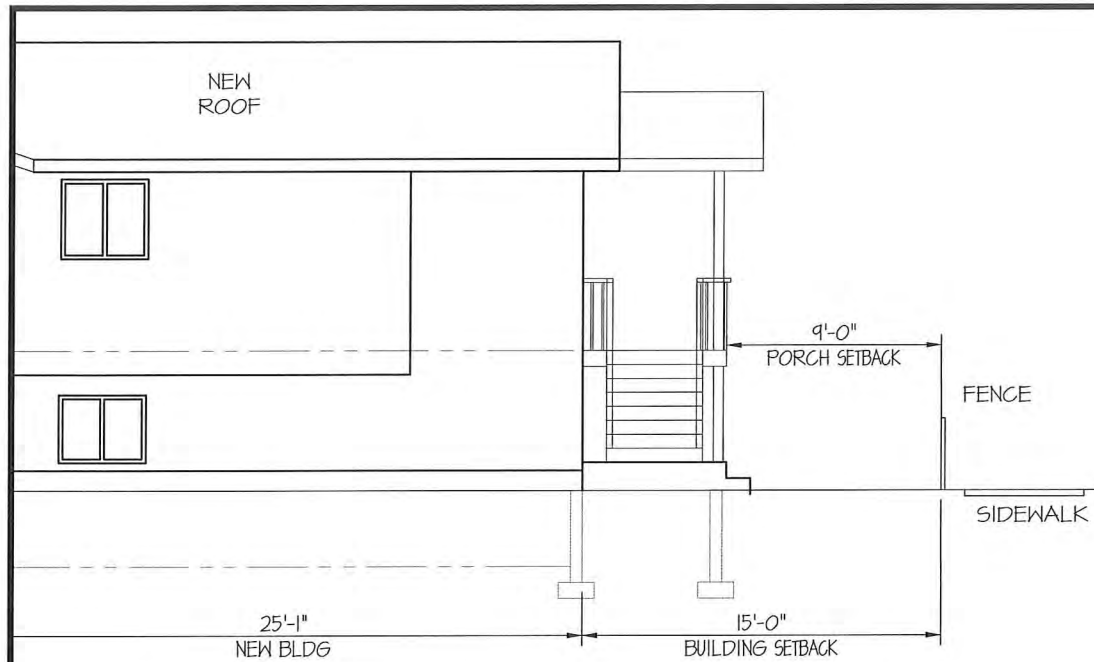
Applicant's Signature

Muna

Date

02-28-2022





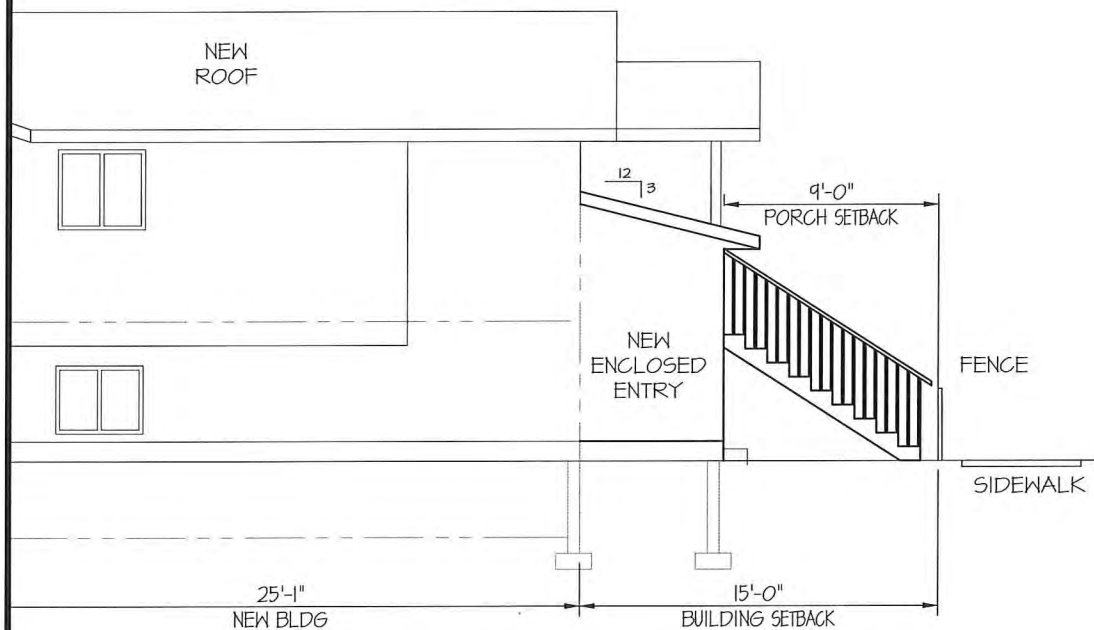
ORIGINAL EAST
ELEVATION
2
5-1 1/8"=1'-0"



