



# CITY OF SAINT PAUL

DEPARTMENT OF SAFETY AND INSPECTIONS  
375 JACKSON STREET, SUITE 220  
ST. PAUL, MINNESOTA 55101-1806  
Phone: 651-266-8989 Fax: 651-266-9124  
Visit our Web Site at [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

## ZONING VARIANCE APPLICATION

File Number (office use only)

19-026900

### ZONING VARIANCE APPLICATION

MAR 20 2019

#### Applicant Contact Information

Name: Max Schwartzman	Email: max@rentfairway.com	Phone: 6128126522
Address: 2155 Selby Avenue		
City, State, Zip: St. Paul, MN, 55104		
Property interest of applicant (owner, contractor, purchaser, etc.): Owner		
Property owner (if different): MCR Property Holdings, LLC		

#### Subject Property Information

Address: 2150 Grand Avenue, St. Paul MN, 55104				
Legal Description: Lot 38 of SUMMIT WOOD				
Lot size: 6300	Existing use: Single family	Proposed use: 4-plex	Zoning District: RM2	Planning District: <del>5</del> 14

Please select the type(s) of variance or review being requested and a brief description of the project:

<input checked="" type="checkbox"/> Lot Area	<input type="checkbox"/> Separation from Specific Uses
<input type="checkbox"/> Setbacks (please specify: front / side / rear)	<input type="checkbox"/> Design Standards
<input type="checkbox"/> Density	<input type="checkbox"/> Off-street Parking
<input type="checkbox"/> Floor Area Ratio (FAR)	<input type="checkbox"/> Signage (requires additional application)
<input type="checkbox"/> Height	<input type="checkbox"/> Lot Coverage
<input type="checkbox"/> Sidewall Articulation (Districts 14 & 15)	<input type="checkbox"/> Administrative Review

#### Applicant Signature

Signature:	Date: 03-20-2019	Received by: ACS
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- 1). This parcel is zoned RM2 which promotes higher density than just a single-family home.
- 2). Our goal with this project is to increase density on this stretch of Grand Avenue. We want to provide new, unique, and upscale living on the inside of the building, while keeping the exterior aesthetically consistent with the properties nearby.
- 3). More often than not, 4-plexes need larger lots because they are larger structures. However, this proposed 4-plex which will replace a single-family home has nearly the same footprint as the single-family home currently on the site. We can meet all of the setback and parking requirements for the proposed 4-plex. In this particular case, since all of the provisions such as front & side setbacks, parking, and height can be met, the lot size requirement is not pertinent. The point of the lot size requirement is to allow for the necessary amount of parking and necessary setbacks. However, since we can meet all of these requirements without having a 9000 sqft lot, the lot size requirement is not necessary in this particular development. Additionally, there is a contradiction within the zoning code. We are required to have 1500 sqft per unit. With our current lot size of nearly 6400 sqft we should be allowed to build 4 units. However, the code also says we need 9000 sqft to develop more than 2 units.
- 4). The city has determined that this stretch of Grand Avenue would be best utilized if it consisted of small apartment buildings. Currently this parcel is sandwiched between two apartment buildings. Keeping this parcel as a single-family home is really is a waste of a great parcel and not what the city has determined its most optimal use to be. Creating four units on this parcel rather than one would help lower rents on this parcel. The rent for the single-family home on the parcel is around \$3200 per month. The proposed rent for the four, two-bedroom units in this new 4-plex will be around half of the current amount per month.
- 5). The variance and future use of the property would align with the zoning district as well as the cities comprehensive plan. RM2 promotes higher density than a single-family home. This proposed 4-plex would also bring more affordable and denser living to a high demand area with great access to public transportation.
- 6). This single-family home wedged between two apartment buildings looks, for lack of a better term, awkward. If anything, this 4-plex will bring this parcel up to par with the look, feel, and aesthetics of the surrounding area. We want to bring this property up to par with the surrounding parcels. This is a very walkable and high demand area. Having this parcel be a single family home is not the highest and best use of this parcel.

