



APPLICATION FOR ZONING VARIANCE
 Department of Safety and Inspections RECEIVED IN D.S.I.
 375 Jackson Street
 Suite 220
 Saint Paul, MN 55101-1806
 General: 651-266-9008
 Fax: (651) 266-9099

JUN 13 2016

R - 114521139

Zoning office use only
 File Number: 16-047761
 Fee: \$ 526.00
 Tentative Hearing Date: 7/6/16
 Section(s) 66.231 + 66.224
 City agent Y D IATTA

APPLICANT

Name Shannon Ingham Company _____
 Address 4360 France Ave So #6
 City Edina ST MN Zip 55410 Phone 612-805-6210
 Email shanningham@gmail.com Fax _____
 Property Interest of Applicant (owner, contract purchaser, etc) _____
 Name of Owner (if different) _____ Phone _____

PROPERTY INFORMATION

Address / Location 492 Bay Street
 Legal Description (attach additional sheet if necessary) Sheffer's Addition
W2 ft. of lot 7 All of lot 8 Block 2
 Lot Size 23.76' x 119.71' Present Zoning RESV Present Use Vacant
 Proposed Use Residential ID. : 11-28-23-41-0039.

Variance[s] requested: 1) setbacks : sides (Both) and rear.
 2) width of house : 20' - 4 5/8"

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.

Please accept this request for variance setbacks and width of house. The approval of this variance will allow this site to be restored to its original purpose, residential.

