

check # 2006
front counter

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FEB 22 2016



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

By: City of St Paul

Zoning office use only

File Number: 16-012819

Fee: \$ 560

Tentative Hearing Date: 05/19/16

Section(s) 66.231 + 66.232

City agent Y. D. ATTA

APPLICANT

Name	Ryan Burke	Company	BleuAnt Designs, LLC
Address	22 Geneva Blvd, Suite 500		
City	Eagan	ST	MN Zip 55306 Phone 952.484.6547
Email	Ryan@BleuAntDesigns.com		Fax
Property Interest of Applicant (owner, contract purchaser, etc)	Owner		
Name of Owner (if different)			Phone

PROPERTY
INFORMATION

Address / Location	1174 Grand Ave.		
Legal Description (attach additional sheet if necessary)	SEC. 3, Twp 28, Range 23, Mason + Simontons add w 1/2 Lot 3, All lot 4, R1K3		
Lot Size	60 x 150	Present Zoning	RM2 Present Use Vacant land
Proposed Use	8 unit Condo		

Variance[s] requested:

Please See attachments included.

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.

Attachments as required:

☒ Site Plan

☒ Attachments

☒ Pro Forma

Applicant's Signature

Tyler

Date

2/18/16

CERTIFICATE OF SURVEY

~for~ JAMB ARCHITECTS
~of~ 1174 GRAND AVENUE
ST. PAUL, MN 55105

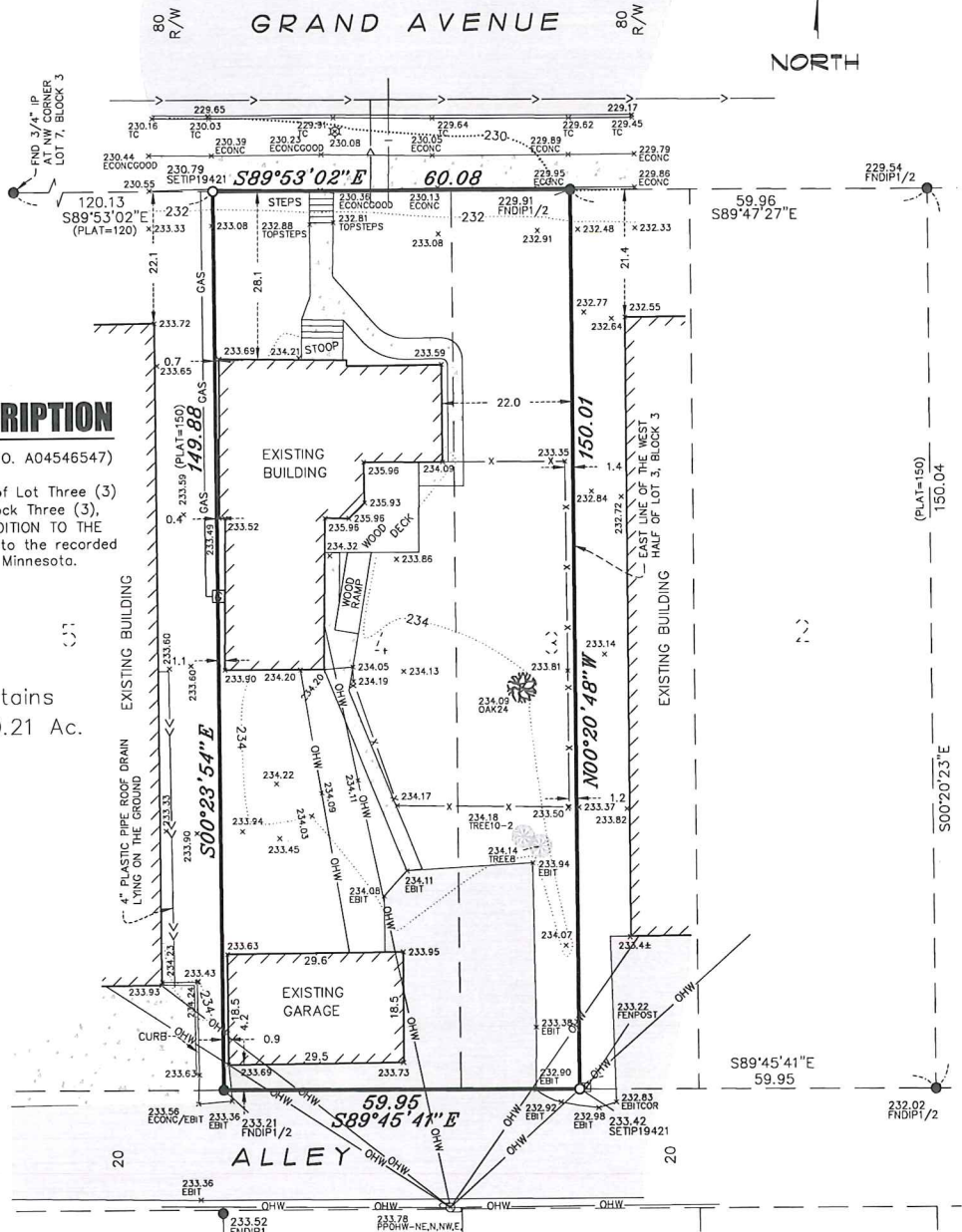
16-012819

PROPERTY DESCRIPTION

(PER WARRANTY DEED DOC. NO. A04546547)

The West-one-half (W 1/2) of Lot Three (3) and all of Lot Four (4) in Block Three (3), MANSON AND SIMONTON'S ADDITION TO THE CITY OF ST. PAUL, according to the recorded plat thereof, Ramsey County, Minnesota.