# Certificate of Survey for: MCR PROPERTY HOLDINGS

Located in the SE 1/4 of  
Sec. 5, Twp. 28, Rge. 23

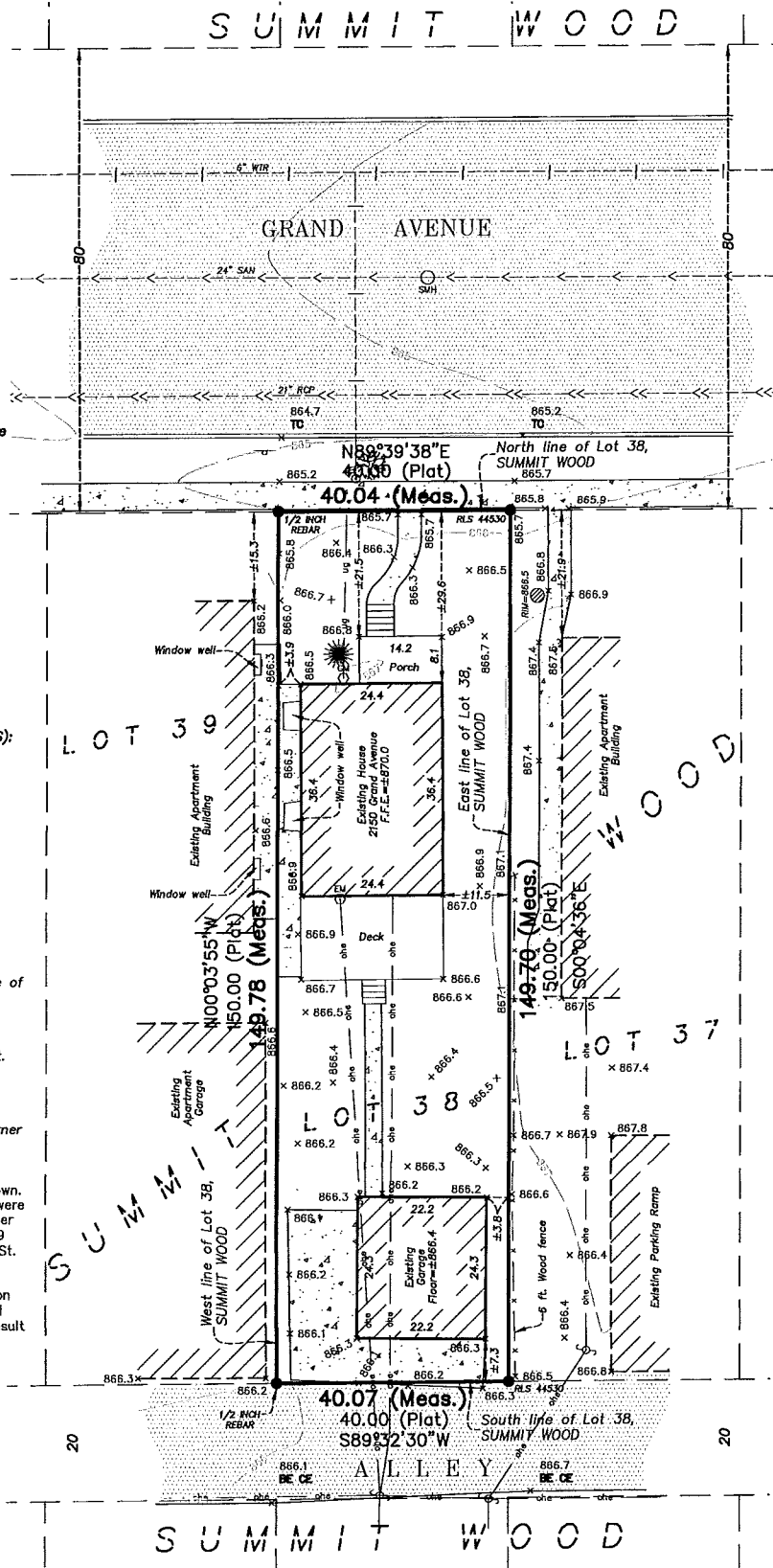
19-02694

House Address:  
2150 Grand Avenue, St. Paul, MN



### LEGEND

- Denotes Existing Sign
- Denotes Existing Power Pole
- Denotes Existing Curb stop
- Denotes Existing Electric Meter
- Denotes Existing Gas Meter
- Denotes Existing Sanitary Manhole
- Denotes Existing Catch Basin
- Denotes Existing Overhead Utility Line(s)
- Denotes Existing Underground Gas
- Denotes Existing Fence
- Denotes Existing Underground Water line
- Denotes Existing Underground Sanitary line
- Denotes Existing Underground Storm line
- Denotes Existing Bituminous Surface
- Denotes Existing Concrete Surface
- Denotes Existing Elevation
- Denotes Found Iron Monument
- Denotes Existing Contour
- Denotes Existing Tree, as noted



### PARCEL DESCRIPTION (PER RAMSEY COUNTY TAX RECORDS):

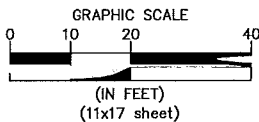
Lot 38, SUMMIT WOOD, according to the recorded plat thereof, Ramsey County, Minnesota.

Subject to all easements of record, if any.

### NOTES:

1. Due to snow and winter conditions, additional improvements may not have been visible at the time of survey.
2. Surveyed property contains ±5,998 sq. ft.
3. Surveyed property is zoned RM-2, per the City of St. Paul Zoning Map.
4. Existing First Floor Elevation = ±870.0.
5. BENCHMARK: Top Nut of Hydrant located at NE corner of Grand Avenue and Finn Avenue Elevation=871.64 (NGVD 29) - per the City of St. Paul.
6. Above ground utilities have been field located as shown. Underground utilities shown hereon are those which were field marked by utility companies responding to Gopher State One Call, Ticket No. 190450179, dated 2/14/19 or were taken from utility plans provided by City of St. Paul. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (651-454-0002). In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response.

Bearings shown are assumed



1884 7949-xtp

**Carlson  
McCain**  
ENVIRONMENTAL • ENGINEERING • SURVEYING  
3890 Pheasant Ridge Drive NE,  
Suite 100, Blaine, MN 55449  
Phone: 763-489-7900 Fax: 763-489-7959

I hereby certify to MCR Property Holdings 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.

