

check # 5564
front corner

NOV 04 2013



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: 13-247876
Fee: \$ 570.00
Tentative Hearing Date: 11/25/13
Section(s) 66.231 & 66.207
City agent Y. JIATTA

APPLICANT

Name BILL BERGMANN Company CHATEMAE L.L.C
Address 2153 40TH AV S
City MPLS St. MN Zip 55406 Daytime Phone 612-867-6141
Property Interest of Applicant (owner, contract purchaser, etc) CONTRACTOR FOR HOMEOWNER
Name of Owner (if different) DR. JOSHUA B. COGTON Phone 612-275-6004

PROPERTY INFORMATION

Address / Location 576 LINCOLN AVE, ST. PAUL
Legal Description RESIDENCE
(attach additional sheet if necessary)
Lot Size 150' x 80' Present Zoning RM2 Present Use PRIVATE HOME
Proposed Use SINGLE FAMILY DWELLING

Variance[s] requested: SECOND PRINCIPAL STRUCTURE [SETBACKS] & parking

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.

The homeowners would like to finish the interior attic space of the existing carriage house/garage. It would be an independent living space for grandparents to spend more time the family. The property would never be rented or used commercially. The property does not meet the current residential code and they are requesting variances. The carriage house was present when the property was purchased in 2007. It was built with the intention for residential use, as it already has door cutouts, windows, heat, electric, plumbing and sewer. The structure will not be augmented in height or foot print.

Attachments as required:



Site Plan



Attachments



Pro Forma

Applicant's Signature

[Signature]