ORIGINAL NORTH
ELEVATION
1
5-1 1/8"=1'-0"



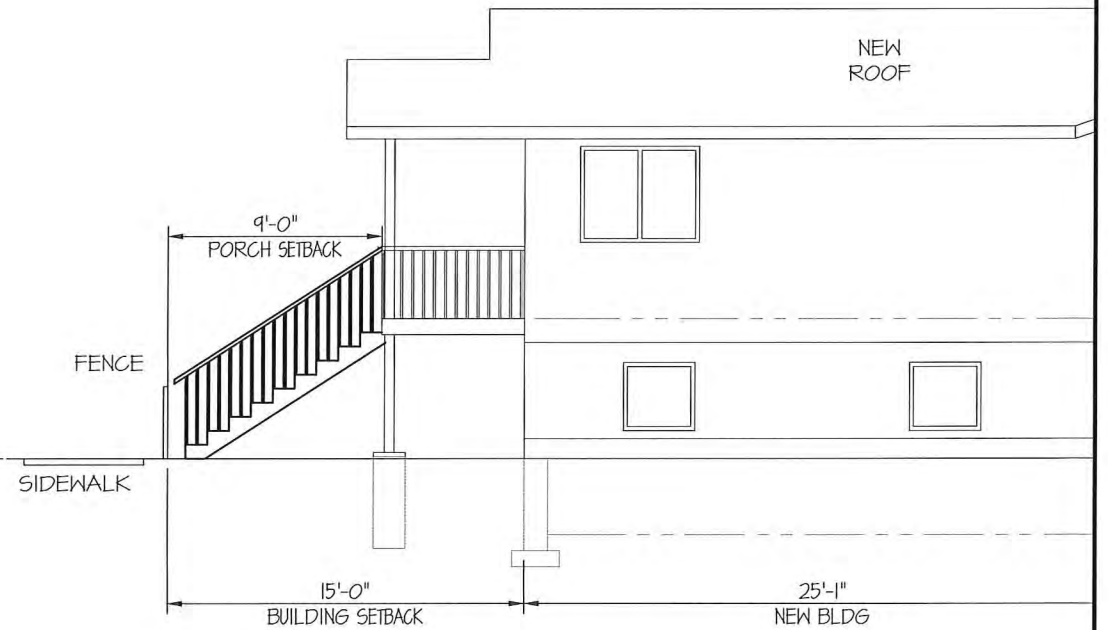
ORIGINAL WEST
ELEVATION
4
5-1 1/8"=1'-0"



PROPOSED EAST
ELEVATION
2.1
5-1-1 1/8"=1'-0"



PROPOSED NORTH
ELEVATION
1.1
5-1-1 1/8"=1'-0"



PROPOSED WEST
ELEVATION
4.1
5-1-1 1/8"=1'-0"