Dated this 21st day of February, 2019.

Signed: Carlson McCain, Inc.

By: **DRAFT**  
Thomas R. Balluff, L.S. Reg. No. 40361  
Peter J. Blomquist, L.S. Reg. No. 51676

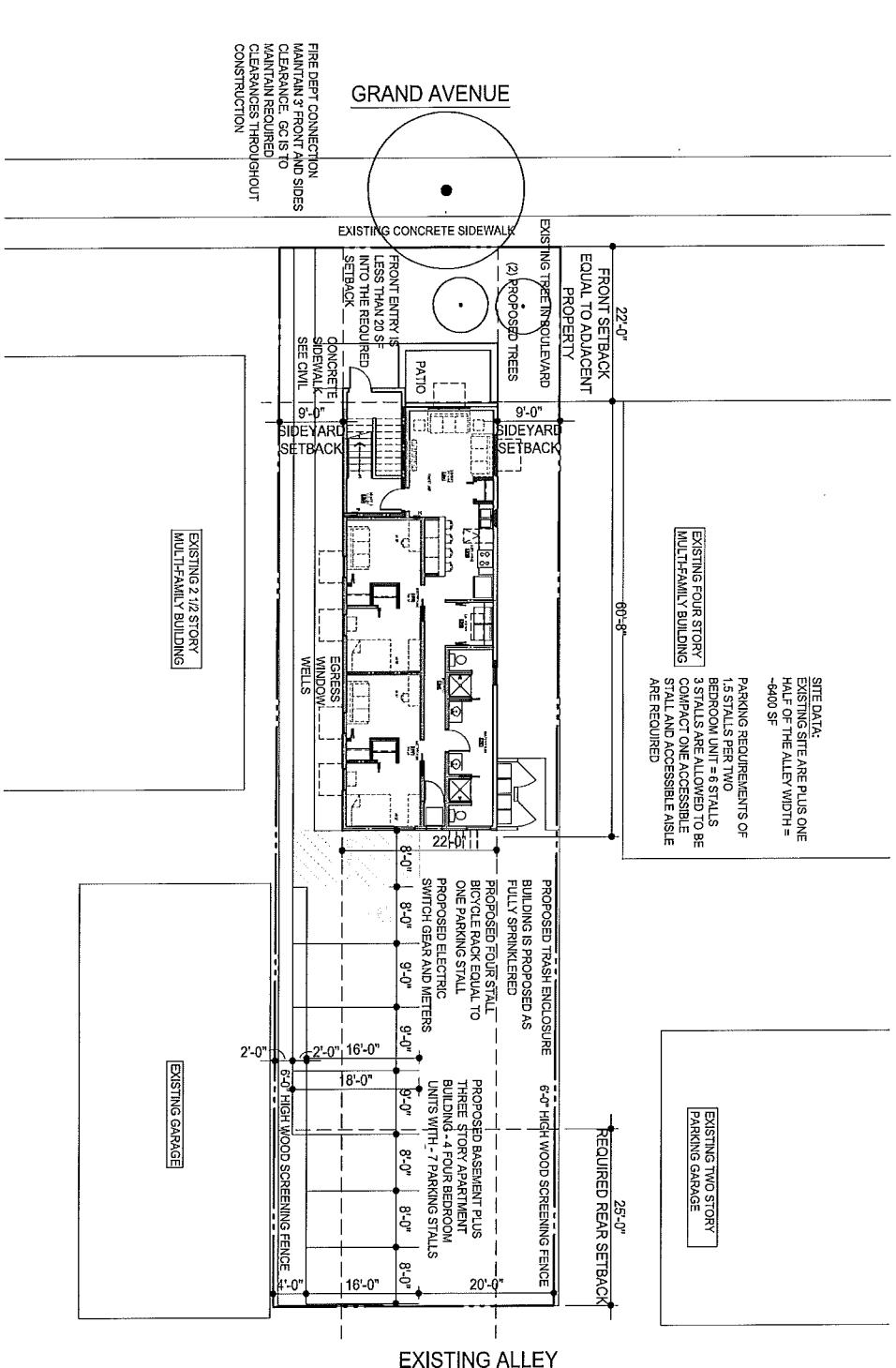
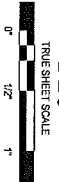
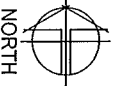
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**NOT FOR  
CONSTRUCTION**

**ARCHITECTURAL  
SITE PLAN**

DATE	DESCRIPTION
3-16-2019	3-16-2019
4-2-2019	4-2-2019
4-24-2019	4-24-2019
5-8-2019	5-8-2019
5-9-2019	5-9-2019

Drawn by	ST/BBB
Checked by	PNH
Scale	AS SHOWN
Sheet	A0



**SITE DATA:**  
EXISTING SITE ARE PLUS ONE  
HALF OF THE ALLEY WIDTH =  
-9400 SF  
PARKING REQUIREMENTS OF  
1.3 STALLS PER TWO  
BEDROOM UNIT = 6 STALLS  
3 STALLS ARE ALLOWED TO BE  
SHARED AND ACCESSIBLE  
ARE REQUIRED

