

September 28, 2020

Board of Zoning Appeals
15 Kellogg Blvd. West
Saint Paul, MN 55012

Subject: **Request for Variance - 542 Portland Avenue.**

To whom it may concern:

This Letter of Intent is in support of the attached zoning variance application. The scope of the project includes the construction of a new three-unit townhouse residence on the rear yard of the property commonly known as 542 Portland Avenue, in the city of Saint Paul, MN 55102. The proposed project falls under RT-2 TOWNHOUSE RESIDENTIAL DISTRICT, and also under the Historic Hill District, within the Heritage Preservation Commission (HPC) jurisdiction.

Preliminary meetings with both the HPC and the Summit-University District-8 have been held, on Feb 10, 2020 and August 18, 2020 respectively, obtaining in both cases very positive feedback. The final meeting with the HCP is scheduled also for ~~September 21~~ **October 5**, coinciding with the Board of Zoning Appeals meeting. Final letter of recommendation from the Summit-University District-8 is pending and it will be forwarded to the City as soon as received.

Two meetings were held with the neighbors, on Tuesday, September 22 and Saturday, September 26 respectively, as some neighbors expressed concerns about the project design once they received BZA notification for variances. The original BZA meeting scheduled for September 25 was postponed to October 5 to allow for the neighbors to express their concerns. A summary of those concerns and actions taken has been added as Appendix "D".

The following information is included with this package:

- Variance Application.
- Appendix "A" – Variance Request.
- Appendix "B" – Supporting Information.
- Appendix "C" – Drawing Package.
- **Appendix "D" – Proposed revisions due to neighbors' concerns.**
- **Appendix "E" – Letters of support from neighbors.**

Should you have any questions or concerns, please do not hesitate to contact me.

Sketches L.L.C.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Carlos Perez', with a long horizontal stroke extending to the right.

Carlos Perez
Sketches LLC
178 Robie Street West
Saint Paul, MN 55107



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

Zoning Variance Application Checklist

Variance Application Checklist

Please use the checklist below to ensure your application is completed and ready for submittal. *

- Application
- Required Fee (See below) (TO BE PAID BY PHONE).
- Explanation of Request / Required Findings
- Sign Variance Findings (If a sign variance is being requested) (NOT APPLICABLE).
- Site Plan (Drawn to scale)
- Elevations (Drawn to scale)
- Certified Survey or Property Pins Identified on Site Plan

Fee Schedule:

Minor variance: \$442.

A modification of a provision regulating a **one-family detached** dwelling and pertaining specifically to construction of a fence, a deck, a swimming pool, an accessory building, or an addition to the main building when the addition is not to convert the building for use by more than one (1) family.

Major Variance

Signs: \$547

New One-Family Dwelling: \$547

Duplex: \$547

Multi-family Residential: \$589

Commercial, Industrial, Institutional: \$856

Appeals

An appeal of decision made by the Zoning Administrator (Administrative): \$547

An appeal of a decision made by the Board of Zoning Appeals: \$462

For any application made for any development commenced without first obtaining all required permits and approvals, the fees listed above shall be doubled, to a maximum additional fee of one thousand fifty dollars (\$1,050.00), to offset costs associated with investigating, processing and reviewing applications for such development.

* Please note, Minnesota State 15.99 states that an agency must approve or deny within 60 days an application relating to zoning, septic systems, watershed review, soil and water conservation district review, or expansion of the metropolitan urban service area for a permit, license, or other governmental approval of an action. Failure of an agency to make a decision within 60 days results in automatic approval of the request. If an agency determines that the request is incomplete the application will be returned with a letter explaining why it is incomplete within 15 business days of the request.

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AUG 31 2020



ZONING VARIANCE APPLICATION

To Board of Zoning Appeals

Dept. of Safety & Inspections
Zoning Section
375 Jackson St., Suite 220
Saint Paul, MN 55101-1806
(651) 266-9008

To Planning Commission

Dept. of Planning & Econ. Dev.
Zoning Section
1400 City Hall Annex, 25 W 4th St.
Saint Paul, MN 55102-1634
(651) 266-6583

Zoning Office Use Only

File # 20-069303
Fee Paid \$
Received By / Date MG 08/31/2020
Tentative Hearing Date 10/05/2020

APPLICANT

Name CARLOS R. PEREZ (Architect of Record)
Address 178 ROBIE ST. WEST
Email CARLOS@SKETCHESLLC.COM
Name of Owner (if different) Sullivan Property Investments II, LLC
Contact Person (if different) OLOV STROLE (Contractor)
Address 160 PROSPECT BLVD.

