

City of St. Paul

Board of Zoning Appeals

April 13, 2020

1769 Grand Ave. Area Map



1769 Grand Ave. Bike Path



1769 Grand Ave. Bus Stops (Grand & Wheeler)



1769 Grand Ave. Bus Stops (Grand & Fairview)



1769 Grand Ave. Area Map



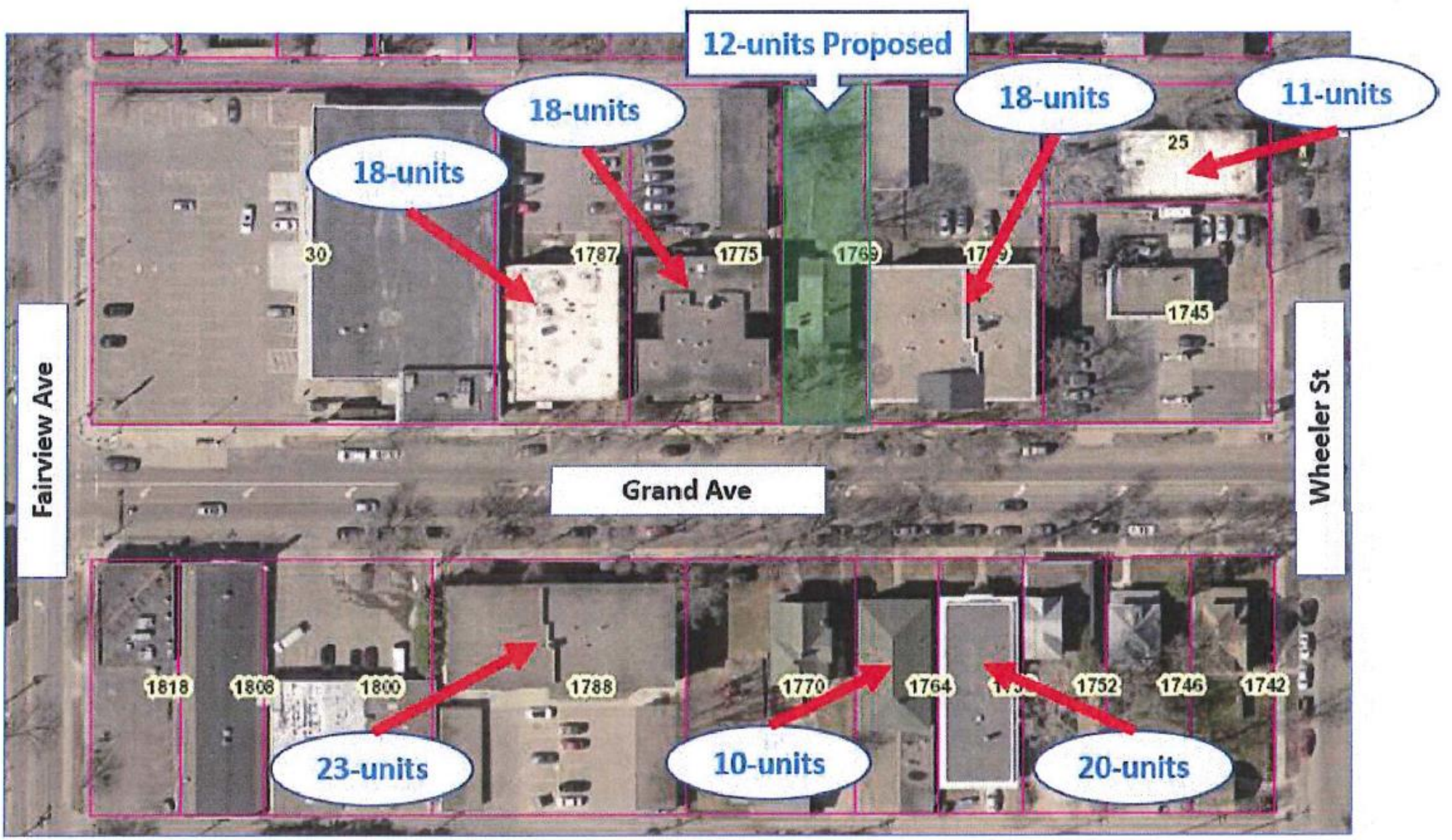
1769 Grand Ave. Area Map



1769 Grand Ave. Plat Map



1769 Grand Ave. Area Map



1769 Grand Ave. Analysis

Density Analysis of Surrounding Multifamily with less than 10,000 SF Lots							
Address	Units	Lot SF ¹	Acres	Lot SF/Unit	Unit/Acre	Parking Stalls	Stalls/Unit
25 Wheeler St S	11	9,235	0.21	839.5	51.9	10	0.91
1764 Grand Ave	10	7,623	0.18	762.3	57.1	5	0.50