Date

11/4/13

FILE
13-247876

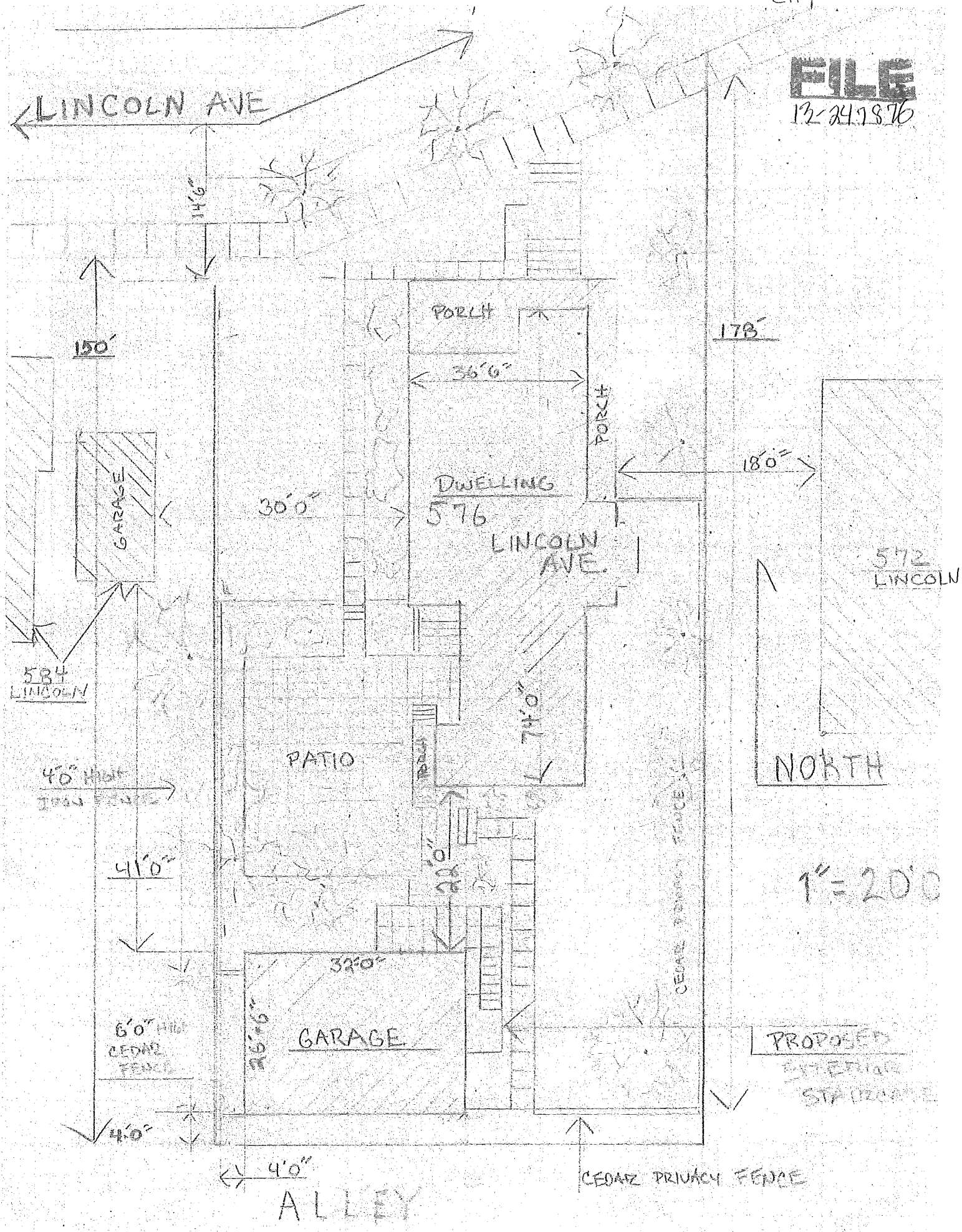
Board of Zoning Appeals

Response to Variance Requests

1. Our property is within zoning RM2 which allows residential and rental property. The remodeled property would never be used for rental property or commercial use.
2. When the carriage house was reconstructed in 2000 it was done with the intent for residential use. It has door cutouts, windows, heat, electric, plumbing and sewer.
3. The property does not meet the current residential code. We are requesting variances so that it may be used as an intermittent residence for our parents.
4. Previous owners built the carriage house and it was present when we purchase the property in 2007
5. The property would never be rented or used commercially. The only reason we would like to finish the carriage house is to provide an occasional temporary residence for our grandparents. One set of grandparents live in the Philippines and regularly visit for 3 or more months. Another grandparent lives alone and would like to spend more time with us and her grandchildren.
6. We are not building a new structure and we are not augmenting the height or foot print of the existing structure.

FILE
12-247876

LINCOLN AVE



574
LINCOLN

DWELLING
576

LINCOLN AVE

572
LINCOLN

NORTH

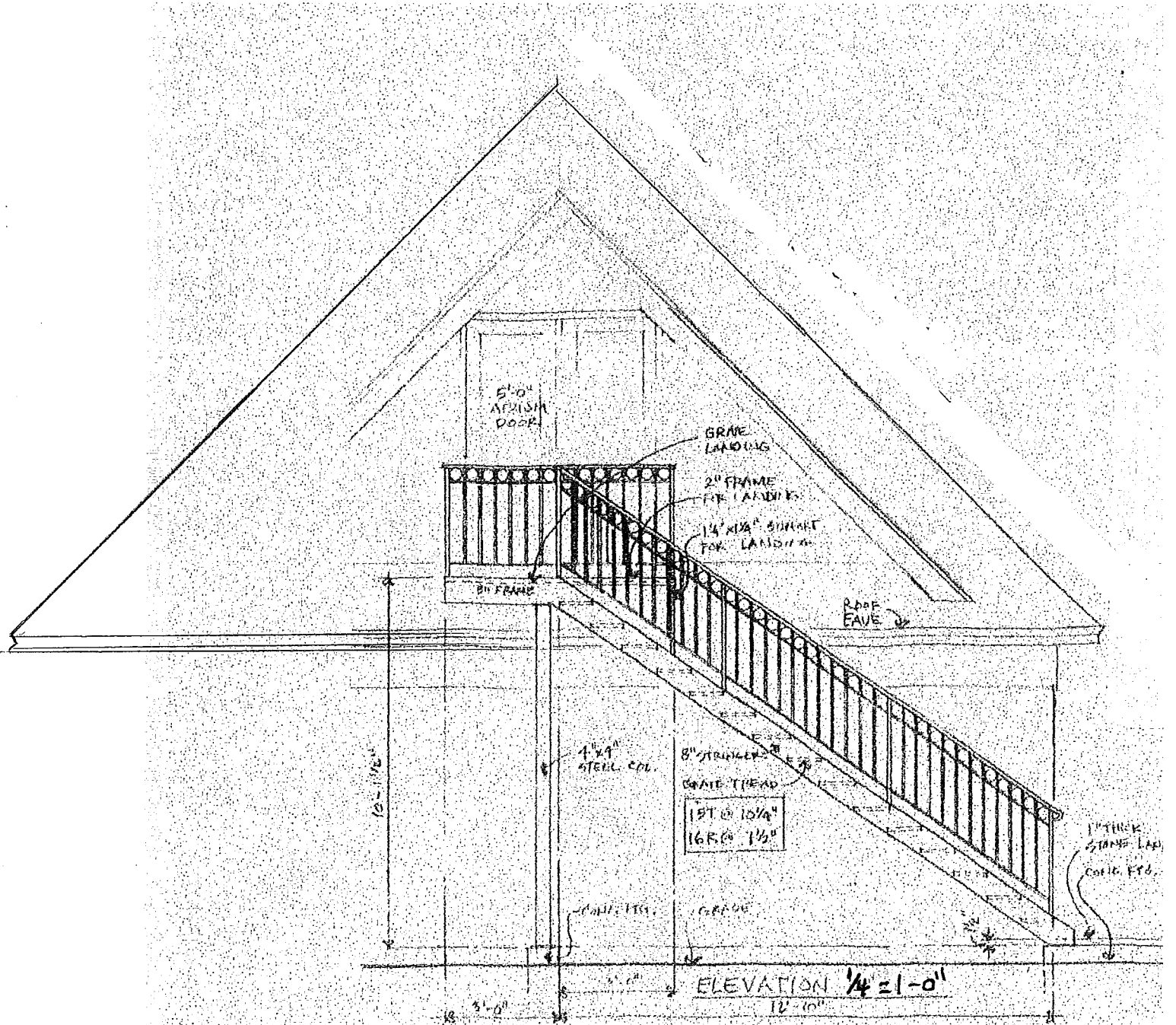
1" = 20'0"