This Parcel Contains
8,998 Sq. Ft., 0.21 Ac.



LEGEND

- DENOTES GAS METER
- DENOTES LIGHT POLE
- DENOTES POWER POLE
- DENOTES EXISTING SPOT ELEVATION
- DENOTES EXISTING CONTOURS
- DENOTES FENCE
- DENOTES UNDERGROUND GAS LINE
- DENOTES OVERHEAD WIRE
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 09-10-15.
- Bearings shown are on an assumed datum.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.

Scale 1"= 20'

Drawn By: JEN

Project Manager: BLR

Job No.: 15587BT

○ Denotes Iron Set

● Denotes Iron Found

Bearings shown are on an assumed datum.

I hereby certify that this plan, survey or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota. Dated this 15th day of September, 2015.

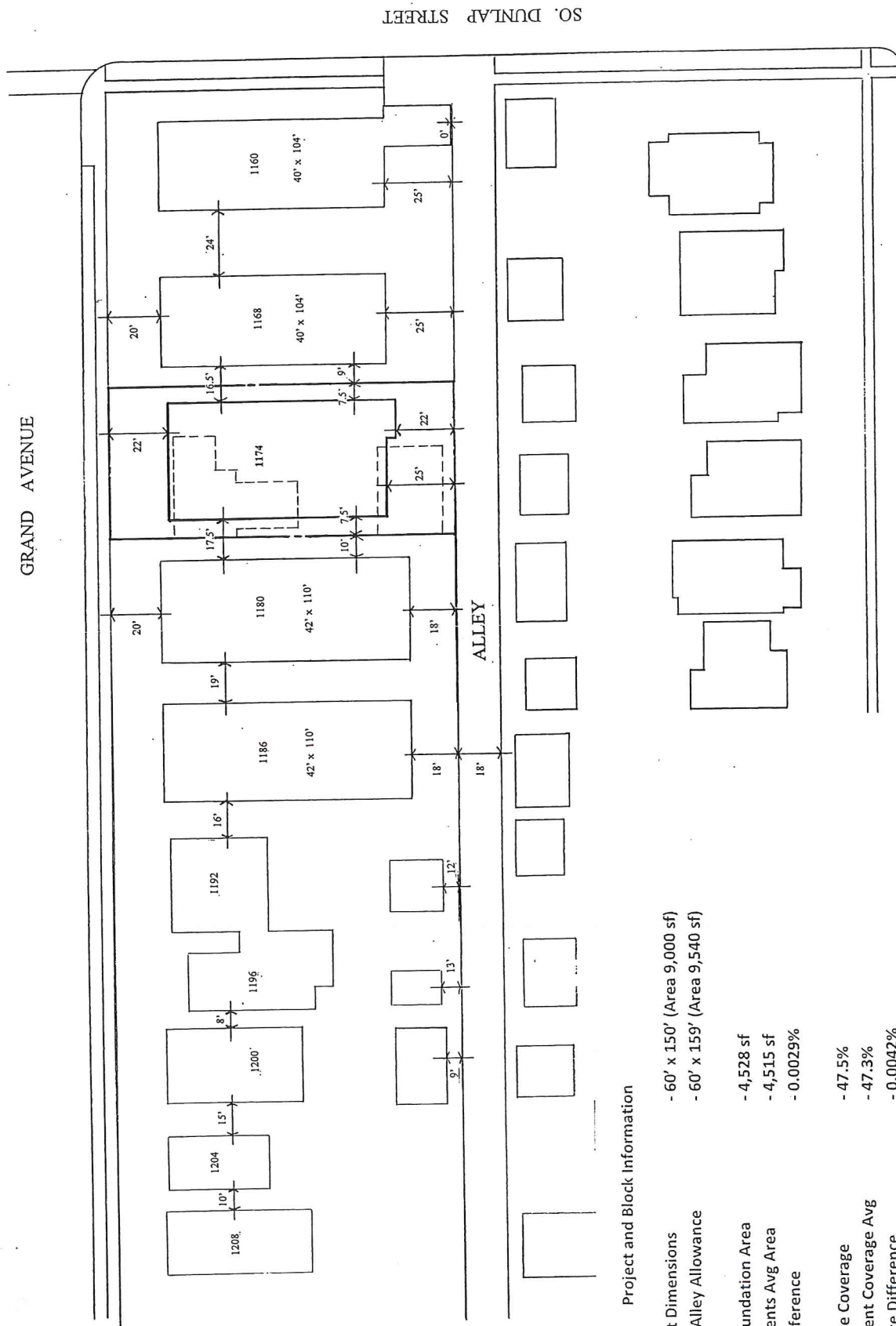
BLR

License No. 19421



E.G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

16-012819



EXISTING NEIGHBORHOOD CONDITIONS

LINCOLN AVENUE

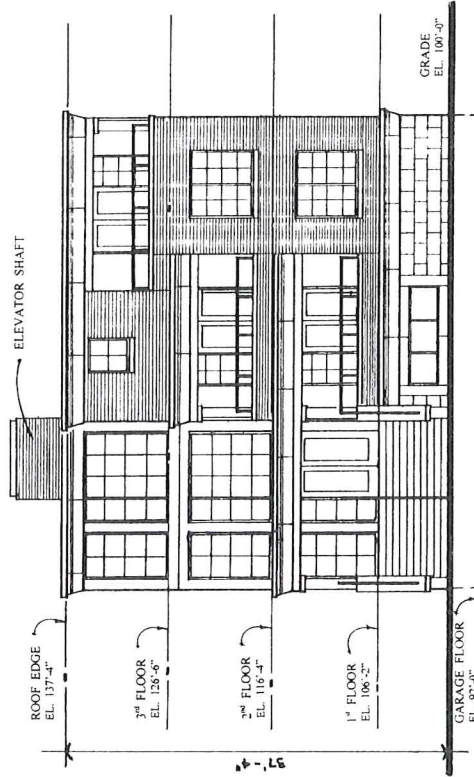
25' and 22'
15'3" (includes 0' for 1160) or 21'6" (without 0')
22'
22' (Per Cities Request)
18"

Project and Block Information

1174 Lot Dimensions	- 60' x 150' (Area 9,000 sf)
-With Alley Allowance	- 60' x 159' (Area 9,540 sf)