1756 Grand Ave	20	7,623	0.18	381.2	114.3	2	0.10
Average	14	8,160	0.19	597.1	73.0	6	0.41
Subject	12	9,995	0.23	832.9	52.3	12	1.00
<i>Subject as % of Mean</i>	<i>87.8%</i>	<i>122.5%</i>	<i>122.5%</i>	<i>139.5%</i>	<i>71.7%</i>	<i>211.8%</i>	<i>241.2%</i>

(1) Does not include the 1/2 alley

1769 Grand Ave. Perspectives



view from Grand



south elevation (Grand)



view from back of building

1769 Grand Ave. Perspectives



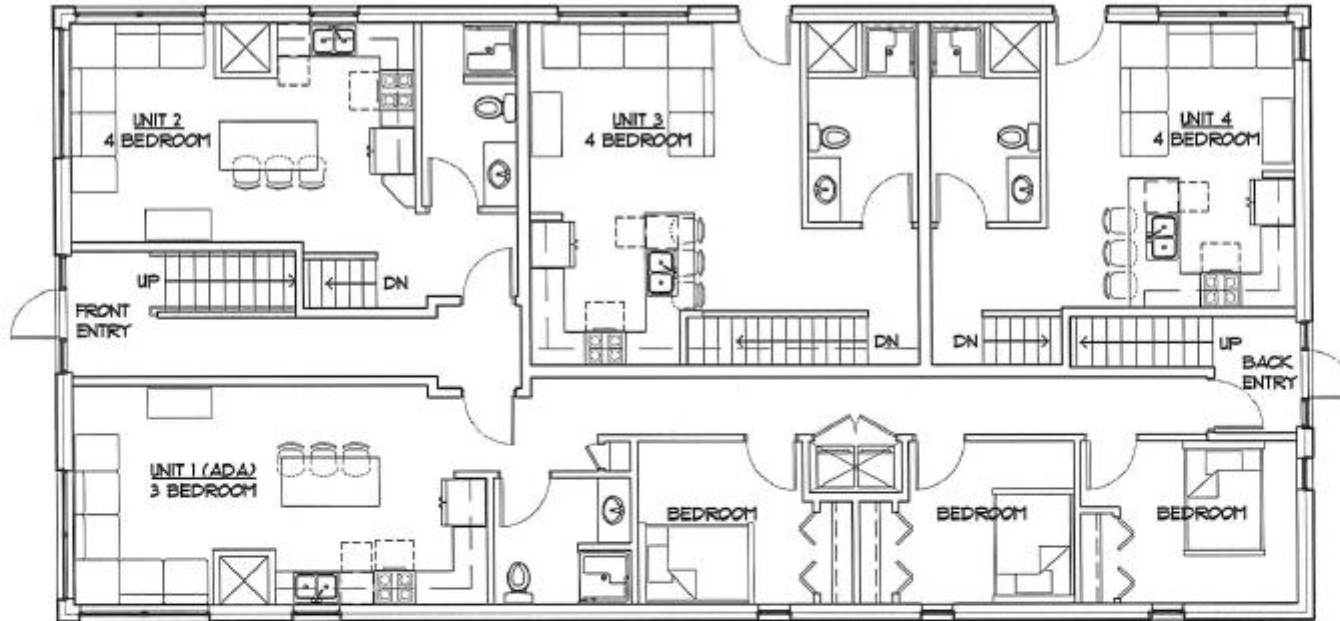
1769 Grand Ave
proposed building



architecture · speciality millwork · virtual vision · project management
115 E. 95th Street, Suite 200, Minneapolis, MN 55431