PROPOSED
EXTERNAL
STAIRCASE

4'0"
ALLEY

CEDAR PRIVACY FENCE

FILE
13-247876



14/03

COLTON CARRIAGE HOUSE STAIR

ELEVATION 1/4\" = 1'-0\"

FILE
13-247876

**Petition to Finish Colton Carriage House
576 Lincoln Avenue St Paul, MN**

- We would like to complete the mother-in-law dwelling above our carriage house.
- When we purchased the lot the carriage house already had sewer, water, and electric in place.
- The space will never be rented as an apartment and it will never be used commercially.
- We will not allow parking in the alley and it will not increase the parking burden of the area.
- It would be used for our grandparents to spend more time with us and our children.
 - o One set of grandparents live in the Philippines and regularly visit for 3 or more months.
 - o Another grandparent lives alone and would like to spend more time with us and her grandchildren.

If you approve of our petition to build please sign below (name and address):

Ann Norton	12 Crocus Hill	Ann Norton	10/29/13
John Norton	12 Crocus Hill	John Norton	10/29/13
Judy Altobelli	584 Lincoln Ave		10/29/13
Maryhaise M	575 Lincoln Ave		10/29/13
Alan Green	579 Lincoln Av		11/1/13
W. Blaw	579 Lincoln Ave		11/1/13
Catherine Grotenhuis	562 Lincoln Ave		11/1/13
STEVE GROFENHUIS	562 LINCOLN AVE		11/1/13
Maureen Dolan	567 Lincoln Ave	Maureen Dolan	11/1/13
John Dolan	567 Lincoln Ave		11/1/13
Dorrie + Cam Blazgett	1 Crocus Hill		11-1-13
Cam Blazgett	1 Crocus Hill		11-1-13
Ednaell Young	15 Crocus Hill		11-3-13

RM-2



CITY OF ST. PAUL

OFFICE OF LICENSE, INSPECTIONS AND ENVIRONMENTAL PROTECTION
350 ST. PETER STREET, SUITE 300
ST. PAUL, MINNESOTA 55102-1510

GENERAL BUILDING PERMIT APPLICATION

13247876

Section I - INFORMATIONAL (See back of form for additional information)

Form section I containing project details: Number (576 Lincoln Ave), Street Name, St. Ave. Blvd. Etc., N S E W, Suite/Apt, Building Name, Date (8/11/00), Contractor (Architruave Design & Remodel), Property Owner (Mary Bell-Carroll), Masonry Contractor (Architruave), and Architect (Robert Roscoe).