1174 Foundation Area	- 4,528 sf
Avg Apartments Avg Area	- 4,515 sf
Area difference	- 0.0029%
1174 Site Coverage	- 47.5%
Apartment Coverage Avg	- 47.3%
Coverage Difference	- 0.0042%
Proposed Alley Setback	- 25' and 22'
Avg Alley Apartment Setback	- 15'3" (includes 0' for 1160) or 21'6" (without 0')
Avg Front Setback of block	- 22'
Proposed Front Setback	- 22' (Per Cities Request)
Proposed Side Yard Variance	- 18"

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16-012819
 FILE



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

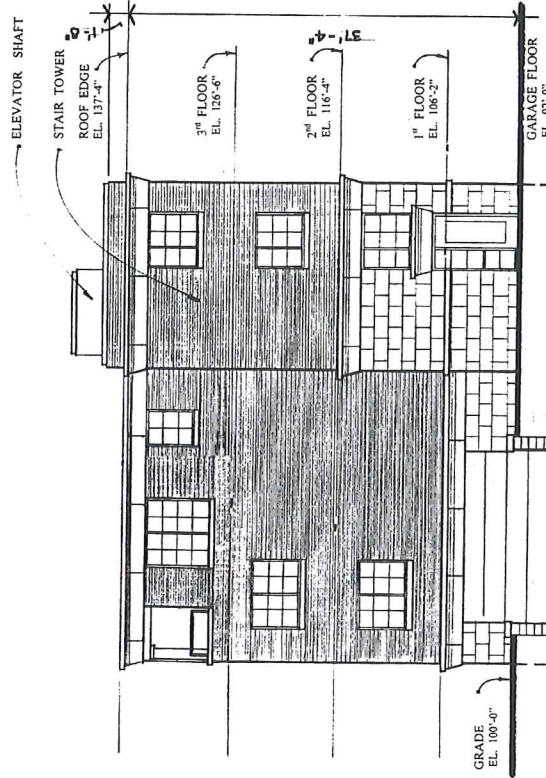
EXTERIOR FINISHES

- A. Pre-finished Metal Fascia & Trim
- B. Metal Railing & Trim (selected by Owner)
- C. Aluminum Windows w. 1" Clear Insulated Glass (w/ Aluminum Muntin Bars)
- D. Aluminum Entry Door System
- E. Facing stone (selected by Owner)
- F. 4" Concrete Stone Sill
- G. Facebrick
- H. Limestone Cornice Molding
- I. Limestone Trim
- J. Concrete

Note: verify all materials, textures and color selections with the Owner

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618210-91



SOUTH ELEVATION
1/8" = 1'-0"

