



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

5612

RECEIVED

MAR 14 2016

By: City of St Paul DSI

Zoning office use only
 File Number: 16-0710PS
 Fee: \$ 391
 Tentative Hearing Date: 04/11/16
 Section(s) 2B, 5612
 City agent: A. DIATTA

APPLICANT

Name Gary Findell/Jim Erchul Company Dayton's Bluff Neighborhood Housing Services
 Address 823 East Seventh St.
 City St. Paul ST MN Zip 55106 Phone 651-774-6995
 Email gfindell@comcast.net Fax _____
 Property Interest of Applicant (owner, contract purchaser, etc) Owner
 Name of Owner (if different) _____ Phone _____

PROPERTY INFORMATION

Address / Location 427 Mt. Ida St.
 Legal Description (attach additional sheet if necessary) Lot 5, Swanstrom's Re-arrangement of Lots 10 and 11, Block 8 of Warren and Winslow's Addition to Saint Paul
 Lot Size 3,180 sf Present Zoning R4 Present Use vacant
 Proposed Use One single family home

Variance[s] requested: Variance for: Garage is more than 60% of the width of the house.

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. See attached

Attachments as required: Site Plan Attachments Pro Forma

Applicant's Signature _____ Date _____





PERFORMANCE
DRIVER DESIGN,
LLC
11000 Highway 101, Suite 200, Minneapolis, MN 55411 (612) 232-1223

16-0285

CLIENT:
Dayton's Bluff Neighborhood
Housing Services
823 East Seventh Street
St. Paul, MN 55106

THIS SCALE APPEARS BY ACTION
FOLLOW SHEET

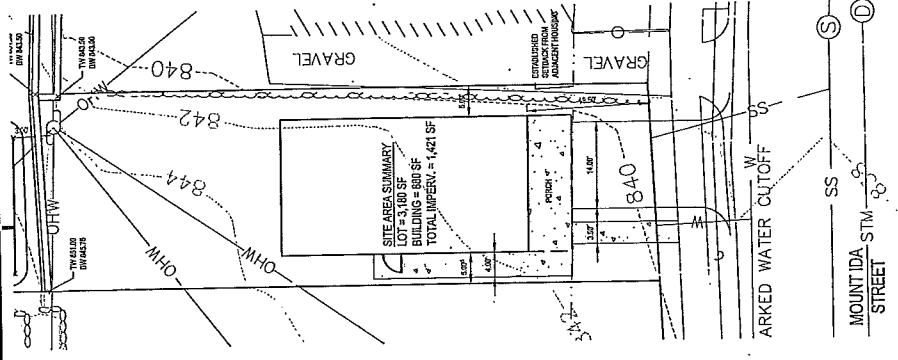
ID	DATE	ISSUED FOR

PRELIMINARY
NOT FOR CONSTRUCTION
03/11/2016

CONTRACTOR: BILLY INC. ALL RIGHTS RESERVED.
PROJECT NAME:
Minnehaha/Mt. Ida Street
Houses
ADDRESS:
427 Mount Ida Street, St. Paul, MN

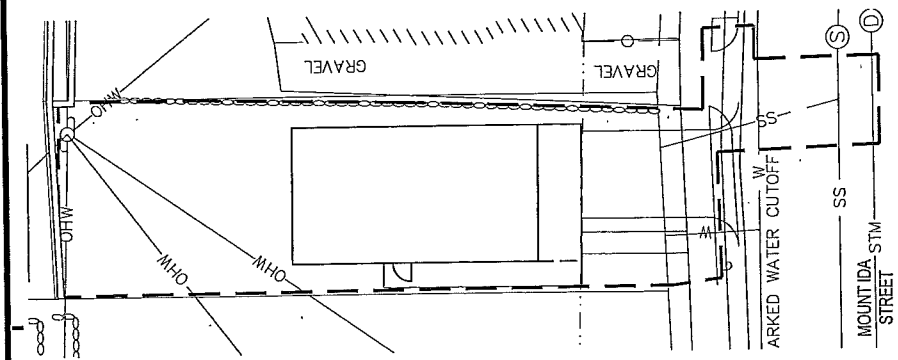
CONTRACT NO.:
DEMOLITION PLAN,
UTILITY PLAN, &
SITE AND GRADING PLAN

SCALE:
DRAWN BY: JSC
CHECKED BY: JSC
PROJECT NO.: 160285
DRAWING NO.:
C1.00(C)