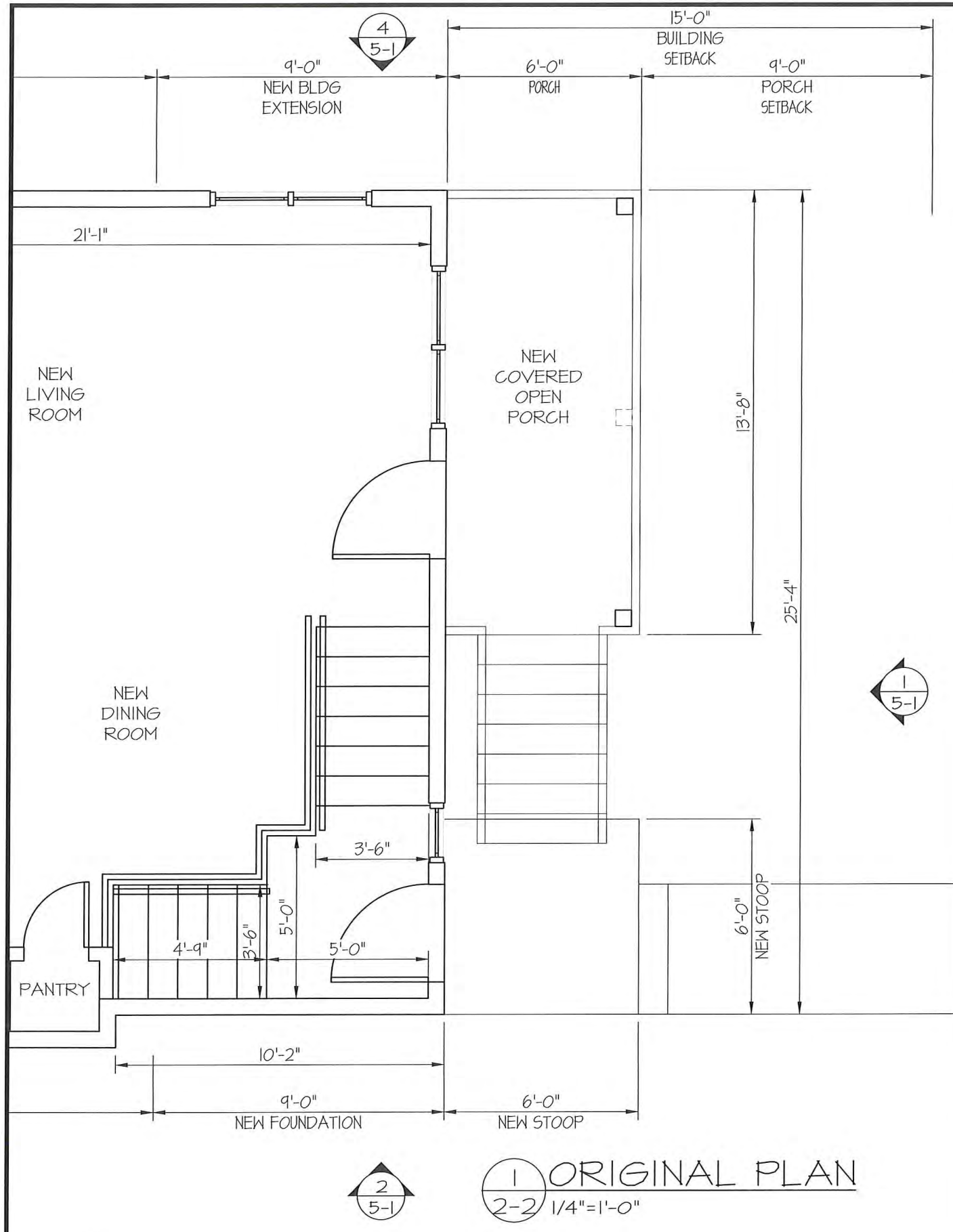
WALL TYPES:
EXISTING
DEMO
NEW

2104_664 BLAIR.dwg

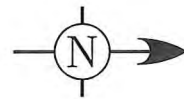
REV	DATE	DESCRIPTION	MUNA ALI 664 BLAIR AVENUE, ST. PAUL, MN 55104 651-815-3414
1	9/30/21	15'-0" BUILDING SETBACK	R & C DRAFTING 9448 CREEK RIDGE LANE, SAVAGE, MN. 55378 (612) 965-3999 Bob@RandCDrafting.com
2	10/20/21	STAIRS / COVERED PORCH	
3	10/21/21	PORCH INFO	