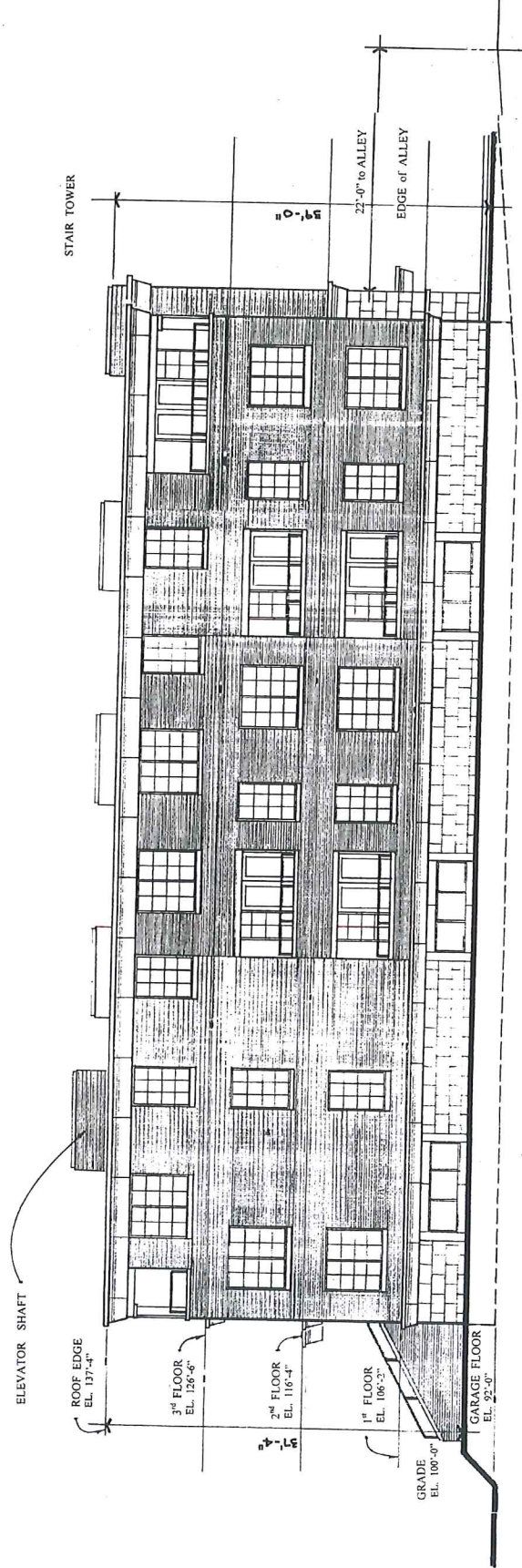
EXTERIOR FINISHES

- A. Pre-finished Metal, Fascia & Trim
- B. Metal Railing & Trim (selected by Owner)
- C. Aluminum Windows w/ 1" Clear Insulated Glass (w/ Aluminum Muntin Bars)
- D. Aluminum Entry Door System
- E. Facing stone (selected by Owner)
- F. 4" Concrete Stone Sill
- G. Facebrick
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- I. Limestone Trim
- J. Concrete

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FILE
16-012819



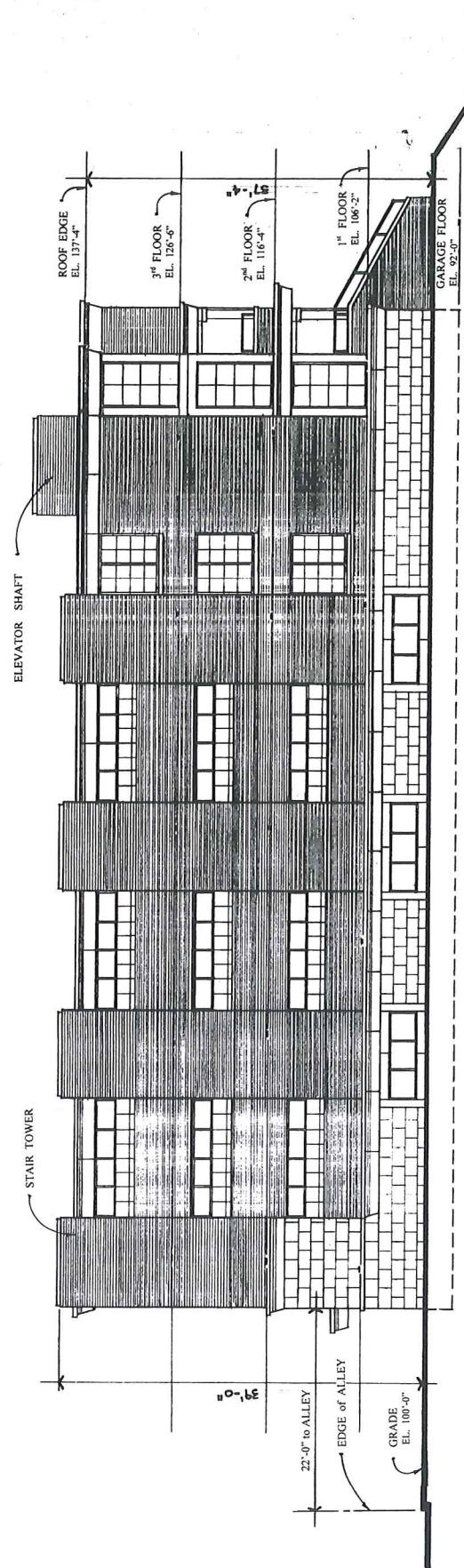
WEST ELEVATION
1/8" = 1'-0"

EXTERIOR FINISHES

- A. Prefinished Metal Fascia & Trim
- B. Metal Railing & Trim (selected by Owner)
- C. Aluminum Windows w/ 1" Clear Insulated Glass (w/ Aluminum Muntin Bars)
- D. Aluminum Entry Door System
- E. Facing stone (selected by Owner)
- F. 4" Concrete Stone Sill
- G. Facebrick
- H. Limestone Cornice Molding
- I. Limestone Trim
- J. Concrete

• Note: verify all materials, textures and color selections with the Owner

45



EAST ELEVATION
1/8" = 1'-0"