Section II - PLEASE COMPLETE THIS SECTION ONLY FOR NEW STRUCTURE OR ADDITION


Form section II containing structure dimensions: Structure Dimensions (In Feet) table with Width (24'), Length (30'), Height (15'), Total Square Feet (720), Basement? (No), Stories (1), Lot Dimensions (In Feet) table with Lot Width (75'), Lot Depth (150'), and Set Backs from Property Lines.

Section III - For Office Use Only

Form section III containing fee summary and permit details: Change/Expansion of Use? (No), Existing Primary Use, Proposed Primary Use (GARAGE), Zoning District, PLAN REVIEW REMARKS (Ok per zoning Avg Ht is less than 15' Tbeal 8/14/00), SUMMARY OF FEES (Building Permit Fee \$887.25, Plan Check Fee \$, State Surcharge \$50.00, Total Permit Fee \$937.25), and State Valuation (\$100,000).

Please Sign & Date. Signature required for all charges.

00-137770

Office of License, Inspection and Environmental Protection City of St Paul MN INSPECTION REPORT	<div style="text-align: right;">  Building Permit 13-247576 20 00 137770 NEW </div>	
	<div style="text-align: right;"> 576 LINCOLN AVE ST PAUL MN 55102-2815 </div>	
INSPECTOR: Kenyon, Dave	ISSUE DATE: Aug 14, 2000	
CONTRACTOR: ARCHITRAVE DESIGN RMDLG INC 887 ASHLAND AVE ST PAUL MN 55104-0000 WORK: (612) 291-7117 CELLULAR: (612) 834-0291	OWNER: MARY BELL & GARRET BRADLEY 576 LINCOLN AVE ST PAUL MN 55102-2815 WORK: (651) 290-9604	SUB TYPE: Accessory Structure WORK TYPE: New

# of Dwelling Units	1	Type of Accessory Structure	Garage 1
State Valuation	100000	Housing Initiative	No
Scope of New Work	Full Permit	Structure Type (R-N/A)	Std. Garage Framing
Foundation Design (R-N/A)	Poured Concrete Ftg.& V	Plan Number	V-2000-1154

CONDITION :
DEMOLISH OLD GARAGE - BUILD NEW - NOT TO BE USED AS RESIDENTIAL PROPERTY - SEWER AND WATER CONNECTIONS FOR HOBBY USAGE ONLY -