3.18.2020

1769 Grand Ave. Basement Floor Plan



scale: 1/8" = 1'-0"
03.30.2020

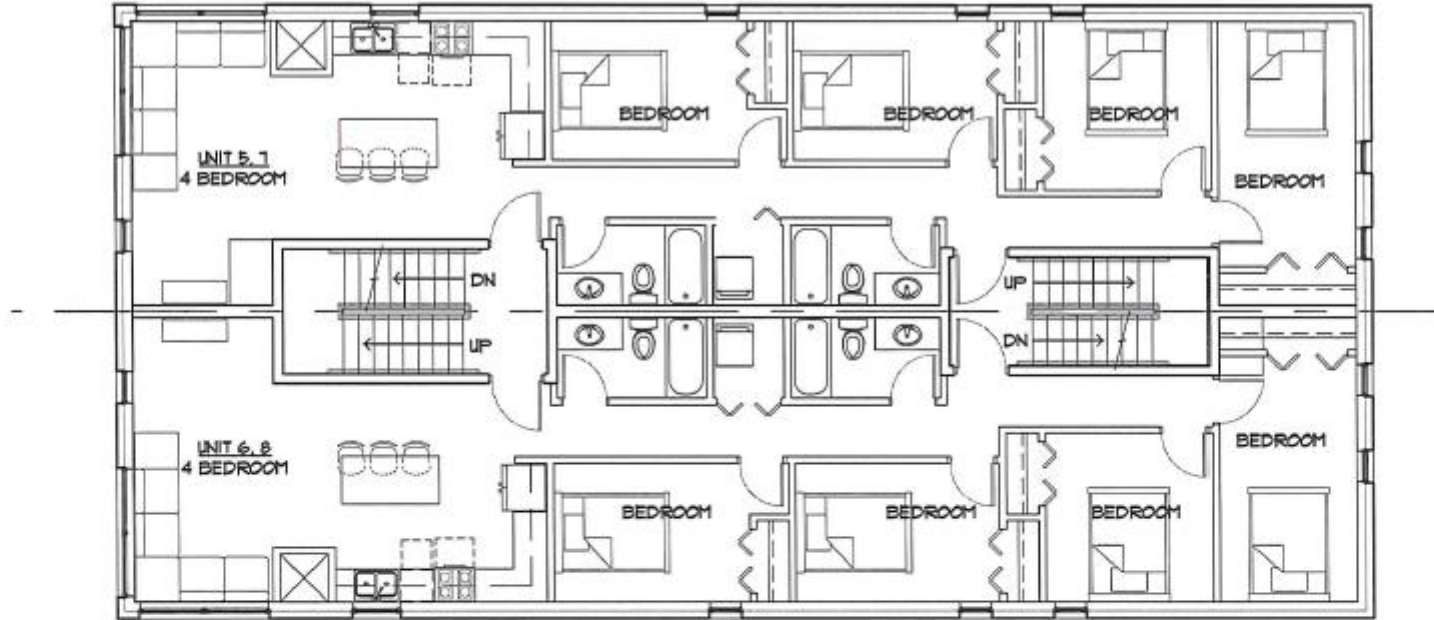
A-1.1

Apartment Building
first floor plan
1769 Grand Avenue
St. Paul, MN

tanek

118 E. 20th Street Suite 300 Minneapolis, MN 55404
P:612-679-6225 F:612-679-6152
www.tanek.com

1769 Grand Ave. 1st Floor Plan



Apartment Building
second and third floor plan

1769 Grand Avenue
St. Paul, MN

tanek