EXTERIOR FINISHES

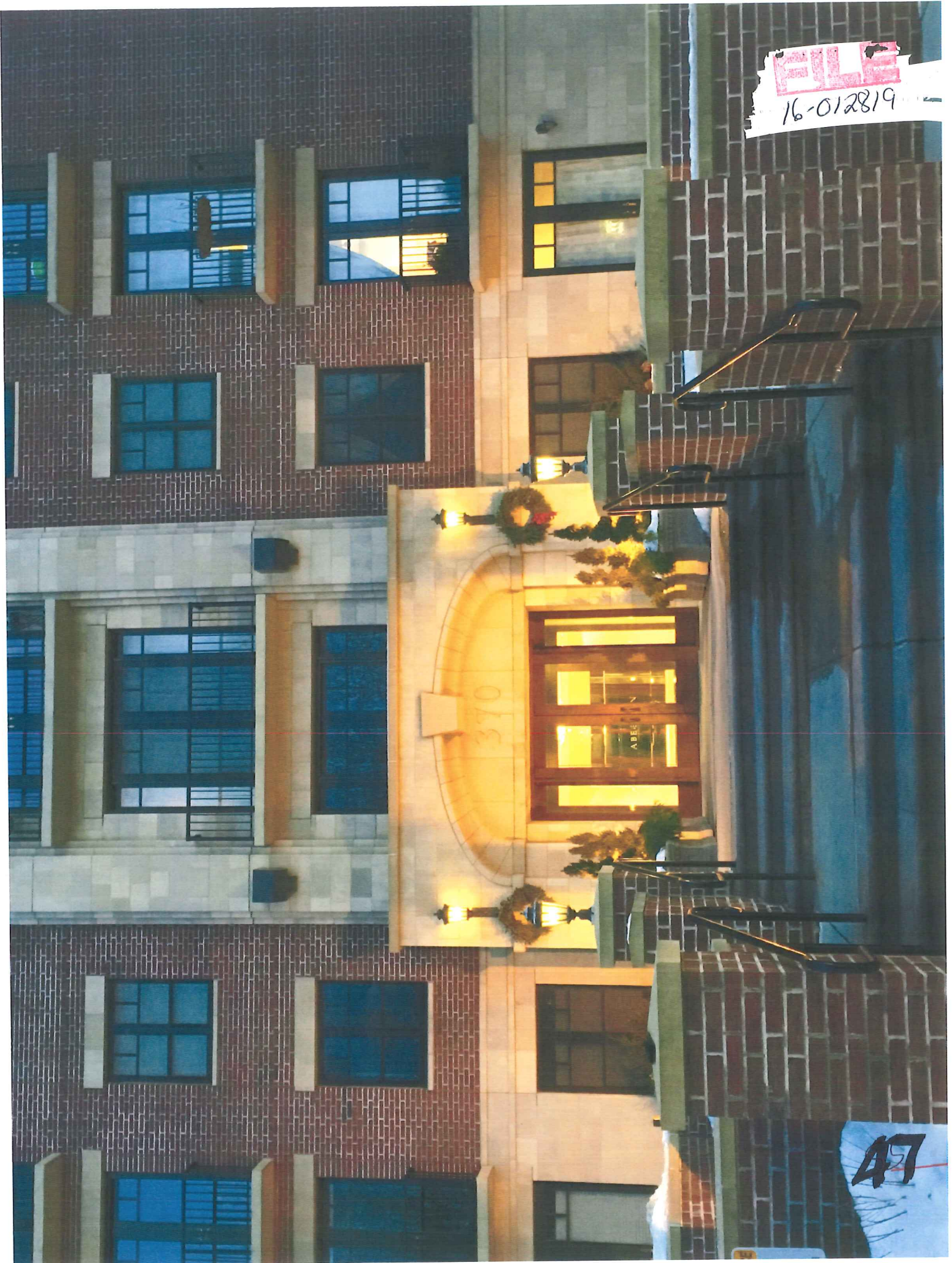
- A. Pre-finished Metal Fascia & Trim
- B. Metal Railing & Trim (selected by Owner)
- C. Aluminum Windows w/ 1" Clear Insulated Glass (w/ Aluminum Muntin Bars)
- D. Aluminum Entry Door System
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- F. 4" Concrete Stone Sill
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- Note: verify all materials, textures and color selections with the Owner