3 SITE AND GRADING PLAN
Scale: 1" = 10'-0"

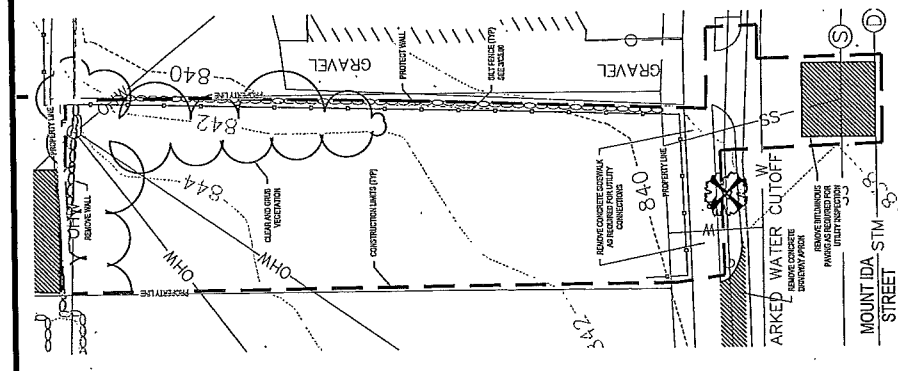
GENERAL CONSTRUCTION NOTES
1. GRADES SHOWN ARE FINISH GRADE ELEVATIONS. THE CONTRACTOR SHALL MAKE
FIELD VERIFICATION OF FINISH GRADES FOR VARIATIONS SURFACES TO ESTABLISHED
ELEVATIONS.



2 UTILITY PLAN
Scale: 1" = 10'-0"

UTILITY CONSTRUCTION NOTES
1. THE CONTRACTOR SHALL VERIFY THE EXISTENCE OF THE PROJECT
SCOPE. EXTENTS BEYOND THE SITES CONSTRUCTION LIMITS ARE
SHOWN FOR INFORMATION ONLY.

1. SANITARY SEWER
UNLESS OTHERWISE SPECIFIED, ALL MATERIALS AND
WORKMANSHIP FOR SANITARY SEWER SHALL BE IN
ACCORDANCE WITH THE CITY OF ST. PAUL'S
CONSTRUCTION MANUAL.
2. ALL SANITARY SEWER PIPING AND FITTINGS SHALL BE SMOOTH
WALLED PVC CONFORMING TO ASTM D2688 AND ASTM F442, 20R
SCHEDULE 40.
3. THE SLOPE OF THE SANITARY SEWER SHALL BE AS SHOWN ON THIS
PLAN. PROVIDE 1% ON SERVICE LINES FROM MAIN TO
FEET FROM BUILDING. SERVICE LINES SHALL HAVE A MINIMUM
SLOPE.
4. WATER
UNLESS OTHERWISE SPECIFIED, ALL MATERIALS AND
WORKMANSHIP FOR WATER SHALL BE IN ACCORDANCE WITH THE
CITY OF ST. PAUL'S CONSTRUCTION MANUAL.
5. COORDINATE ONE SERVICE LOCATION AND INSTALLATION WITH XCEL
UTILITY LOCATIONS FOR ALL UTILITY FRESH AND WATER
INTERFACING TIES.
6. COORDINATE ELECTRIC SERVICE LOCATIONS AND INSTALLATION OF POWER
POLE BARRING WALL CONSTRUCTION WITH XCEL ENERGY.



1 DEMOLITION PLAN
Scale: 1" = 10'-0"

DEMOLITION & REDEMPTION CONSTRUCTION NOTES
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND MANAGED BY THE CONTRACTOR.
SHALL BE REFERRED TO THE CONTRACTOR AT NO COST TO THE OWNER.