EXISTING FOUR STORY  
MULTI-FAMILY BUILDING

EXISTING TWO STORY  
PARKING GARAGE

FIRE DEPT CONNECTION  
MAINTAIN 3' FRONT AND SIDES  
CLEARANCE. GC IS TO  
MAINTAIN REQUIRED  
CLEARANCES THROUGHOUT  
CONSTRUCTION

**1**  
ARCHITECTURAL SITE PLAN - UPDATED  
A0 1/16"=1'-0"

**POPE**  
ARCHITECTS

POPE ARCHITECTS, INC.  
1295 BANDANA BLVD N, SUITE 200  
ST. PAUL, MN 55108-2735  
(651) 642-9200  
www.popearch.com

MCR Property  
Holders, LLC  
2150 GRAND  
AVENUE  
APARTMENTS  
SAINT PAUL, MN

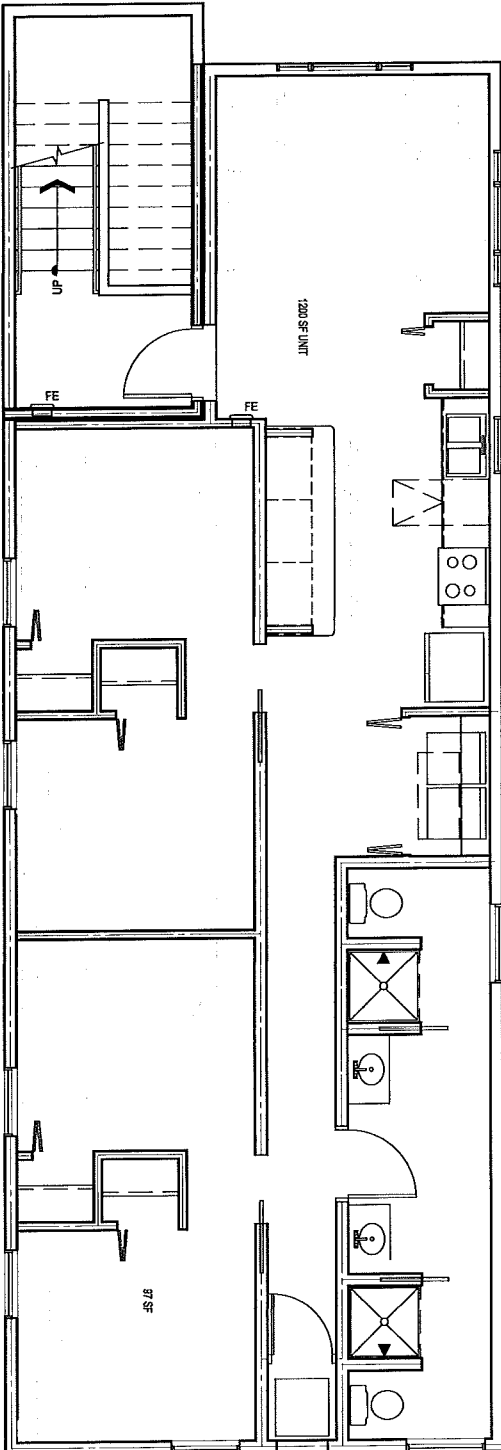
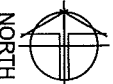
**NOT FOR  
CONSTRUCTION**

FIRST-THIRD  
FLOOR PLANS

Issue and Revision: 3-18-2015


Construction No.	51566
Drawn by	PNH
Checked by	PNH
SHEET	1

TRUE SHEET SCALE  
0" = 1/2"



FIRST - THIRD FLOOR PLANS

3/16"=1'-0"