ELEVATIONS
ALI RESIDENCE EXPANSION
664 BLAIR AVENUE
ST. PAUL, MINNESOTA 55104

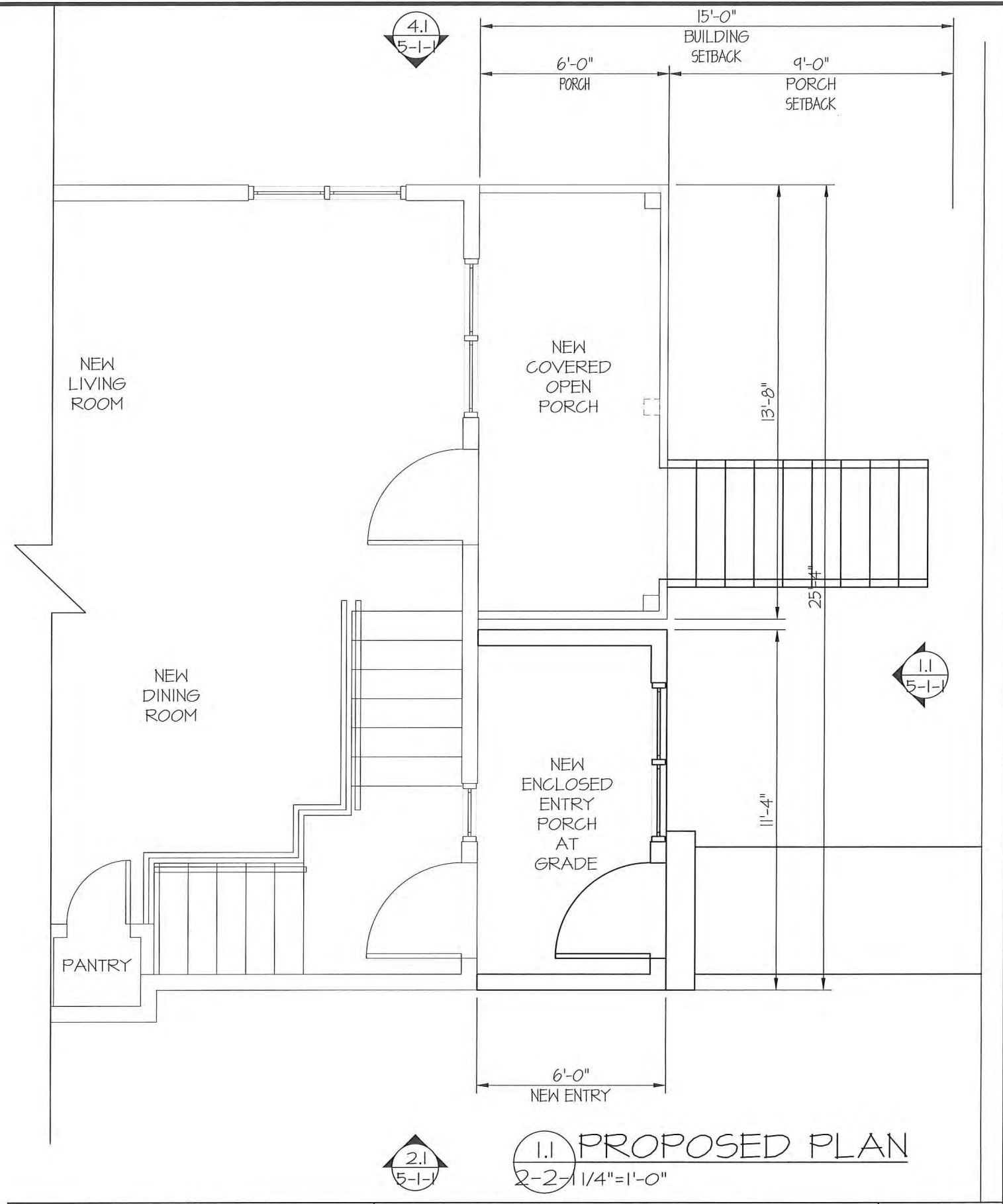
5-1-1
2/28/22
1/8"=1'-0"



WALL TYPES:
 EXISTING
 DEMO
 NEW



2104_664 BLAIR.dwg



MUNA ALI
 664 BLAIR AVENUE, ST. PAUL, MN 55104
 651-815-3414
 R & C DRAFTING
 9448 CREEK RIDGE LANE, SAVAGE, MN. 55378
 (612) 965-3999 Bob@RandCDrafting.com

UPPER LEVEL PLAN
 ALI RESIDENCE EXPANSION
 664 BLAIR AVENUE
 ST. PAUL, MINNESOTA 55104

2-2-1
 2/28/22
 1/4"=1'-0"

Eide, David (CI-StPaul)

From: Bob Coughlen <Bob@RandCDrafting.com>
Sent: Monday, March 14, 2022 6:32 PM
To: Eide, David (CI-StPaul)
Cc: 'Muna a'
Subject: RE: 664 Blair Avenue Zoning Variance
Attachments: 2104_664 Blair_20210420.pdf; 2104_664 Blair_20210618.pdf; 2104_664 Blair_20211021.pdf; 2104_664 Blair Variance_20220229.pdf

Think Before You Click: This email originated outside our organization.