1. THE CONTRACTOR SHALL VERIFY THE EXISTENCE OF THE PROJECT
SCOPE. EXTENTS BEYOND THE SITES CONSTRUCTION LIMITS ARE
SHOWN FOR INFORMATION ONLY.
2. THE CONTRACTOR SHALL VERIFY THE EXISTENCE OF THE PROJECT
SCOPE. EXTENTS BEYOND THE SITES CONSTRUCTION LIMITS ARE
SHOWN FOR INFORMATION ONLY.
3. ALL EXISTING UNIMPROVED STRUCTURE ACCESS SHALL BE MAINTAINED TO REMAIN UNCHANGED BY THE CONTRACTOR.
THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION EXEMPTIONS, SEE OPERATIONS FOR REZONING.
4. THE BUILDING EXISTENCE AND LAYOUT SHALL BE DEMOLISHED FROM THE ARCHITECTURAL AND STRUCTURAL PLANS. THE EXISTING SITE DRAINAGE SHALL
BE MAINTAINED TO REMAIN UNCHANGED BY THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE BUILDING EXISTENCE WITH SITE INTERFACES
AND SHALL BE RESPONSIBLE FOR THE EXISTENCE OF THE BUILDING. NOTIFY THE EXISTENCE OF FIELD CONDITIONS VARY FROM THE PLAN.
UNLESS OTHERWISE SPECIFIED, ALL MATERIALS AND WORKMANSHIP FOR DEMOLITION SHALL BE IN ACCORDANCE WITH THE CITY OF ST. PAUL'S
CONSTRUCTION MANUAL.
5. ALL ASBESTOS-CONTAINING MATERIALS SHALL BE REMOVED AS IN ACCORDANCE WITH THE CITY OF ST. PAUL'S CONSTRUCTION MANUAL.
REQUIREMENTS.





**PERFORMANCE
DRIVEN DESIGN.**
LAB.com

70 Washington Ave., Ste. 200 Minneapolis, MN 55401 (612) 281-2929

Client: Daytor's Bluff Neighborhood
Housing Services
823 East Seventh Street
St. Paul, MN 55106

THIS DOCUMENT IS FOR REVIEW ONLY
FULL SCALE SHEET

**PRELIMINARY
NOT FOR CONSTRUCTION**
2/17/16

MINNESOTA LICENSE

01	02	03	04	05	06	07	08	09	10	11	12
1	2	3	4	5	6	7	8	9	10	11	12

WE'LL LOT TALK
CONCEPTS AND IDEAS ARE SUBJECT TO CHANGE

Address: 427 Minnetonka Street, St. Paul, MN

FLOOR PLANS - E

16-02108
A1.10(E)

GENERAL UNIT PLAN NOTES:

1. All units are designed to be constructed with a concrete slab on grade.
2. Dimensions of all units are shown in feet and inches.
3. All units are designed to be constructed with a concrete slab on grade.
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GENERAL KITCHEN NOTES:

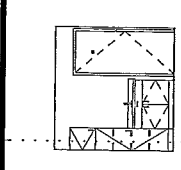
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GENERAL BATHROOM NOTES:

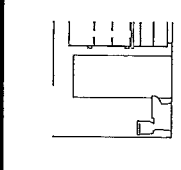
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PLAN SET NOTES:

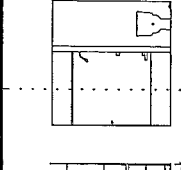
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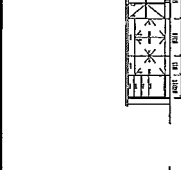
1 UNIT 1 KITCHEN