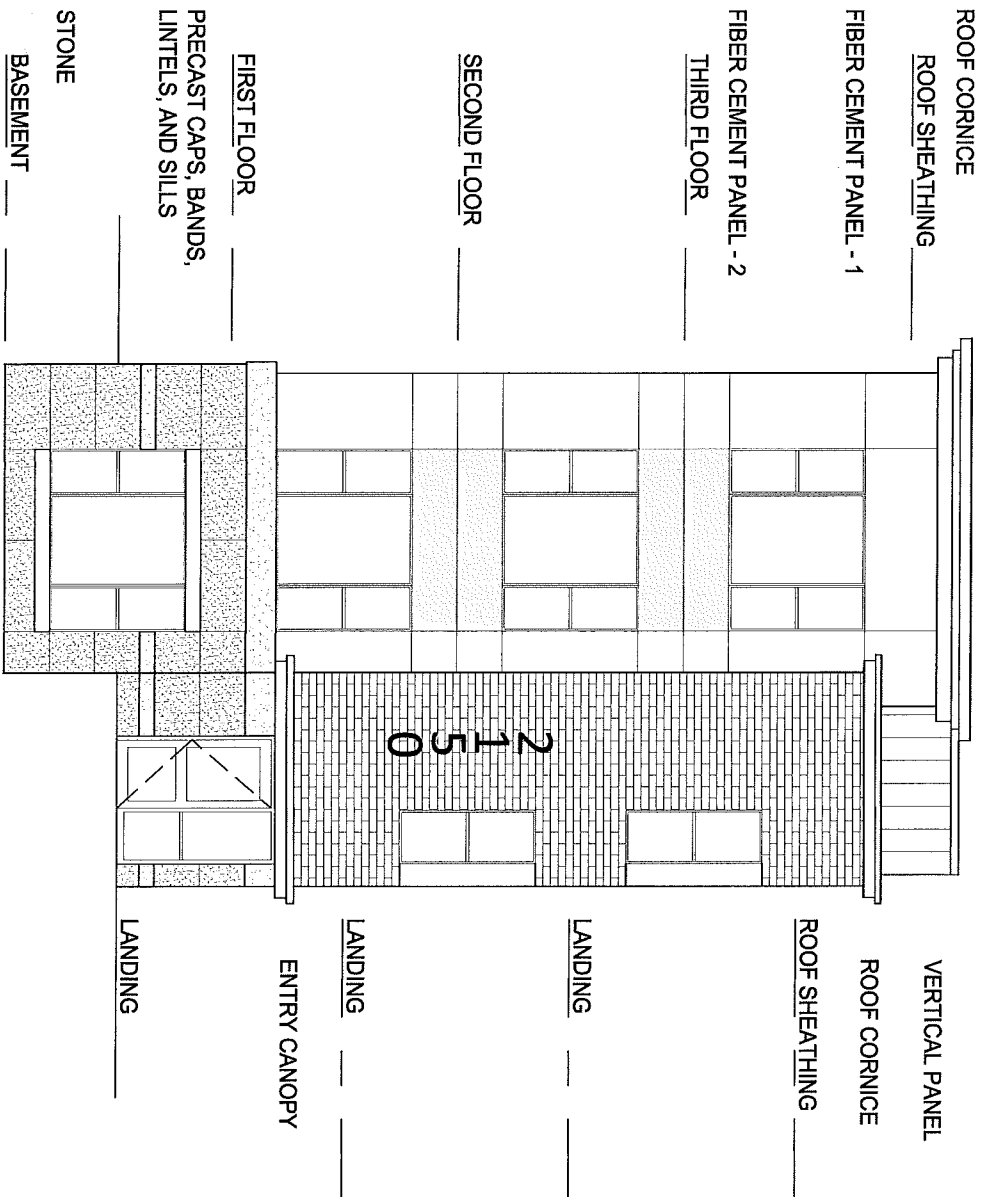
1  
A2

19-02 6900

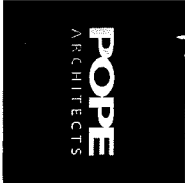
1  
A3

# NORTH ELEVATION

3/16"=1'-0"



19-026900  
777



POPE ARCHITECTS, INC.  
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ST. PAUL, MN 55108-2735  
(651) 942-9200  
[www.popearch.com](http://www.popearch.com)