FILE
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FILE

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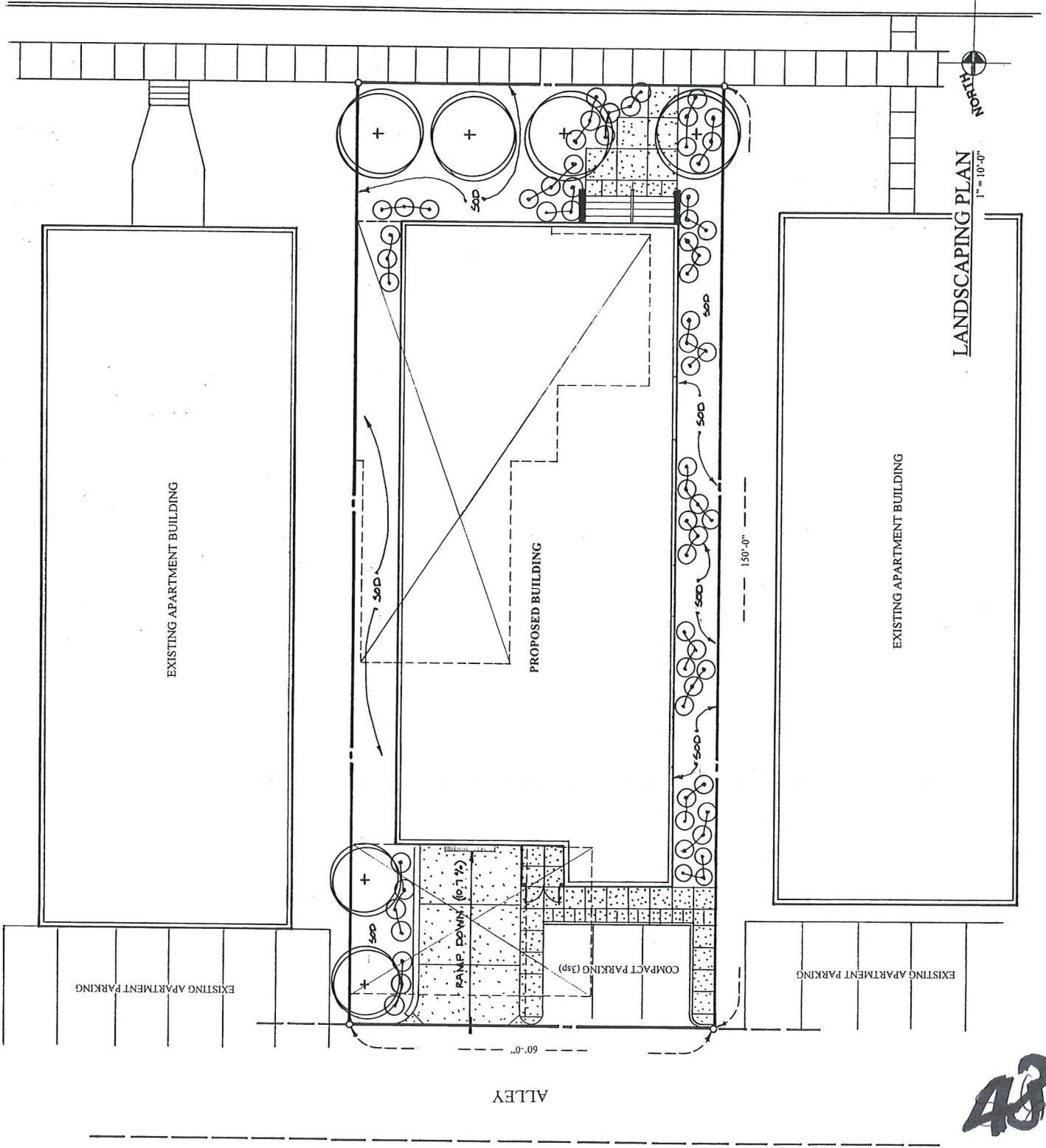


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GRAND AVENUE

61810-91
16

LANDSCAPING PLAN
1" = 10'-0"