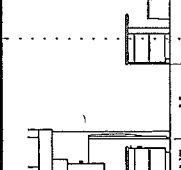
2 UNIT 2 KITCHEN



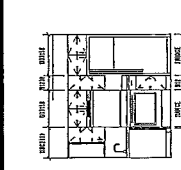
3 UNIT 3 KITCHEN



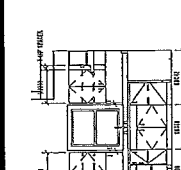
4 UNIT 4 KITCHEN



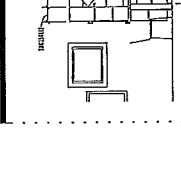
5 UNIT 5 KITCHEN



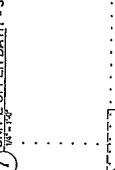
6 UNIT 6 KITCHEN



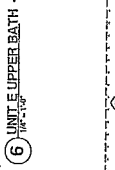
7 UNIT 7 KITCHEN



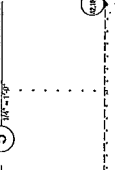
8 UNIT 8 KITCHEN



9 UNIT 9 UPPER BATH



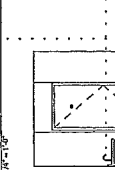
10 UNIT 10 UPPER BATH



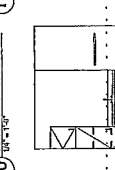
11 UNIT 11 UPPER BATH



12 UNIT 12 UPPER BATH



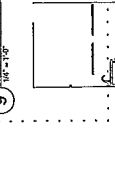
13 UNIT 13 LOWER BATH