Thank you. Shannon

Attachments as required: Site Plan Attachments Pro Forma

Applicant's Signature Shannon Ingham Date 06/13/2016 3

CERTIFICATE OF SURVEY FOR SHANNON INGHAM

16-067062

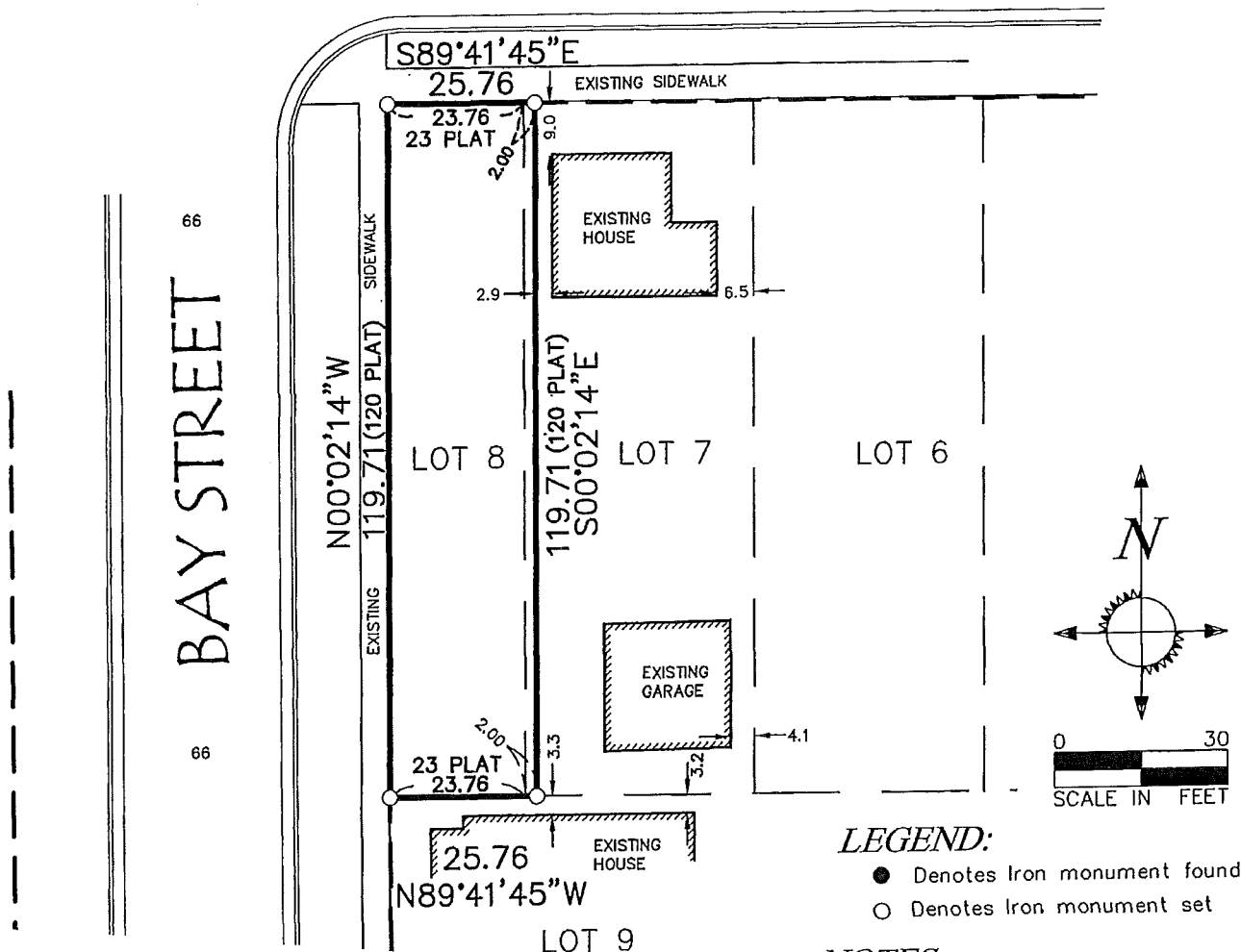
PROPERTY ADDRESS

492 Bay Street
St. Paul, MN

DESCRIPTION: FROM TAX RECORDS

Lot 8 and west 2 feet of lot 7, Block 2,
SCHEFFER'S ADDITION
Ramsey County, Minnesota.
Subject to easements of record, if any.

66 RANDOLPH AVENUE 66



LEGEND:

- Denotes Iron monument found
- Denotes Iron monument set

NOTES:

Bearings are on assumed datum.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.

Theresa K. Foster

Theresa K. Foster

DATE 05/28/2014 LIC. NO. MN 47223

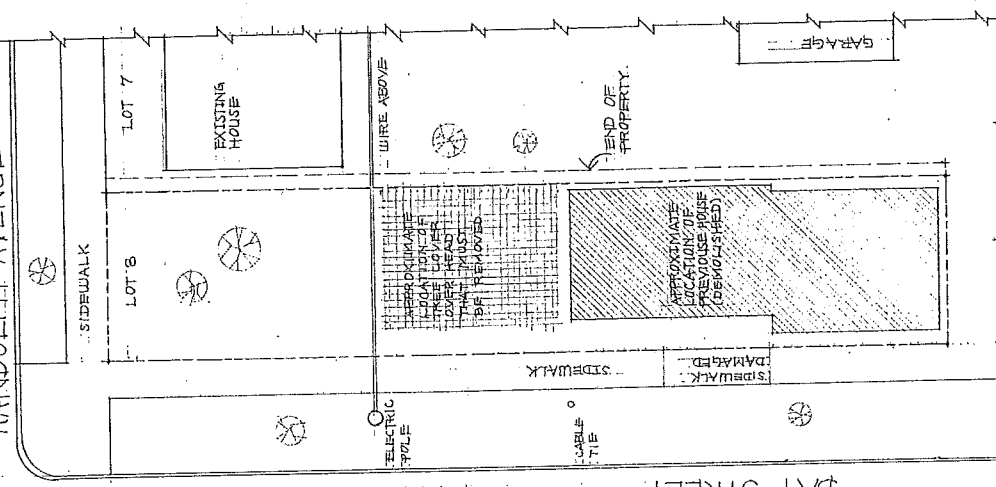
M&P ASSOCIATES
1440 Arcade St. Suite 250
Saint Paul, MN 55106
Phone: 651-766-0112
Fax: 651-776-0206
E-mail: info@mpasso.com

