

From: [Soderholm, Larry \(CI-StPaul\)](#)
To: [Michael Sauer](#)
Cc: [Moermond, Marcia \(CI-StPaul\)](#); [Magner, Steve \(CI-StPaul\)](#); [Diatta, YaYa \(CI-StPaul\)](#)
Subject: RE: 1629 Hartford Ave. St Paul MN
Date: Tuesday, March 2, 2021 4:14:32 PM

Michael,

Marica Moermond asked me to forward two emails about 1629 Hartford Ave. that I sent last week to Patrick Cordell, who is with the bank that ended up owning the house, as I understand it, after the developer abandoned the project. She said she'd like these emails to be added to the City Council record for the property. The first email is below. I'll send the other one next.

Larry Soderholm
DSI - Zoning

From: Soderholm, Larry (CI-StPaul)
Sent: Tuesday, February 23, 2021 4:03 PM
To: Patrick Cordell <pcordell@limaone.com>
Subject: RE: [External]RE: 1629 Hartford Ave_ St Paul MN

Patrick,

Today I took another look at the plans you sent me for 1629 Hartford Ave. in St. Paul. Here's what I found.

1. **Side yard surveyor's error.** I compared your 2021 survey to the 2018 survey. In the 2018 survey, the dimensions across the width of the lot (house and side yards) add to 39' instead of 40'!!! No one caught this and it caused everyone a great deal of trouble (and in your case, I would guess, expense). I'm quite sure that your surveyor in 2021 got it right. The 4.1' west side yard meets the zoning code so the wall can be extended vertically as of right.
2. **Height of house.** The zoning code was amended in September 2020 to increase the height permitted in the R4 zoning district to 24' (measured from grade to midpoint between ridge and eaves). You plan is OK with a height of 22'4"; it extends the height of the previously built, two-story rear addition. (The 22' height limit was adopted in 2015 as one of several anti-teardown amendments. Subsequent experience showed that 22' was too restrictive for standard construction practices resulting in too many variance applications.)
3. **Sidewall articulation.** The zoning code amendment in September 2020 also loosened the sidewall articulation requirement so that it doesn't apply to second story additions that don't change the building footprint. Which is the case for 1629 Hartford.

In conclusion, the zoning problems that I listed in my email of 9/18/18, back when I first reviewed the addition, have all be resolved either by your new survey or by amendments to the zoning code. If you resubmit the plans with a building permit application, I'll be able to approve them for zoning and they can move on for building code review.

Larry Soderholm
DSI - Zoning

From: Patrick Cordell <pcordell@limaone.com>
Sent: Tuesday, February 16, 2021 3:39 PM
To: Soderholm, Larry (CI-StPaul) <Larry.Soderholm@ci.stpaul.mn.us>
Subject: RE: [External]RE: 1629 Hartford Ave_ St Paul MN

Think Before You Click: This email originated **outside** our organization.

Let me know if you have any questions for me!
Thanks,

Patrick M Cordell
Deputy Director
Construction Management



P: 864248-6985
C: 864-735-8781
Email: pcordell@limaone.com
URL: limaone.com

201 East McBee Ave, Ste 300
Greenville, SC 29301

From: Soderholm, Larry (CI-StPaul) <Larry.Soderholm@ci.stpaul.mn.us>
Sent: Tuesday, February 16, 2021 4:03 PM
To: Patrick Cordell <pcordell@limaone.com>
Subject: [External]RE: 1629 Hartford Ave_ St Paul MN

Patrick,

Yowsers!!! I'd forgotten what a mess this case was! Your inclusion of the email string from 2018 brings it back all too clearly.

Larry Soderholm
DSI - Zoning

From: Patrick Cordell <pcordell@limaone.com>
Sent: Thursday, February 11, 2021 5:09 PM
To: Soderholm, Larry (CI-StPaul) <Larry.Soderholm@ci.stpaul.mn.us>

Subject: 1629 Hartford Ave_ St Paul MN

Think Before You Click: This email originated **outside** our organization.

Trying to confirm what the requirements are for this home to ensure we are complying with zoning & Building.

Attached are your review docs and new survey of setbacks and heights. We want to ensure all work complies with requirements, permit and get house completed asap.

Please let me know if any questions or concerns ! Will call you next week.

Thanks,

Patrick M Cordell

Deputy Director

Construction Management

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