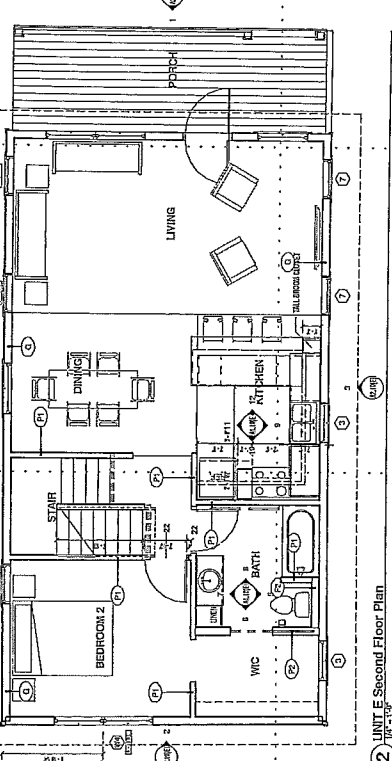
14 UNIT 14 LOWER BATH



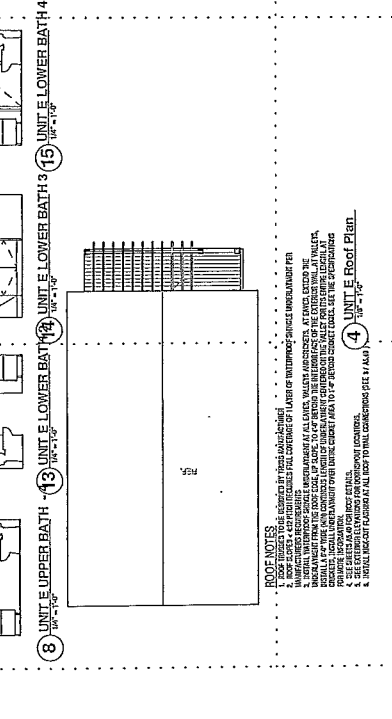
15 UNIT 15 LOWER BATH



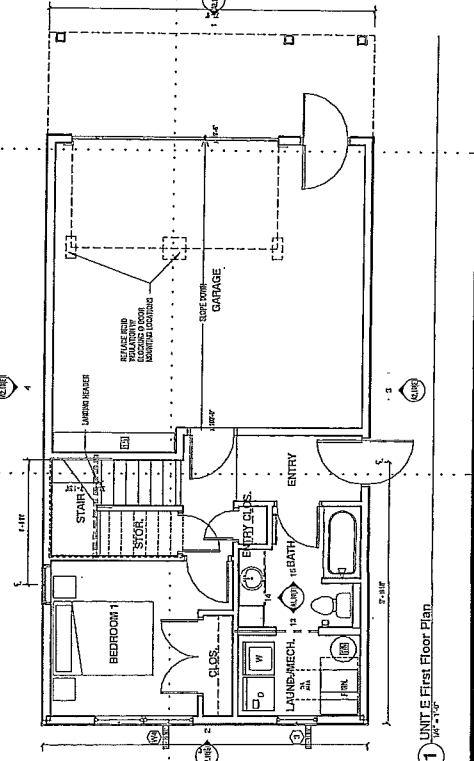
16 UNIT 16 LOWER BATH



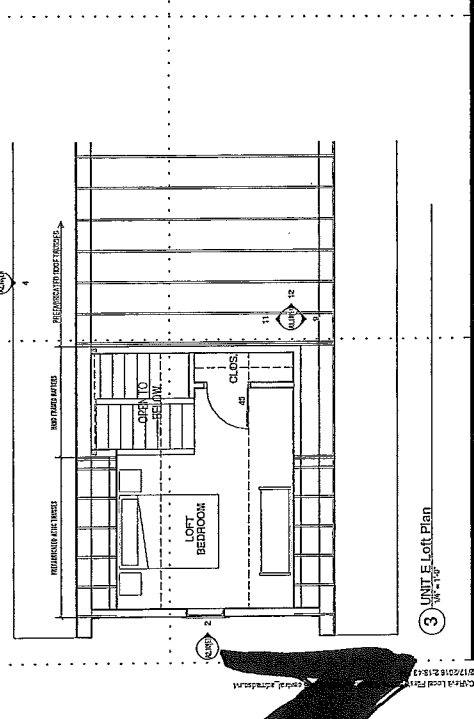
2 UNIT 2 Second Floor Plan



1 UNIT 1 First Floor Plan



3 UNIT 3 First Floor Plan



4 UNIT 4 First Floor Plan

2/17/2016 2:15:43
C:\Users\james\OneDrive\Documents\427 Minnetonka Street\A1.10(E)



PERFORMANCE
DRIVEN DESIGN.
LIFEWORKS

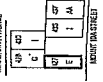
701 Thompson Ave., N. Ste. 200 | Minneapolis, MN 55415 | 612.281.2022

CLIENT:
Dayton's Bluff Neighborhood
Housing Services
823 East Seventh Street
St. Paul, MN 55106