MCR Property Holdings, LLC

2150 GRAND AVENUE APARTMENTS SAINT PAUL, MN

**NOT FOR CONSTRUCTION**

NORTH ELEVATION

Issue and Revisions: 3-18-2015

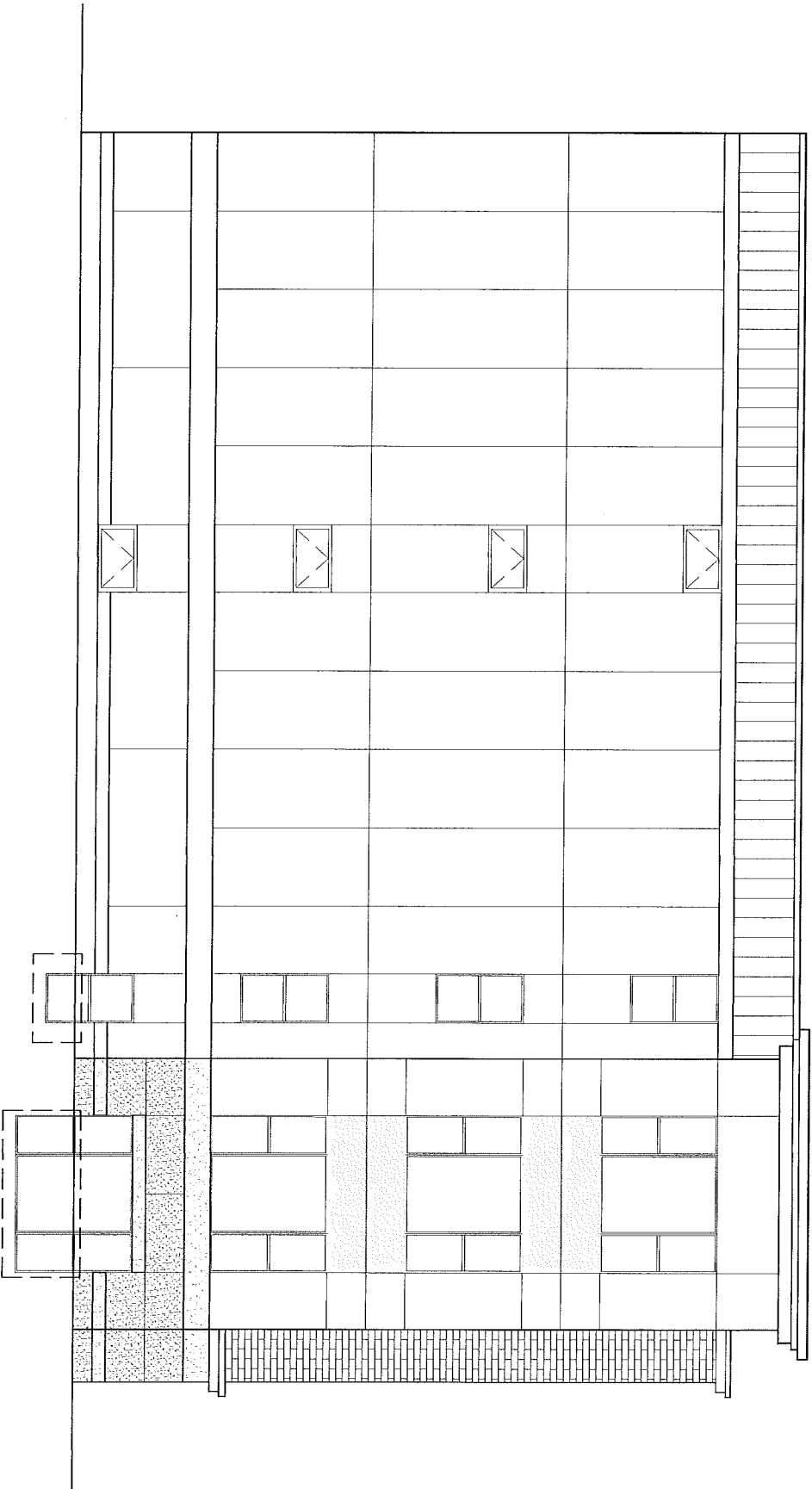
NO.	DESCRIPTION	DATE

CONTRACT NO.	516865
DATE	PNH
ARCHITECT	PNH
OWNER	
STREET	

A3

TRUE SHEET SCALE





1  
A4

**EAST ELEVATION**  
3/16"=1'-0"

**POPE**  
ARCHITECTS

POPE ARCHITECTS, INC.  
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ST. PAUL, MN 55108-2735  
(651) 642-9200  
www.popearch.com

MCR Property  
Holdings, LLC  
2150 GRAND  
AVENUE  
APARTMENTS  
SAINT PAUL, MN

**NOT FOR  
CONSTRUCTION**

**EAST  
ELEVATION**

Date and Revision: 3-18-2015

Drawing No. 51666  
Drawn by PNH  
Checked by  
SHEET

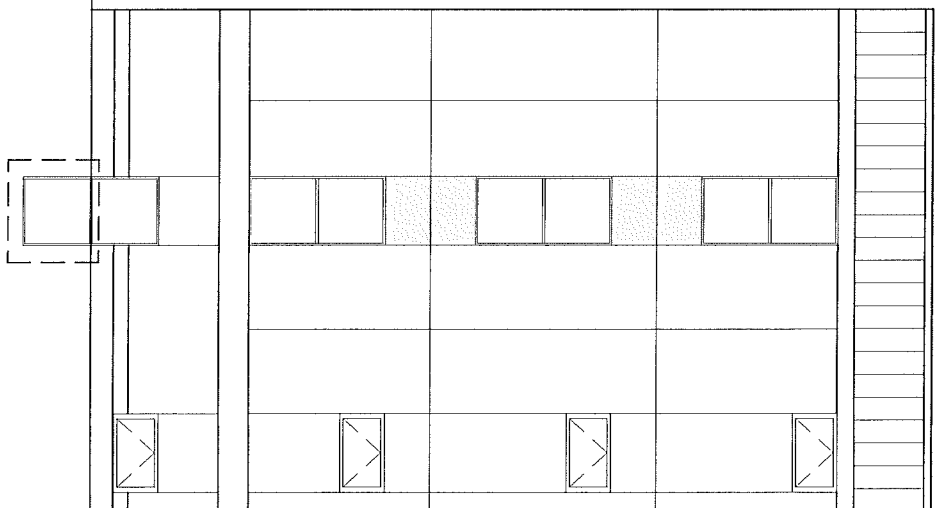
0069  
TRUE SCALE

1  
A5

# SOUTH ELEVATION

3/16" = 1'-0"

METAL PARAPET COPING  
 ROOF SHEATHING  
 FIBER CEMENT PANEL - 1  
 FIBER CEMENT PANEL - 2  
 THIRD FLOOR  
 FIBER CEMENT TRIM BANDS  
 SECOND FLOOR  
 FIRST FLOOR  
 ALUMINUM BASE  
 OVER INSULATION  
 BASEMENT



19-026900

POPE ARCHITECTS, INC.  
 1298 BANDANA BLVD N. SUITE 200  
 ST. PAUL, MN 55106-0735  
 (651) 942-9200  
 www.popearch.com

MCR Property Holdings, LLC  
 2150 GRAND AVENUE  
 APARTMENTS  
 SAINT PAUL, MN

License and Expiration:  
 3-18-2019

DATE: 11/15/18  
 DRAWING NO.: S1086  
 SHEET NO.: PANEL

TRUE SHEET SCALE  
 0' 1/2' 1'