FEES	
Permit Fee	887.25
Surcharge B	50.00
TOTAL	937.25

21.8

AVE 1, 2000

Bell / Bradley
New Garage
576 Lincoln Avenue
Saint Paul, MN

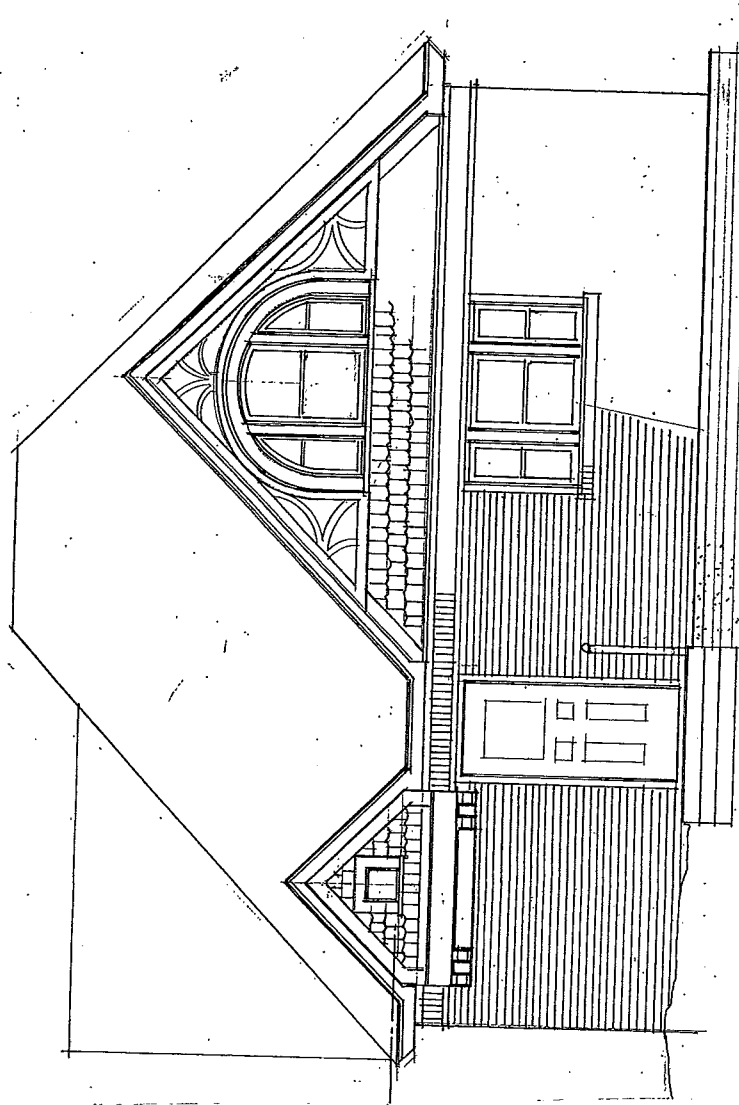
Robert Roscoe
Design For Preservation

1401 East River Parkway, S.E.
Marietta, Minnesota 55434
612 / 317-0585 fax: 612 / 317-0990

Architrave
Design and Remodeling
887 Ashland Avenue
Saint Paul, MN

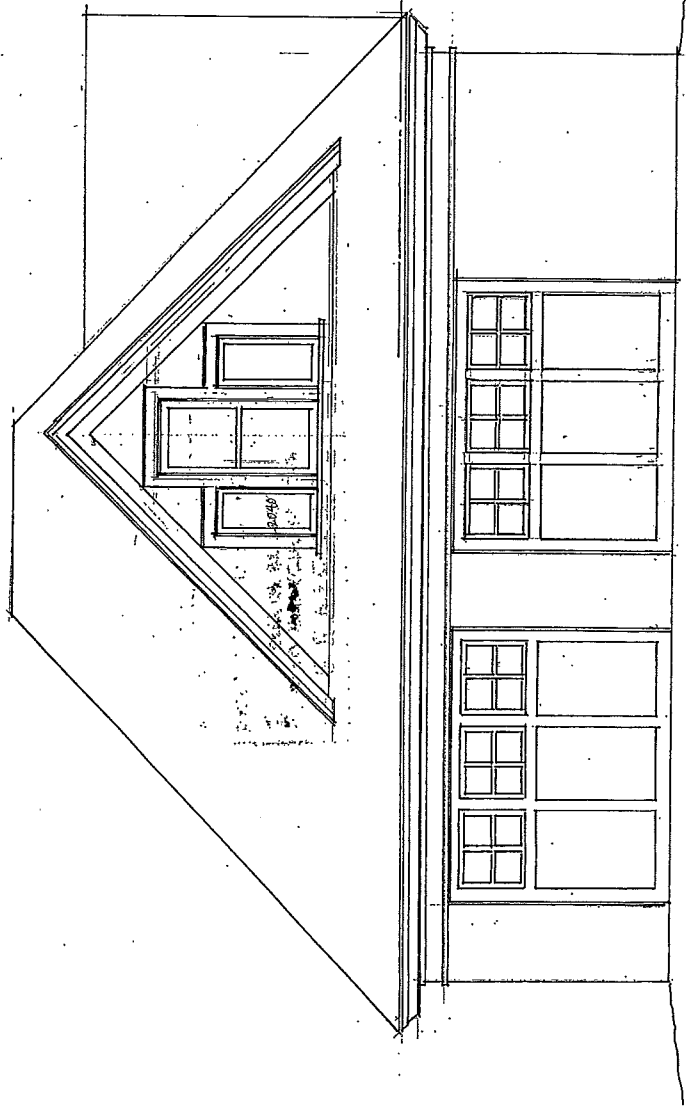
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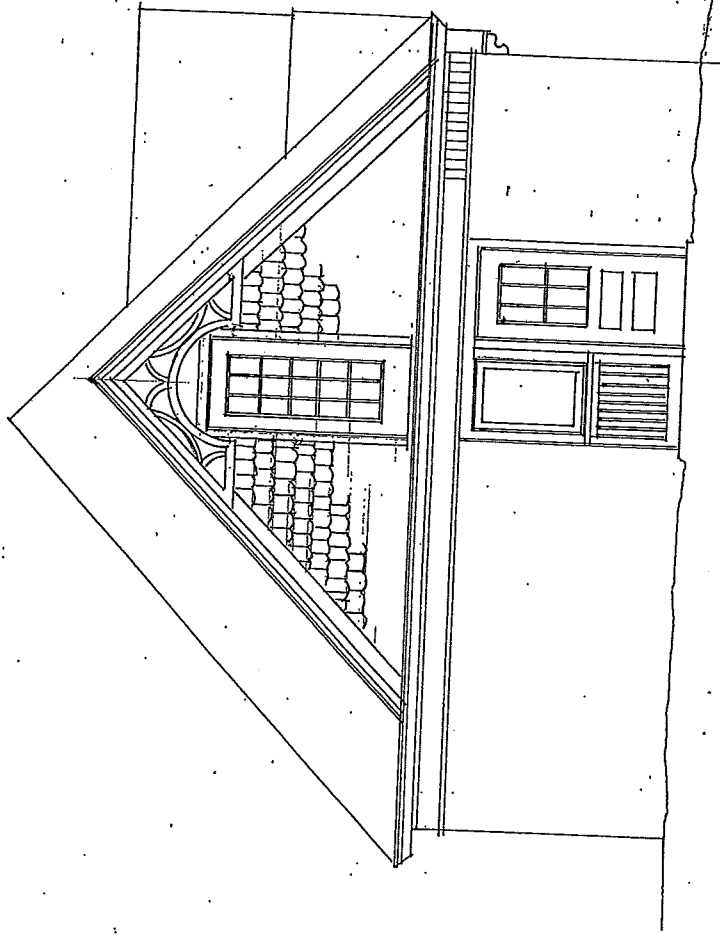