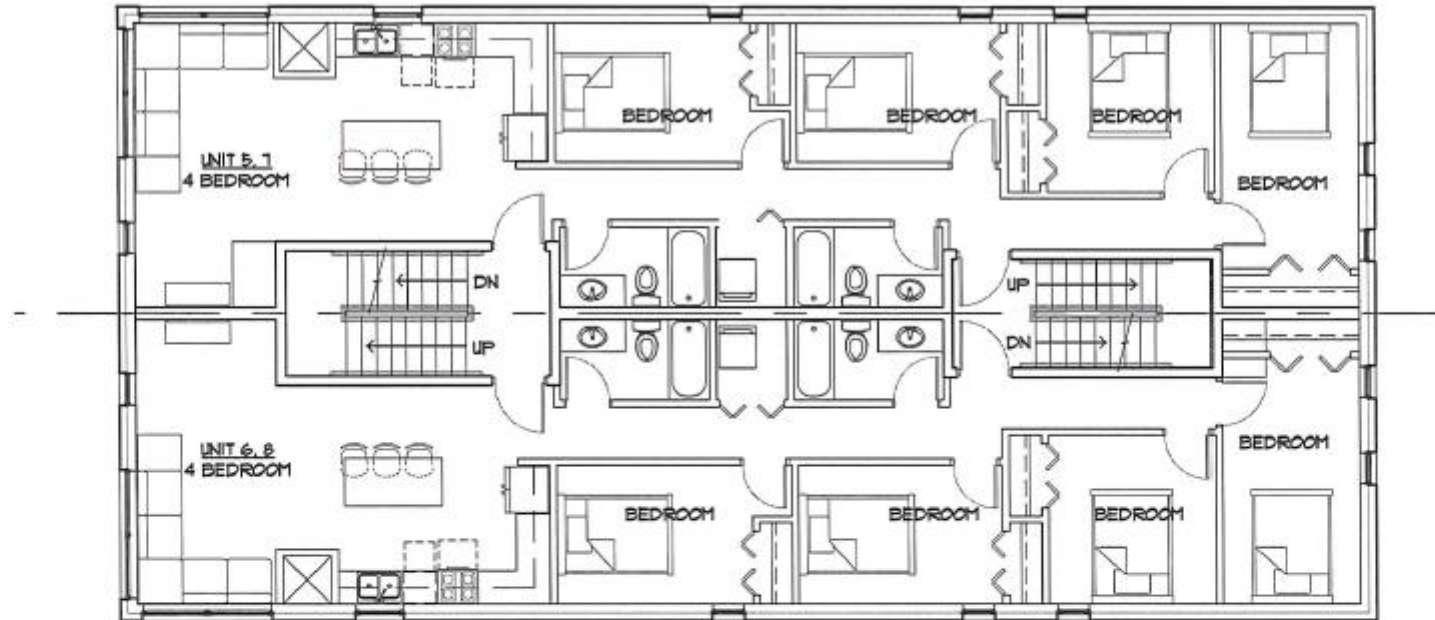
118 E. 29th Street Suite 308 Minneapolis, MN 55404
P612-679-8226 F612-679-4152
www.tanek.com



scale: 1/8" = 1'-0"
03.30.2020

A-1.2

1769 Grand Ave. 2nd & 3rd Floor Plan



Apartment Building
second and third floor plan

1769 Grand Avenue
St. Paul, MN

tanek

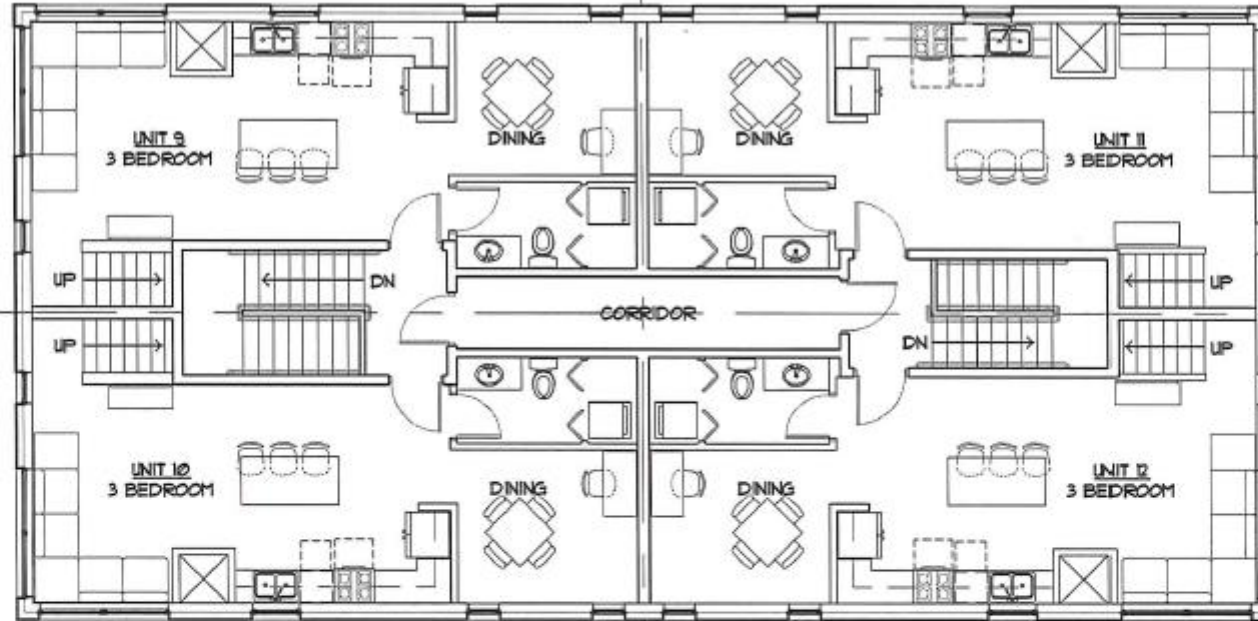
118 E. 29th Street Suite 308 Minneapolis, MN 55404
P612-679-8226 F612-679-4152
www.tanek.com



