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APPLICATION FOR ZONING VARIANCE
Department of Safety and Inspections
375 Jackson Street, Suite 220
Saint Paul, MN 55101
General DSI Line: 651-266-9008

RECEIVED

MAY 15 2017

By: City of St Paul DSI

Zoning office use only

File no. 17-040587

Fee \$547

Tentative hearing date:

JUNE 05, 2017

APPLICANT

Name Andrew Zelinskas Company N/A
Address 1304 11th Ave
City St Paul Park St. MN Zip 55071 Daytime phone 651-583-1632
Property interest of applicant (owner, contract purchaser, etc.) owner
Name of owner (if different) Andy

PROPERTY LOCATION

Address ¹⁷ 17 Hall Lane, St Paul, MN 55107
Legal description: EX 2 3.25 Ft, Lot 14 BIK 3
(attach additional sheet if necessary)
Lot size ^{50 X} 150/170 Present zoning _____ Present use _____
Proposed Use single home residential

Variance[s] requested:

Supporting Information: Supply the necessary information that is applicable to your variance request, provide details regarding the project, explain why a variance is needed. Attach additional sheet as necessary. Clearly state how each of the required six findings are met (list them).

Applicant's signature Andrew Zelinskas Date 5/13/17 City agent _____

Andy Zelinkas

1304 11th Ave.

Saint Paul Park, MN

651 583 1632

Property: 14 Hall Lane

Legal Description: Ex 2 3.25 Ft, Lot 14 BLK 3

1. The variance for this property is in harmony with the general purpose and intent of the zoning code because the property is zoned for low density single family homes. My proposal is a single family home. This construction will improve the community and allow Saint Paul to generate more tax and sales revenue now and into the foreseeable future for this great community and town.

2. The variance is consistent with the comprehensive plan because the proposed building plan matches the existing neighborhood. It preserves and promotes the neighborhood's character and matches with the existing properties along the entire lane in regard to garage and home placement on each of the lots on Hall Lane (the garage in front of the house).

3. There are practical difficulties on this lot that constrain and limit building placement. First, the lot is narrow in width. This aspect dramatically limits the ability of the lot to accommodate garage placement on the side of the home. Additionally, the lot is small in length. 70 feet (out of 150 feet) is not buildable due to 30 feet of bluff and a 40 foot required set back from the bluff line. This leaves only 80 feet to build upon.

The length and width constraints place dramatic limitations and options on building placement. Another issue that limits the ability to place the garage behind the home is that the narrowness of the lot and 4 foot side yard setbacks. That limitation leaves a corridor of approximately 16 feet of space

to build a driveway along the side of the house. This would require the driveway to touch the house and leave little to no yard alongside both the drive way and the house. This would dramatically interfere with aesthetics and hinder water penetration and make it more difficult to control water run off on to neighbor's properties. Ideally, I would like the water that falls on this property to be able to soak directly into the ground.

If the front set back of my home is calculated by new construction standards, there would only be space for a home. This would cause many aesthetics issues to the neighborhood's character and does not blend with the existing neighborhood's home and garage locations. Additionally, there is not street parking on Hall Lane. Not to mention it is against city code solely to depend upon street parking for a residential home.

The second consideration for the garage is to have the house above the garage. However, this configuration would cause the building to be dramatically out of character for the adjacent homes and the surrounding neighbor's building design and building placement on Hall Lane.

The lot is sold as a small lot with dramatic bluff setbacks and constraints causing approximately 50% of the lot available to build a garage and a house. I'm only want home and garage placement to match what is already existing in the surround and current neighborhood where the garage is in front of the house.

5. My lot plan is staying with in the permitted uses of the RT1.

6. The lot is narrow and limits the possibilities of house and garage placement on the property. There is little to no space to build a garage on the side of the house or a driveway along the side of the house without dramatically altering the neighborhood's "normal" garage and house locations. Any other arrangement than what currently exists on Hall lane would be dramatic and radically visually different than what is the currently the norm for home and garage placement. (i.e the garage in front of the house)

My plan is within 2 years of building on this property is to place free standing solar panels in the south facing southern edge of the property. This location has the most optimal sun exposure to maximize electricity production reducing my carbon and pollution foot print in St. Paul. By having the garage in front of the house and located in the North West aspect of the lot, it allow space for solar panel placement.

Matching the existing setbacks of the homes adjacent to my lot (north and south) makes the most sense esthetically. Matching the existing neighbor and neighborhood's building style and building location is an important aspect of Saint Paul's planning and developing mission. I think the neighborhood would appreciate the building location symmetry (i.e. house and garage) which matches theirs. Having the house fronts approximately in line with one another would be appreciated by the neighbors and neighborhood.

The properties adjacent to my lot (north and south and nearly all properties on the lane) have the garage in front of the house. Having my garage in the front would match the existing building locations and character of the neighborhood.

There are currently 8 garages whose access is gained via hall lane with short driveways 1-4 feet. My garage location proposal matches this exactly. Thus, promoting and maintaining the character and garage locations on Hall lane.

House placement in the front of the lot and the garage behind it would dramatically interfere with the views of my back yard and the distant river valley views. This lot was selected for the views and the aesthetics in which this bluff provides. My screened and open porch views would look directly into a garage if the garage was placed behind the house. Additionally, the adjacent neighbors would lose their visual aesthetics. They would be looking at a long cement driveway and garage from their patios.

I think Saint Paul is a fabulous family oriented progressive town. Prior to moving away 1 year ago, I have been a devoted resident here since 2000. I want my family to grow up here in a home designed and build by their

father and his children. This home will be energy efficient, built with green materials and technology, have a small consumptive and carbon foot print, and will be zero-scaped with native tall grass prairie with species mix emphasizing pollinator species of insects. This will promote soil stabilization, require no fossil fuels to manage and maintain the yard, dramatically improve water percolation and solar panels will supplement my families energy needs.

I strongly believe in “infilling” vacant lots with in the city to help minimize road congestions and pollution. It also provides for a more connected community and a healthier lifestyle and greater personal satisfaction.

The purchasing of this lot is contingent on a variance be granted. This lot has been vacant and for sale for some time. I feel most people would consider this lot undesirable and not worth the investment to build upon. However, I have a vision for this property. A vision that will improve this piece of land in many ways. I want to improve this lot by building an architecturally interesting home that enhances the neighborhood matching the existing home and garage placements blending seamlessly with the neighborhood as though this property has always been there. I hope you can help me achieve this vision and dream.