A5

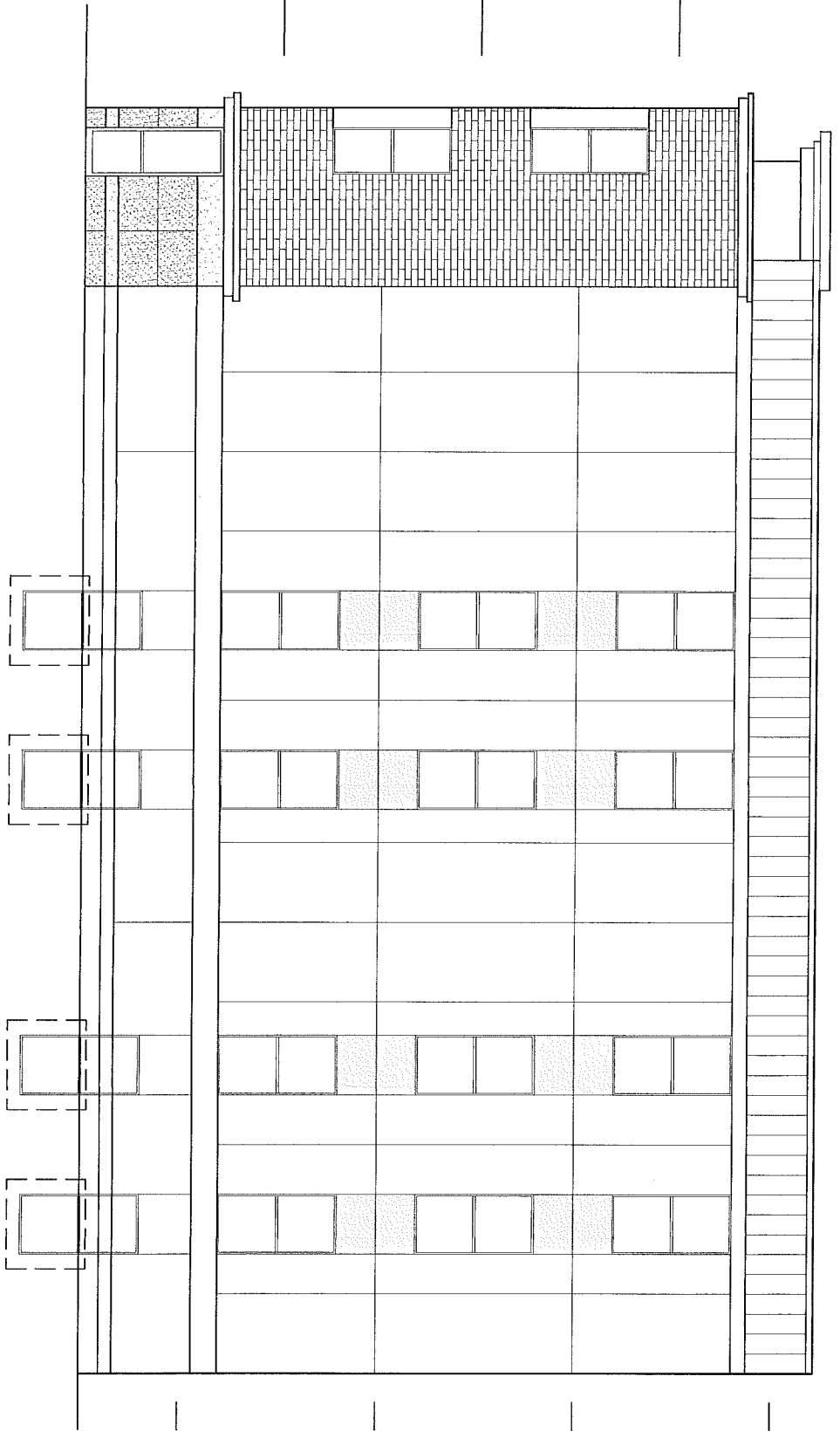
NOT FOR CONSTRUCTION

**POPE**  
 ARCHITECTS



1  
A4

WEST ELEVATION  
3/16"=1'-0"



19-02620-b1

**POPE**  
ARCHITECTS

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ST. PAUL, MN 55108-2735  
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MCR Property  
Holdings, LLC  
2150 GRAND  
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SAINT PAUL, MN