scale: 1/8" = 1'-0"
03.30.2020

A-1.2

1769 Grand Ave. 4th Floor Plan



Apartment Building
fourth floor plan

1769 Grand Avenue
St. Paul, MN

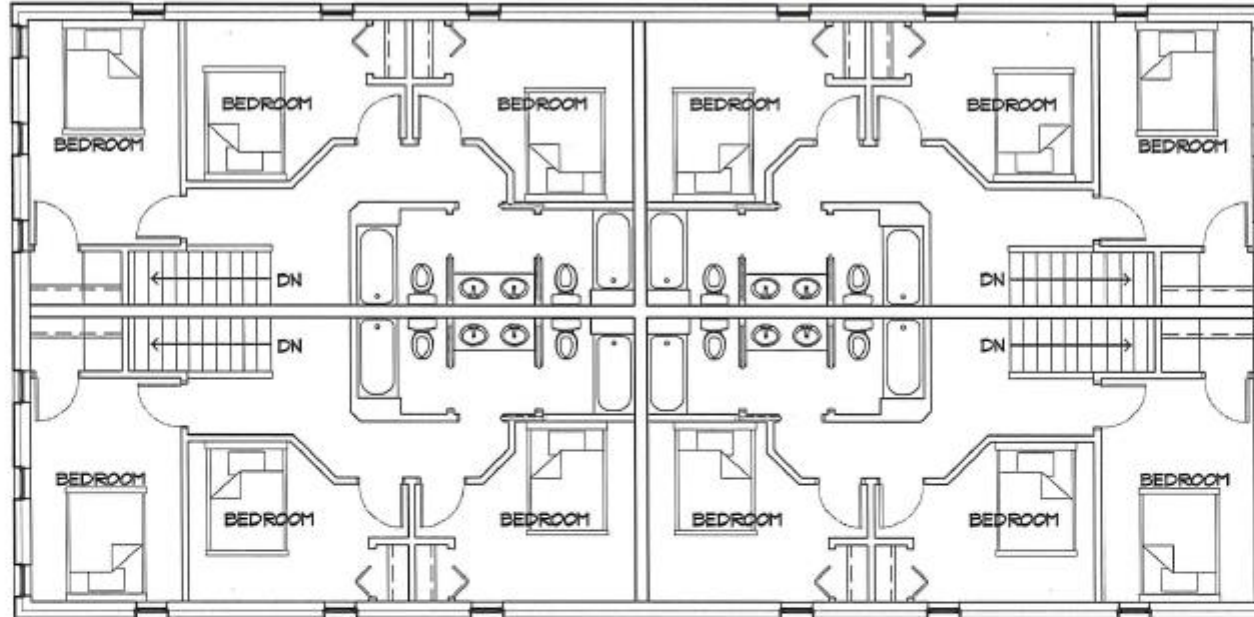
tanek

115 E. 26th Street Suite 350 Minneapolis, MN 55404
P:612-879-8325 F:612-879-8192
www.tanek.com

scale: 1/8" = 1'-0"
03.30.2020

A-1.4

1769 Grand Ave. Floor Plan



Apartment Building
fifth floor plan

1769 Grand Avenue
St. Paul, MN

tanek

118 E. 25th Street Suite 300 Minneapolis, MN 55404
P:612-879-8225 F:612-879-8152
www.tanek.com



scale: 1/8" = 1'-0"
03.30.2020

A-1.5

FINDINGS:

- 1. The variance is in harmony with the general purposes and intent of the zoning code.*
- 2. The variance is consistent with the comprehensive plan.*
- 3. The applicant has established that there are practical difficulties in complying with the provision, that the property owner proposes to use the property in a reasonable manner not permitted by the provision. Economic considerations alone do not constitute practical difficulties.*
- 4. The plight of the landowner is due to circumstances unique to the property not created by the landowner.*
- 5. The variance will not permit any use that is not allowed in the zoning district where the affected land is located.*
- 6. The variance will not alter the essential character of the surrounding area.*