North Elevation 0 1 2 4

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0 1 2 4
South Elevation: | | | |



East Elevation: 0 1 2 4
| | | |

Exterior Elevation General Notes:

1. Siding: cedar shingles. Cearth grade blue tab type, with 7 1/2" +/- lap exposure
2. Trim at upper level: fascia: 1x6 cedar with crown mold; soffits: 3/8" plywood, paint finish; cornice: 1x6 cedar with crown mold; window and door casing shall be 5/4 x 4 1/4 +/- clear grade pine, with pine drip cap at window and door heads
3. Roof: asphalt shingles, 285 lb. Certainteed Timberline or equal to match house.
4. Miscellaneous trim: cedar
5. Garage level: modular brick, running bond at typical areas; top 3 courses shall be set-out header courses above and below saw-tooth soldier course; build row-lock window sill at north elevation
6. Windows: Marvin or equal double-hung type except as noted, insulating glazing, wood surround with aluminum insert type combination window units
7. Doors: service doors: wood; ponderosa fir, panel type: see outline Spec.; Overhead Doors: see Outline Spec
8. Wood tracery at gables: cedar clear grade; 5/4 thickness; see Details
9. East Elevation: wood panel below window: fir 1 3/8 beaded siding
10. North elevation: Bracket and belt band at small gable: see Details
11. Caulk all joints between wood and other adjacent materials, other gap or crevice conditions
12. Install rain gutters and downspouts, D type gutters, with concrete splash blocks
13. Paint: see Construction Notes
14. Lighting fixtures: verify exact location on site with owners before installing rough openings