NOT FOR  
CONSTRUCTION

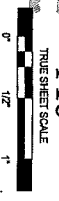
WEST  
ELEVATION

Issue and Revisions:  
3-18-2015

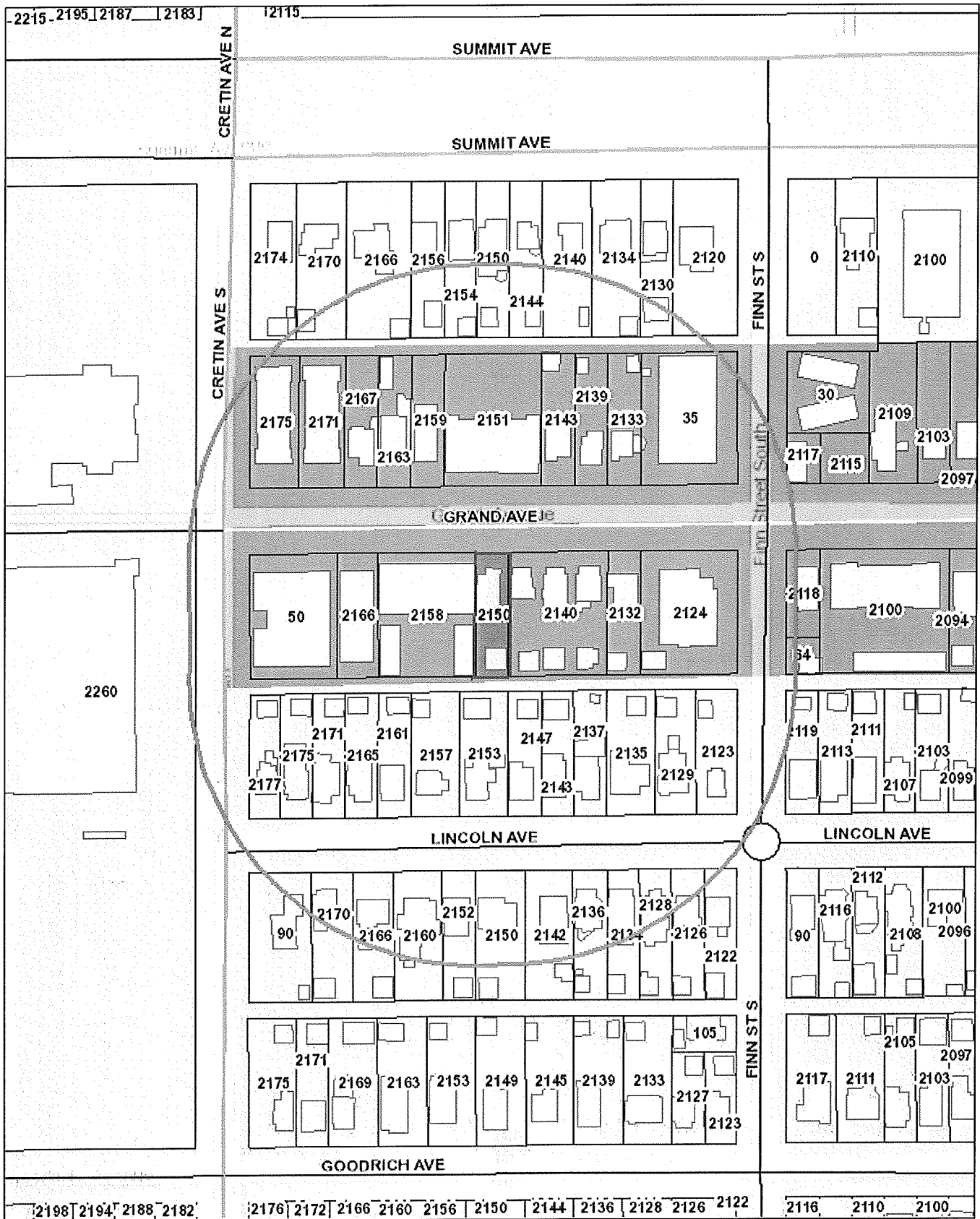
NO.	DATE	DESCRIPTION

Consulting No. 516868  
Drawing No. 19-02620  
Checked by PHH  
Scale: TRUE SHEET SCALE

A6



# 2150 Grand Avenue 19-026900



0.00000016  
Miles

Date: 4/5/2019 Time: 10:04:58 AM

Service Layer Credits: City of Saint Paul - Public Works  
For technical background on this GIS data, contact PED  
Research Analyst Bob Spaulding at 651-266-6635 or

The City of Saint Paul Office of Technology cannot accept any responsibility for errors, omissions, or positional inaccuracy in this map.





# RECEIPT

## CITY OF SAINT PAUL

DEPARTMENT OF SAFETY AND INSPECTIONS  
Fire Inspection Division  
375 Jackson Street, Suite 220  
Saint Paul, MN 55101- 1806  
Phone: 651- 266- 8989

**Payment #:** 1328927  
**Payment Date:** April 03, 2019

**Paid By:** MCR PROPERTY HOLDINGS LLC  
2150 GRAND AVE  
ST PAUL MN 55105- 1030

**Amount Paid:** \$589.00

**Payment Type:** Check

### Transaction Description

**Project Location:** 2150 GRAND AVE  
ST PAUL MN 55105- 1030

**19- 026900**

**TYPE: BOARD OF ZONING APPEALS CASES**

**SUB TYPE: MAJOR VARIANCE**

**WORK TYPE: MULTI- FAMILY RESIDENTIAL**

Date of Submission	Mar 20, 2019	# of Dwelling Units	4
Site Plan Submitted	Yes	Supporting Documentation Submitted	Yes
Existing Primary Use	R- Single Family Dwelling	Proposed Primary Use	R- Multi- Family
Date of BZA Hearing	Apr 22, 2019		

### FEES

Permit Fee	\$ 589.00
<b>TOTAL</b>	<b>\$ 589.00</b>