civil engineering • land surveying • site planning

DRAWN BY JMB PROJECT NUMBER 3480.001

5
24
25
76

RANDOLPH AVENUE

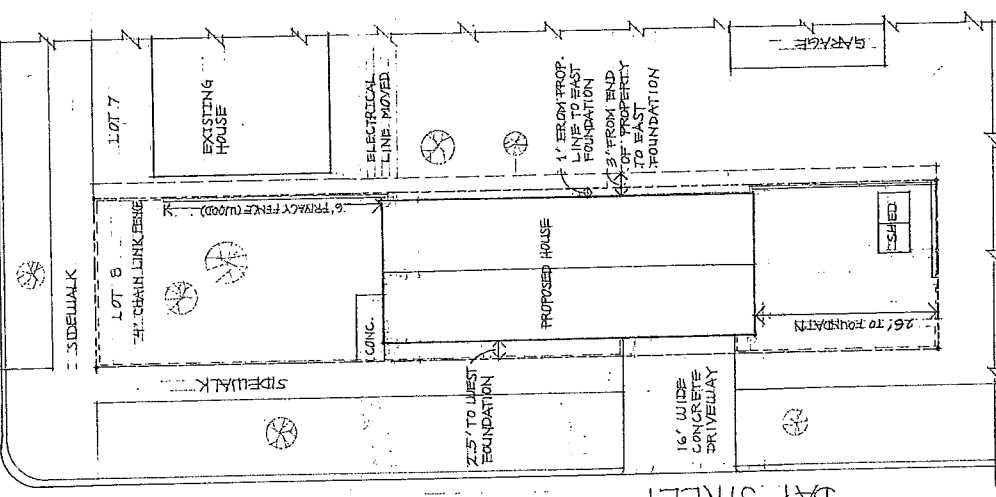


PROPERTY ID# 1128-23-41-0039
 SCHEDULE 3 ADDITION
 ALL OF LOT 7
 ALL OF LOT 8 BLOCK 2
 RESIDENTIAL SINGLE
 USE RES. LAND
 LOT 23.76 x 119.71

PROPOSED HOUSE LOCATION
 2.71' FROM PROPERTY LINE
 TO NORTH PROPERTY LINE,
 1' FROM PROPERTY LINE
 TO EAST PROPERTY LINE,
 2.6' FROM PROPERTY LINE
 TO SOUTH PROPERTY LINE,
 2.5' FROM PROPERTY LINE
 TO WEST FOUNDATION.

S1 PREVIOUS SITE PLAN
 1 1/8" = 1' SCALE

RANDOLPH AVENUE



SITE PLAN
 492 BAY STREET
 SAINT PAUL MINNESOTA 55102
 D.B: SHANNON INGHAM
 JULY 8TH 2014
 SCALE 1/8" = 1'

S1 PROPOSED SITE PLAN
 2 1/8" = 1' SCALE

290290-91

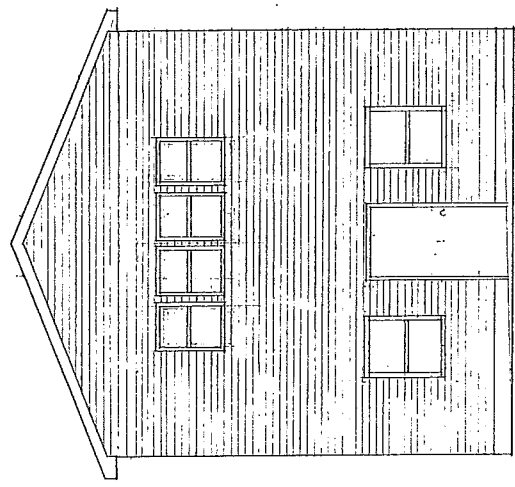
S

D.B. SHANNON INGHAM
 NOVEMBER 23 2015
 SAINT PAUL, MINNESOTA 55102

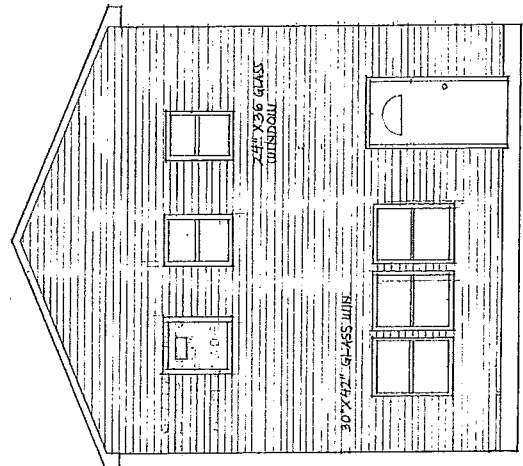
ELEVATIONS
 492 BAY STREET
 3/8" = 1' SCALE