NO. _____ SITE _____ DATED FOR _____
PREPARED BY _____
CHECKED BY _____
DATE _____

PRELIMINARY
NOT FOR CONSTRUCTION
2/17/16

MINNESOTA ARCHITECTS

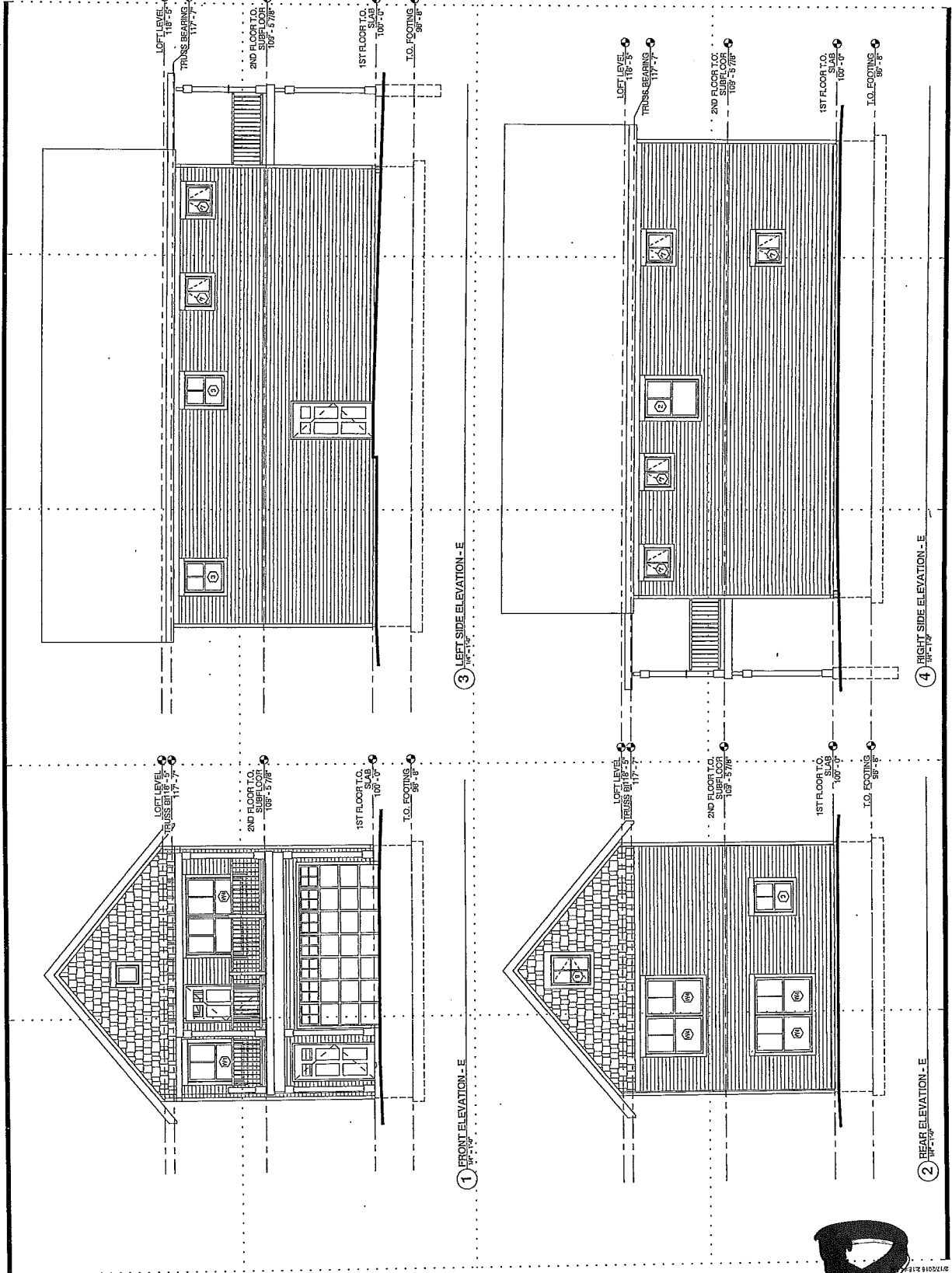


PROJECT NAME:
Mimihaha/Mt. Ida Street Houses

ADDRESS:
427 Mount Ida Street, St. Paul, MN

DRAWING TITLE:
EXTERIOR ELEVATIONS - E

FILE NO.: 16-021855
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 2/17/16
DRAWING NO.: A2.10(E)



16-021085

After a significant amount of redesign, the plan for 427 Mt Ida Street has been modified to eliminate the need for variances with one exception. We are still requesting a variance from 63.501.a.4 as described below.

Sec. 63.110. - Building design standards

a. A primary entrance of principal structures shall be located within the front third of the structure; be delineated with elements such as roof overhangs, recessed entries, landscaping, or similar design features; and have a direct pedestrian connection to the street. In addition, for one- and two-family dwellings, a primary entrance shall either: 1) face an improved abutting street; or 2) be located off of a front porch, foyer, courtyard, or similar architectural feature, and set back at least eight (8) feet from the side lot line.

The house as designed meets all of the requirements as described in 63.110.a. No variance from any of the requirements is needed.

(b) For principal buildings, except industrial, production, processing, storage, public service and utility buildings, above grade window and door openings shall comprise at least fifteen (15) percent of the total area of exterior walls facing a public street or sidewalk. In addition, for new principal residential buildings, above grade window and door openings shall comprise at least ten (10) percent of the total area of all exterior walls.

The above window opening percentages are all met for the exterior street walls at 15% and for the other walls at 10%.

No variance needed.

Sec. 63.501. – Accessory buildings and uses.

a. Accessory buildings, structures or uses shall not be erected in or established in a required yard except a rear yard. The following additional standards shall apply to residential parking:

4) Except in the rear yard, garage doors that face a public street shall be no more than nine (9) feet in height and shall not exceed sixty (60) percent of the width of the principal structure facing the same street.

Variances for:

- 1. The garage is more than 60% of the width of the principal structure. The house is 22' wide and the garage doors are 16' wide, so the garage is approximately 72% of the width of the house, exceeding the 60% requirement.**