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FILE

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GRAND AVENUE

BUILDING SETBACK PLAN $1'' = 10'-0''$

$$\frac{1}{100} = 10^{-2}$$

EXISTING APARTMENT BUILDING

PROPOSED BUILDING

EXISTING APARTMENT BUILDING

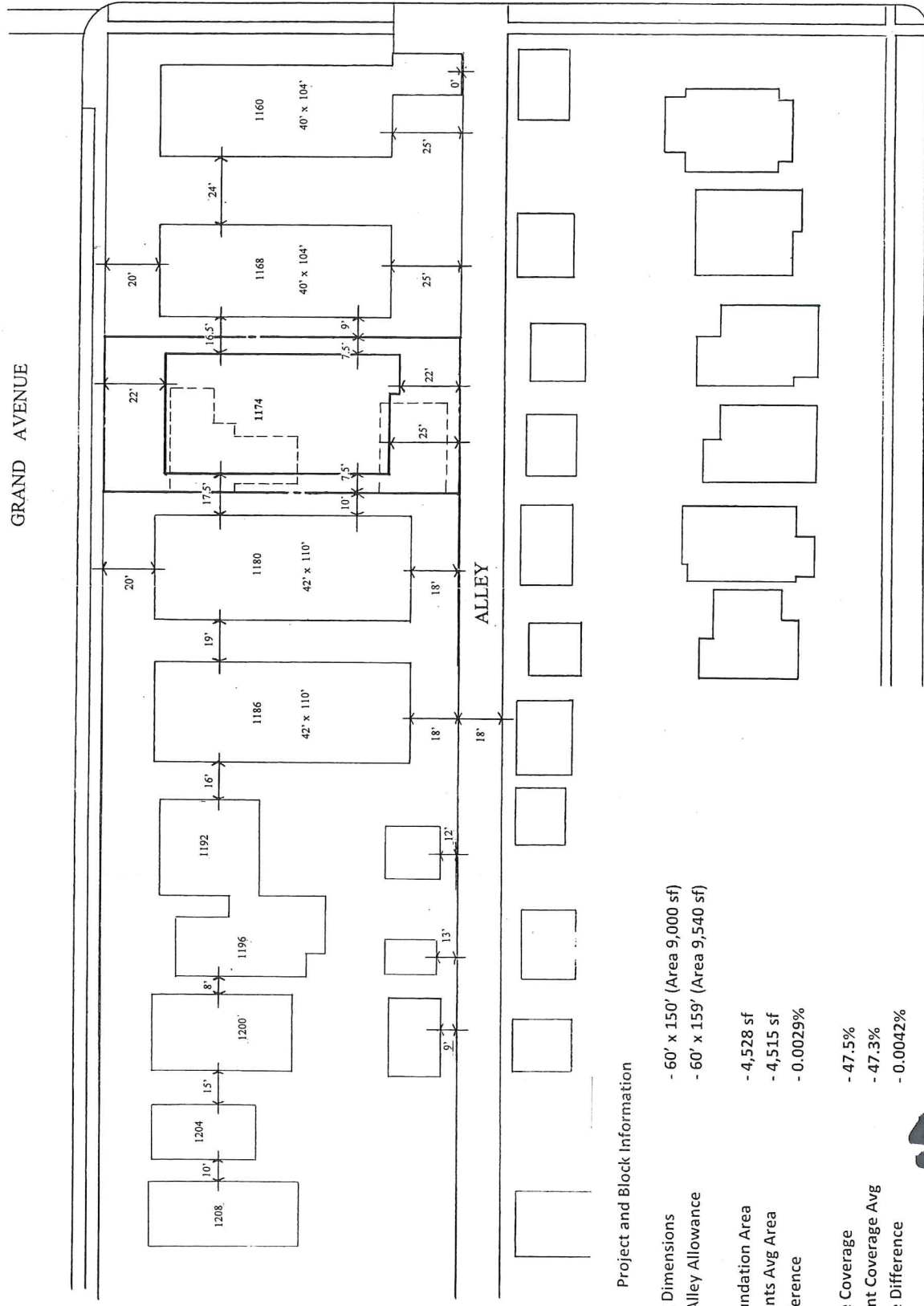
EXISTING APARTMENT PARKING

EXISTING APARTMENT PARKING

ALLEY

49

SO. DUNLAP STREET
2618210-91



EXISTING NEIGHBORHOOD CONDITIONS
1" = 30'-0"

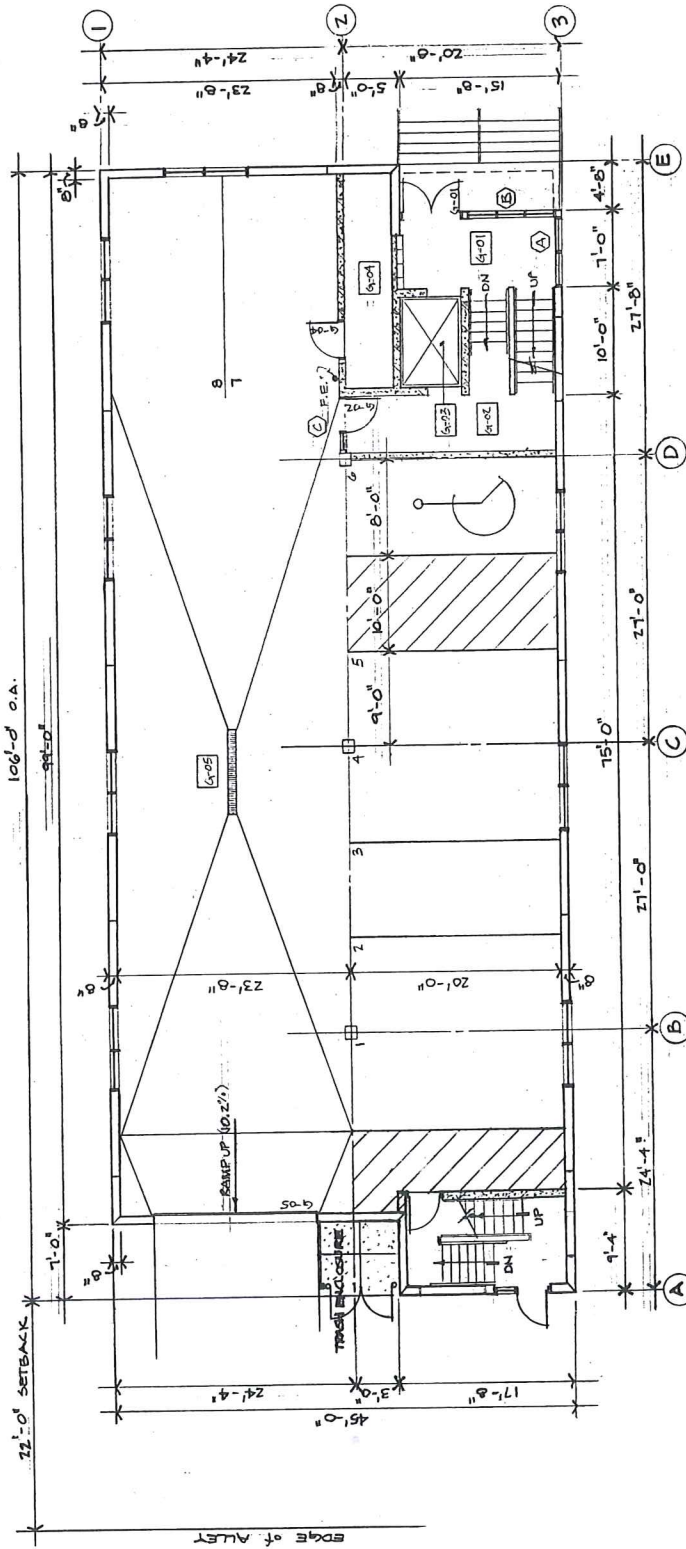
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50