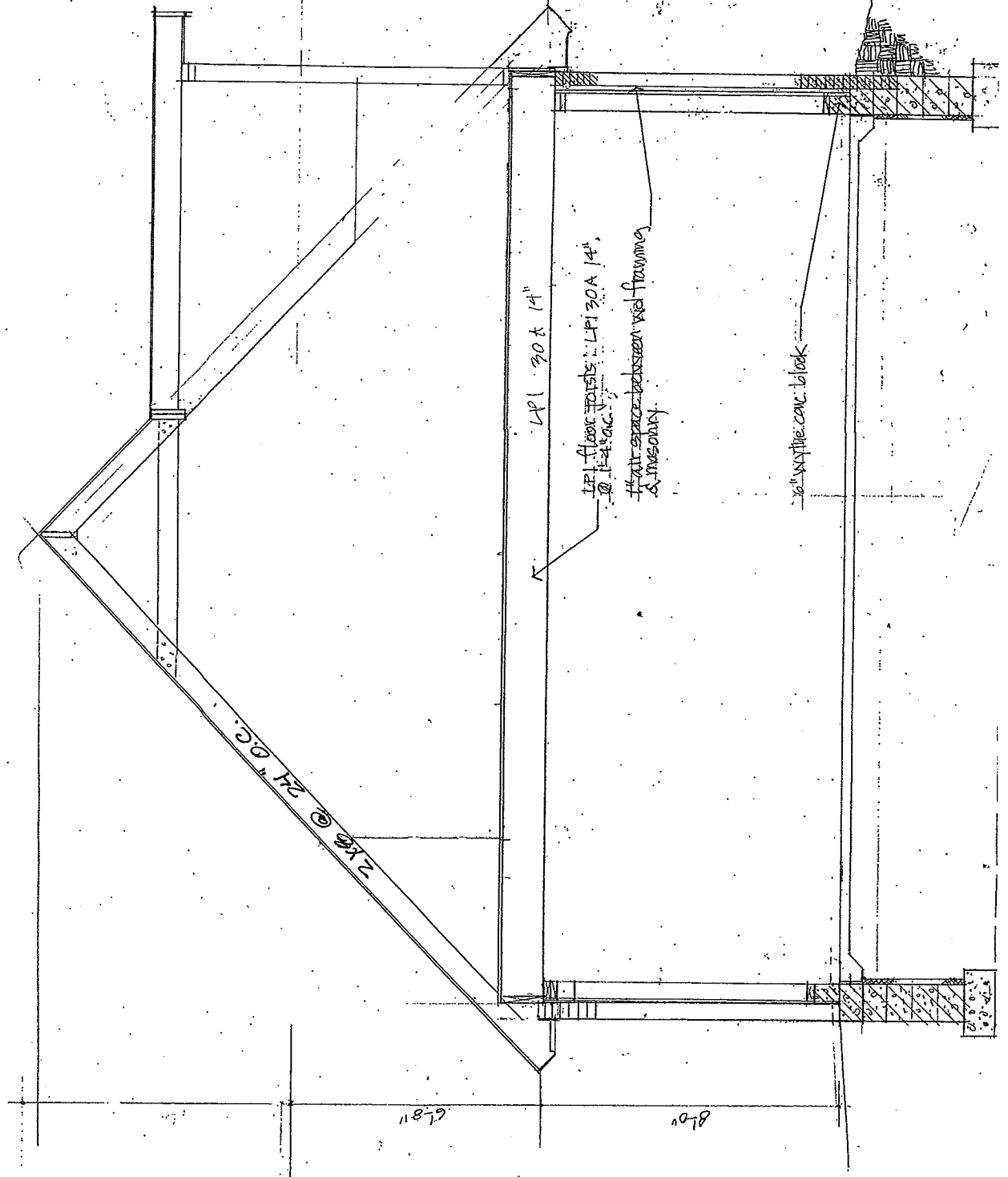
Bell / Bradley
New Garage
576 Lincoln Avenue
Saint Paul, MN