290290-91

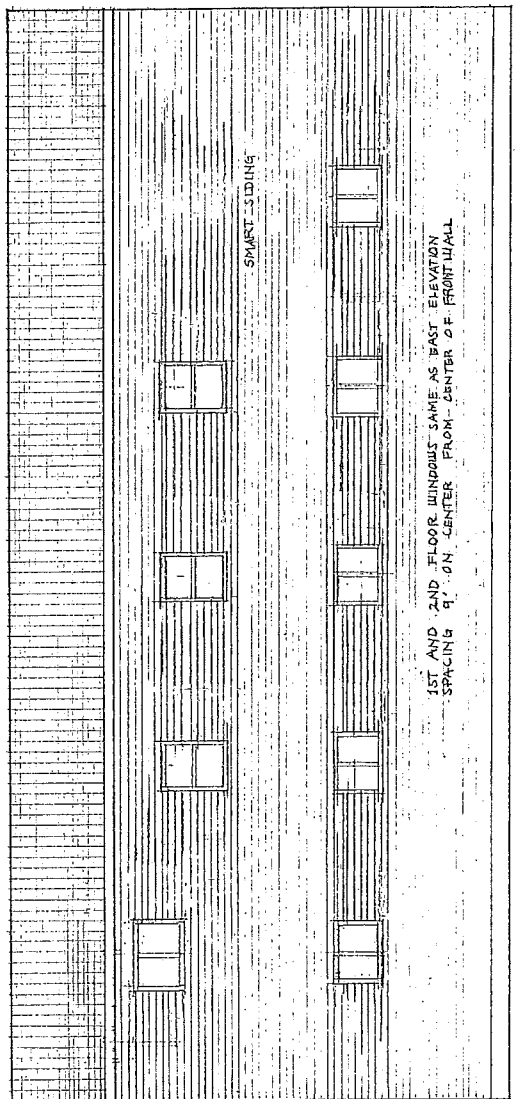
1) 24" x 36"
 2) 24" x 30"



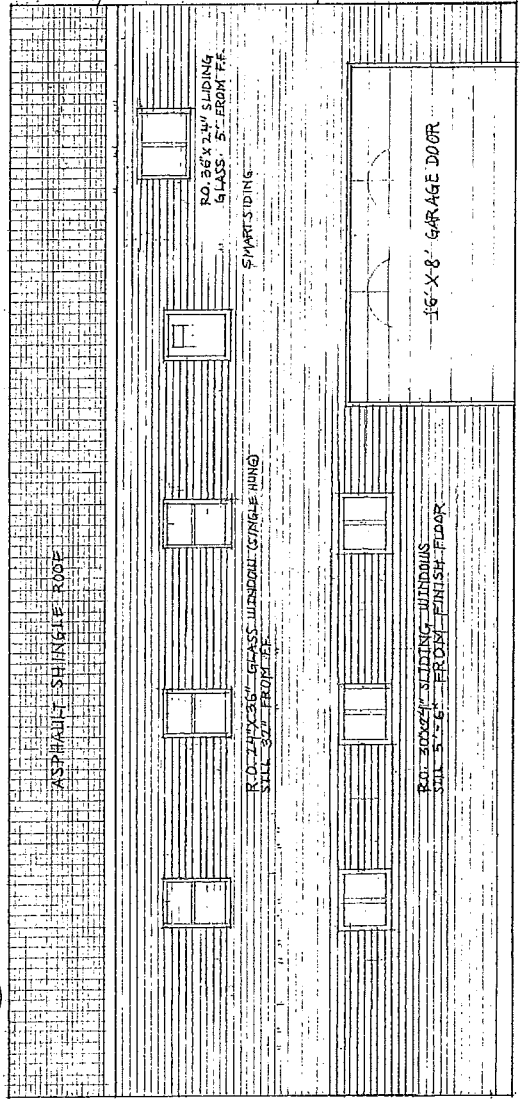
A2 SOUTH EL.
 2 3/8" = 1'



A2 NORTH ELEVATION
 4 3/8" = 1' SCALE



A2 EAST ELEVATION
 1 3/8" = 1' SCALE



A2 WEST ELEVATION
 3 3/8" = 1' SCALE

5

Revised plans.