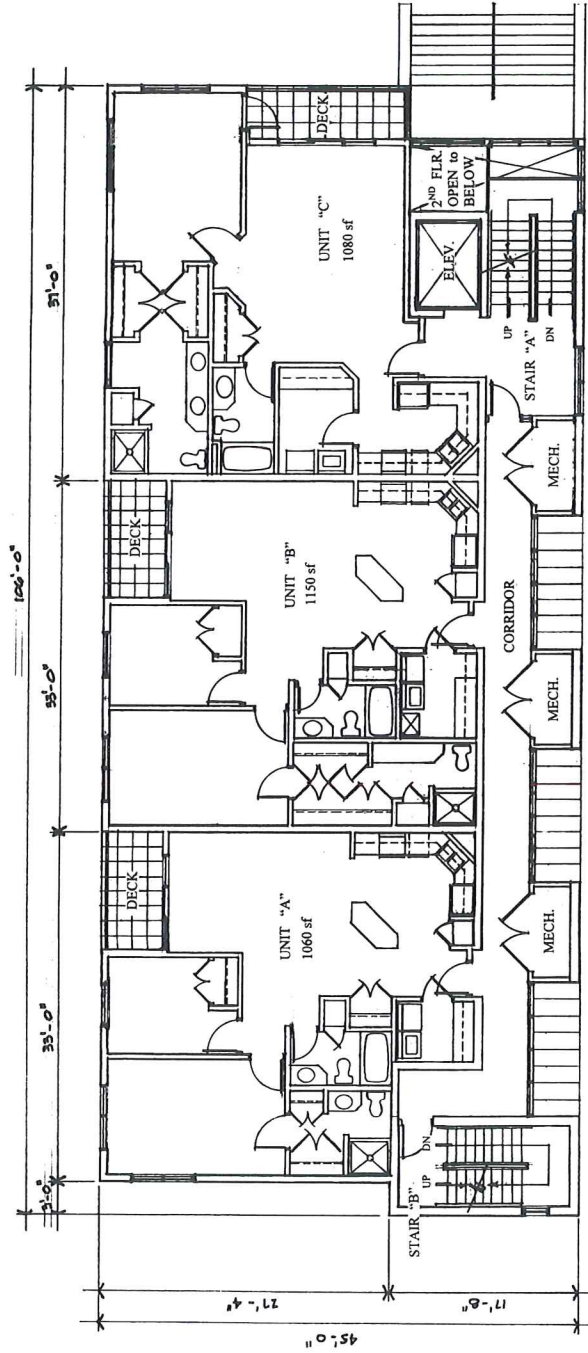
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GARAGE LEVEL FLOOR PLAN
1/8" = 1'-0"

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FILE
16-012819

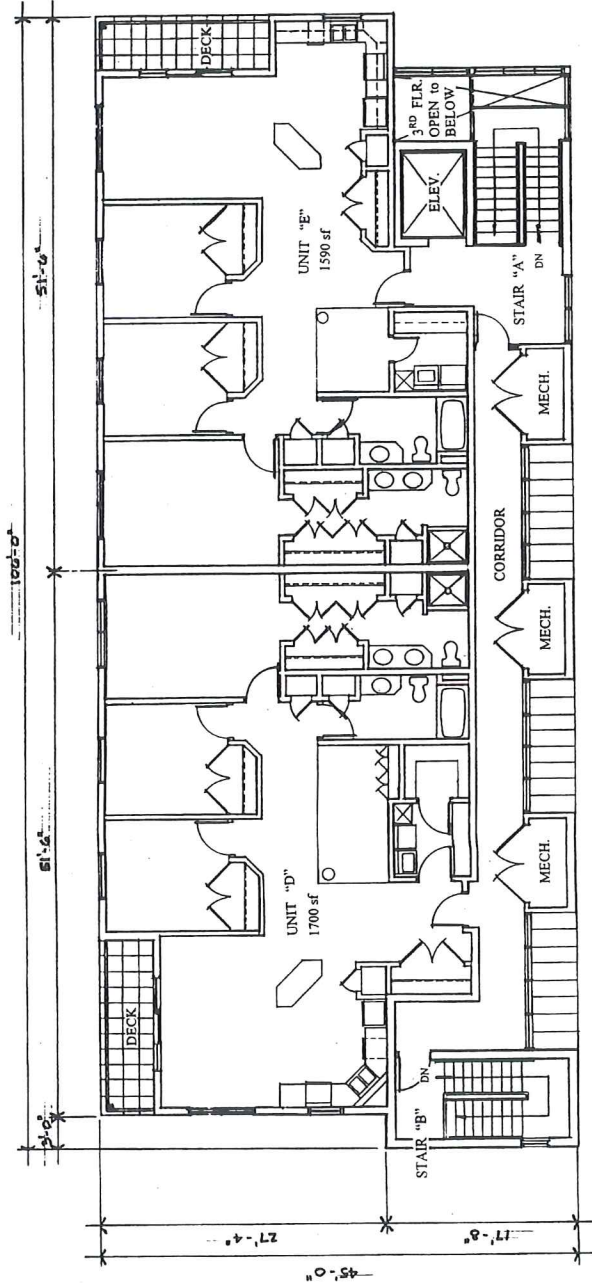


FLOOR PLAN
1/8" = 1'-0"

(FIRST FLOOR SHOWN - SECOND FLOOR SIMILAR)

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11810-16



THIRD FLOOR PLAN
1/4" = 1'-0"

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