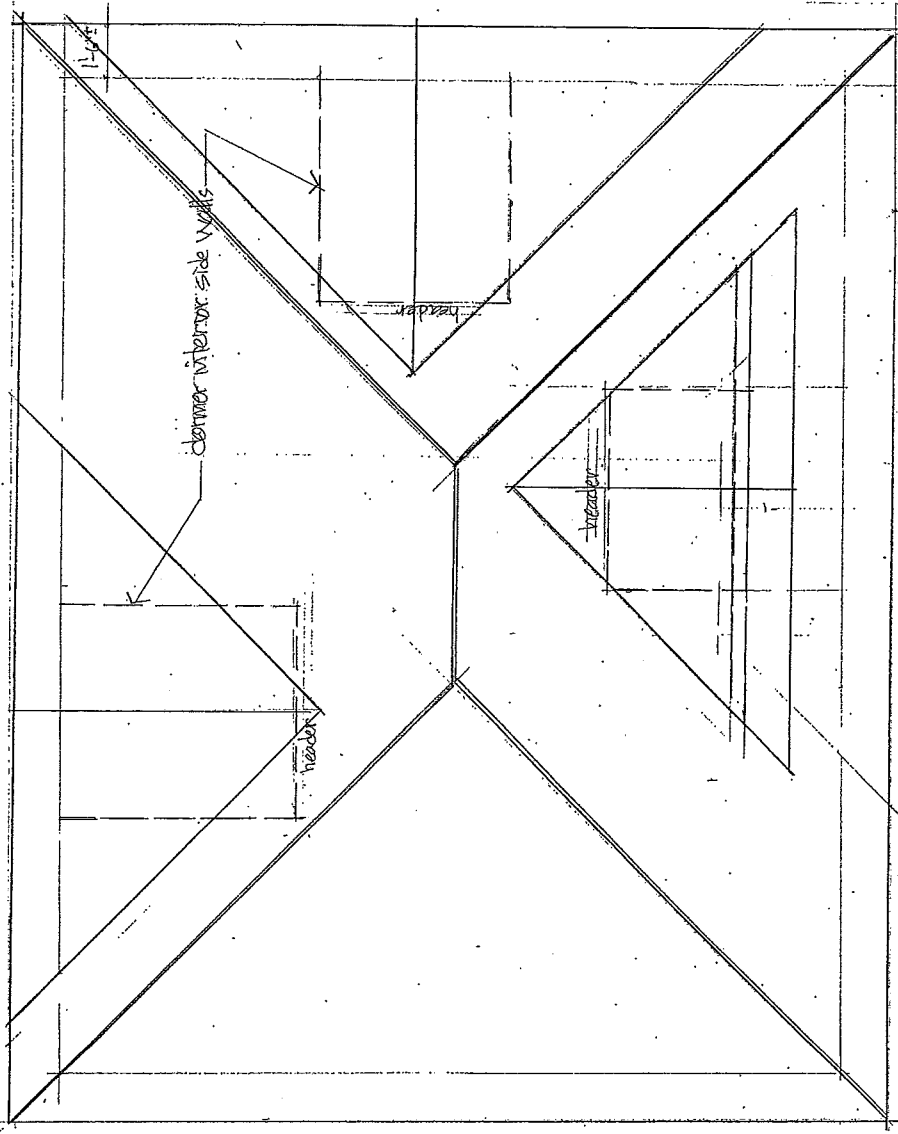
Robert Roscoe
Design For Preservation

1401 East River Parkway SE
Minneapolis, Minnesota 55414
612/317-0989 fax: 612/317-0990

Architrave
Design and Remodeling
887 Ashland Avenue
Saint Paul, MN

13-297876

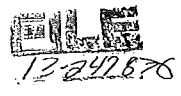




Roof Framing Plan: 0 1 2 4

Bell / Bradley
 New Garage
 576 Lincoln Avenue
 Saint Paul, MN

Robert Roscoe
 R. F. R.



Mary Bell & Garret Bradley

576 Lincoln Ave.
St. Paul, MN 55102

FILE
13-247876

August 28, 2000

Tom LeClair, Chief Plumbing Inspector
Licenses, Inspections and Environmental Protection
City of St. Paul
300 Lowry Professional Bldg, Suite 300
350 St. Peter Street
St. Paul, MN 55102

Re: plumbing permits for 576 Lincoln Ave.

Dear Mr LeClair:

Per your agreement last Friday with Steven Madole of Architrave Design & Remodeling Inc., our Contractor :

We, Mary Bell & Garret Bradley, owners of the property at 576 Lincoln Ave., St. Paul, hereby acknowledge that approvals by the City of St. Paul to install a floor drain and laundry tub/utility sink in our garage, currently under construction, and to connect them to the City sewer and water systems do not constitute approval or permission to convert our garage to another dwelling unit. We understand that under current City zoning regulations, a variance would be required to convert the garage to a dwelling unit. We promise that if, in the future, we wish to convert our garage or a portion thereof to a dwelling unit, we will first apply for the appropriate variances and permits and abide by them and any special conditions. We further acknowledge and understand that we have not been led to believe that the City is predisposed to approve any such variances for the conversion of use, but will instead judge any future requests for changes of use according to their merits and through the normal processes by which these requests are handled.

We understand that upon receipt of this letter, you will issue the necessary permits to PipeRight Plumbing, the plumbing sub-contractor, without any further delay.

Thank you for your cooperation.

Sincerely,



Mary Bell & Garret Bradley

Cc: Wendy Lane, zoning
Steve Madole, Architrave Design & Remodeling Inc.