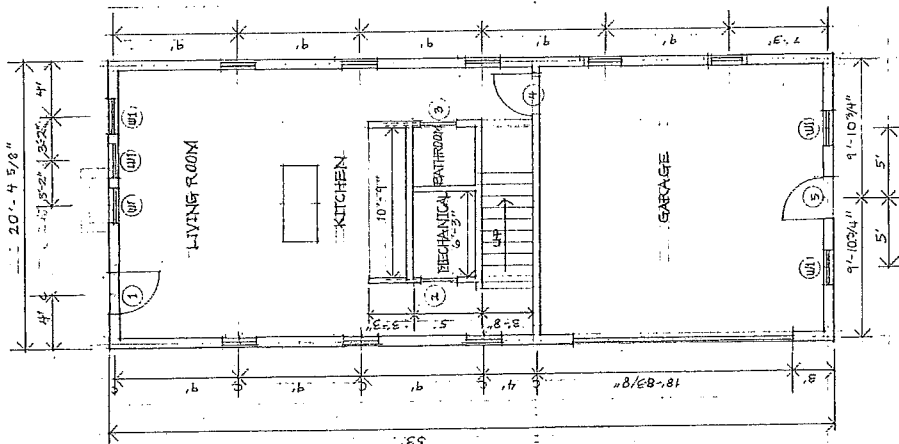
19-07-16

6.17

74.312
2.514

.000

35x24
27x56
30x40



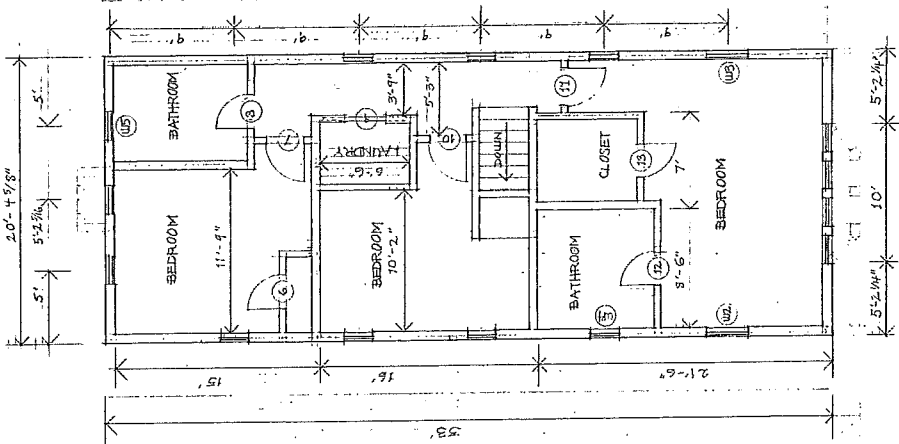
1ST AND 2ND FLOOR
EXTERIOR WALL 2" X 6"
LUMBER 5/8" SHEATH ROCK
EXTERIOR TYPE BLOWN
CELLULOSE INSULATION
SMARTSIDE 7/16" PANEL

1ST AND 2ND FLOOR
INTERIOR WALL 2" X 4"
LUMBER 5/8" SHEATH ROCK
FIBERGLASS INSULATION
2.0" I-30 ST. G.I. 1/4" RIM
JUSTING 3/8" SHEETING
1.05 7/16" PANEL SIDING
20'-4.578" FOR
TOTAL WIDTH OF HOUSE.

16' X 8' FOR GARAGE
DOOR.

RSE WOODBURNING FIREPLACE
56 1/2" H, 59" W, 24" D.
CFL TYPE.

A1 FIRST FLOOR PLAN
1 1/4" = 1' SCALE



DOORS 1, 4, 5 1 3/8" WIDTH
EXTERIOR TYPE.

DOORS 2, 3, 9 SLIDING
INTERIOR TYPE.

DOORS 6, 8, 12, 13:
28" WIDTH INTERIOR
TYPE.

DOORS 7, 10, 11:
22" WIDTH INTERIOR
TYPE.

W1: 30" X 40", ALL
OTHER WINDOWS ON
1ST FLOOR
30" X 14" DOOR
5'-6" FROM FF TO
BOTTOM OF 3.0. SPACED
9" O.C. FROM CENTER
OF THE FRONT (NORTH)
EXT. WALL.

W2: 36" X 24"
SLIDING 5" FROM
FF TO BOTTOM OF
FRONT (NORTH) EXT.
WALL. SAME
LAYOUT PATTERN
AS ALL OTHER
WINDOWS ON THE 2ND
FLOOR. 24" X 36"
SINGLE HUNG, 32"
FROM FF TO BOTTOM
OF 2ND FLOOR
9" O.C. FROM
CENTER OF THE
FRONT (NORTH)
EXT. WALL.

W4: 36" GLASS
BLOCK WINDOW.

A1 SECOND FLOOR PLAN
2 1/4" = 1' SCALE

DB. SHANNON INGHAM
JULY 13, 2016
FIRST & SECOND FLOOR PLAN
492 BAY STREET
ST PAUL MN 55102
1/4" = 1' SCALE

290290-91

FILE
16-067062

1) This property is zoned residential and so the variance would allow this to be a residential property.

3) without the variance this property will have to be redesignated agricultural.

4) The landowner is not at any fault for the reason a variance is necessary.

2)

FILE
16-067062

The lot is 23.76 feet
wide.

the proposed house is
20' - 4 5/8" wide.

to create

The new location for the house build allows for space and privacy to neighbors, while creating a valuable home.

Due to the size of this lot a variance is needed for both setback and width of house. This variance would allow the original intended purpose of this lot to be restored to residential.