Hello David,

I have been asked to follow up on some of your questions about the requested variance at 664 Blair Avenue.

Original house expansion design from March 2021 included a three season upper porch and grade level split entry at a proposed 10'-0" building setback with stairs to the front. (See "2104_664 Blair_20210420.pdf") This original design was based on matching the existing neighborhood building fronts and designs assuming they were at allowed setbacks.

Minimal changes were made and a revised set of plans (2104_664 Blair_20210618.pdf) was given to the owner and submitted for permit by the contractor. City Planning review came back and clarified setback requirements of 15'-0" for building (including enclosed porches) and 9'-0" for open covered porch. We were also told that the stairs could not encroach past the porch setback.

The landowner, Muna Ali, needed to get this permitted in time to begin construction before winter and chose not to submit for a variance at that time knowing that it could take over a month of processing. To make this fit the setbacks required a redesign of creating an open covered porch and rotating the stairs towards the split entry therefore removing the split entry at the bottom of the stairs. (permit set "2104_664 Blair_20211021.pdf")

The expansion is currently under construction, so any changes to the plans need to be done now with a revised permit change request.

Muna still wants to pursue her original design ideas and is now requesting the following variances. (2104_664 Blair Variance_20220229.pdf)

1. Rotate the stairs towards the street to allow an entry as originally planned. This stair orientation and location is similar to other properties on this street.
2. Increase the entry size from the allowed 20 sf to (4' x 5') to 72 sf (6' x 12'). This enlarged entry will be used as a "mud room" in support of the at home daycare services. It will provide a location to place outdoor toys, coats, boots and strollers for the kids. This entry design, size and location is similar to other properties on this street.

We find that the required setbacks and limitations are inconsistent with the surrounding properties and create a unique burden to this property. It is standard practice that older developments are often granted conditions and setbacks in line with adjoining properties.

We feel the requested variances are reasonable and consistent with nearby properties and will fit into the neighborhood look and feel as if it were there all along. Muna is striving to have the expansion fit in with her neighbors and provide an equitable level of usability.

Please include me on future correspondence for this project so I may further assist Muna Ali with guidance and coordination.

Please contact me for any additional clarifications needed.

Thank you,

Bob Coughlen
R & C Drafting and Estimating
9448 Creek Ridge Lane
Savage, MN 55378
612-965-3999
Bob@RandCDrafting.com
www.RandCDrafting.com

From: Muna a [mailto:munaali5476@gmail.com]
Sent: Monday, March 14, 2022 3:03 PM
To: Bob@randcdrafting.com
Subject: Fwd: FW: 664 Blair Avenue Zoning Variance

----- Forwarded message -----

From: **Eide, David (CI-StPaul)** <David.Eide@ci.stpaul.mn.us>
Date: Mon, Mar 14, 2022, 1:22 PM
Subject: FW: 664 Blair Avenue Zoning Variance
To: zack@rellcmn.com <zack@rellcmn.com>
Cc: munaali5476@gmail.com <munaali5476@gmail.com>

Hi Zach,

Your company is listed as the contractor for this project. I have not heard back from Muna regarding the email that I sent her. Are you able to answer the question below or send this inquiry to someone within your organization who can answer? It would help greatly with writing my staff report for the variance case next week.

Thank you,

David Eide

Pronouns: he, him, his
Zoning Inspector
Department of Safety and Inspections
375 Jackson Street, Suite 220
Saint Paul, MN 55101

P: 651-266-9088

david.eide@stpaul.gov

From: Eide, David (CI-StPaul)
Sent: Tuesday, March 8, 2022 1:06 PM
To: munaali5476@gmail.com
Subject: 664 Blair Avenue Zoning Variance

Hi Muna,

I received your zoning variance application and will be sending out public notices shortly. Your variance application touches upon why the variance is required for the steps, but this entire request is being driven by the enclosed entry. Could you please explain why this enclosed entry is necessary?

Please explain the practical difficulties and why the plight of the landowner is due to circumstances unique to the property and not created by you, the landowner. I am having trouble finding a reason why this variance was necessary when a large front addition was already added. Why wasn't the entry planned for in the original plans?

Thank you,

David Eide

Pronouns: he, him, his
Zoning Inspector
Department of Safety and Inspections
375 Jackson Street, Suite 220
Saint Paul, MN 55101

P: 651-266-9088

david.eide@stpaul.gov