PROPERTY INFO

Address / Location 540 PORTLAND AVENUE, SAINT PAUL, MN 55108
PIN(s) & Legal Description 012823230226 & 012823230227
Lot Area 11,593 S.F.
Current Zoning RT2 - TOWNHOUSE RESIDENTIAL DISTRICT

VARIANCE REQUEST: Application is hereby made to the Board of Zoning Appeals (or to the Planning Commission with another zoning application) for variance from the following section(s) of the Zoning Code
REFER TO APPENDIX "A" - VARIANCE REQUEST. State the requirement and variance requested.

SUPPORTING INFORMATION: Explain or demonstrate the following. Attach additional sheets if necessary.
1. Practical difficulties in complying with the provision of the code from which a variance is requested...
2. The plight of the landowner is due to circumstances unique to the property not created by the landowner...
3. The variance will not permit any use that is not allowed in the zoning district in which the property is located...
4. The variance will not alter the essential character of the surrounding area...
Required site plan is attached REFER TO APPENDIX "C" - DRAWING PACKAGE.

Applicant's Signature CARLOS R. PEREZ Date AUG 30, 2020

APPENDIX "A" – VARIANCE REQUEST

APPENDIX "B" – SUPPORTING INFORMATION

01. INTRODUCTION:

This application refers to the construction of a new three-unit townhouse residence on the rear yard of the property commonly known as 542 Portland Avenue, in the City of Saint Paul, MN. The new structure will be assigned address 540 Portland Avenue. The proposed site falls under the Historic Hill District as shown on the map below. With this application, we are seeking the Board of Zoning Appeals approval of the proposed variances.

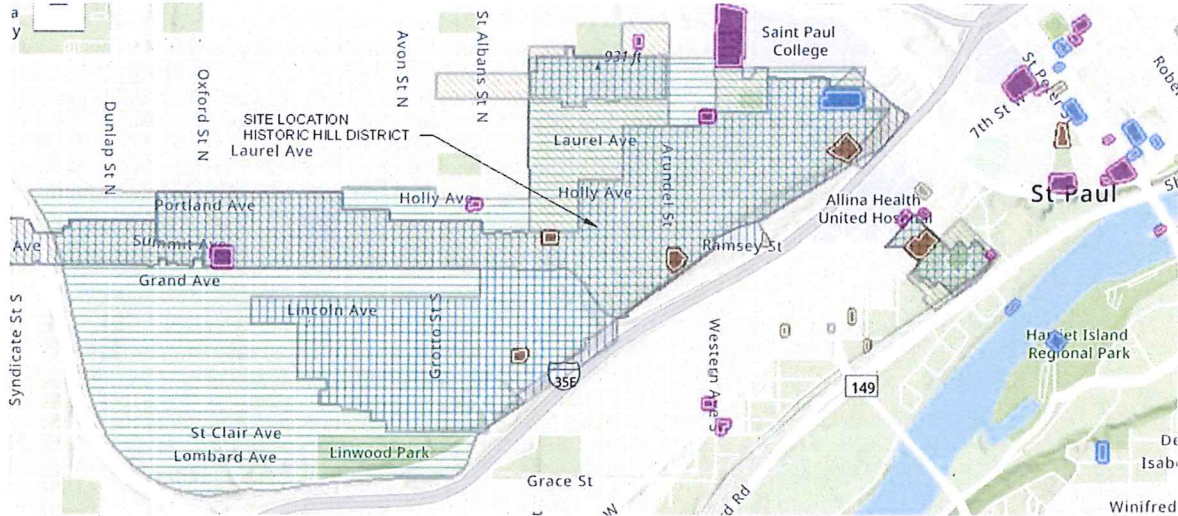


Image 1. – Saint Paul Historic Hill District Map.

02. EXISTING CONDITIONS:

The existing site is currently divided into two (2) parcels, which will need to be combined into a single lot to be able to comply with the City Zoning Ordinances. An existing triplex residence sits on the north side of the lot, facing Portland Avenue. This existing structure is to remain as it is and no demolition will be required for the completion of the new project.

The rear yard is currently used for off-street parking with seven (7) unmarked stalls, over loose gravel surface and with a chain link fence enclosure, approximately six (6) feet in height. Screening cedar boards (deteriorated) cover the south side of the chain link fence, facing Summit Avenue.



Image 2. – View of existing off-street parking on rear yard, looking south towards Summit Avenue.

540 PORTLAND AVENUE THREE-UNIT TOWNHOUSE – BZA VARIANCE APPLICATION

The layout of the combined parcels creates an elongated lot in the north-south direction. This particular configuration provides a rear yard that opens to Summit Avenue, becoming a determining factor on the design and project approach. The rear yard line is seventy-five (75) feet from the frontage line at Summit Avenue. For this reason, the new three-unit townhouse main elevation faces south (the rear yard), due to its presence in Summit Avenue, maintaining the directional expression of the abutting structures.

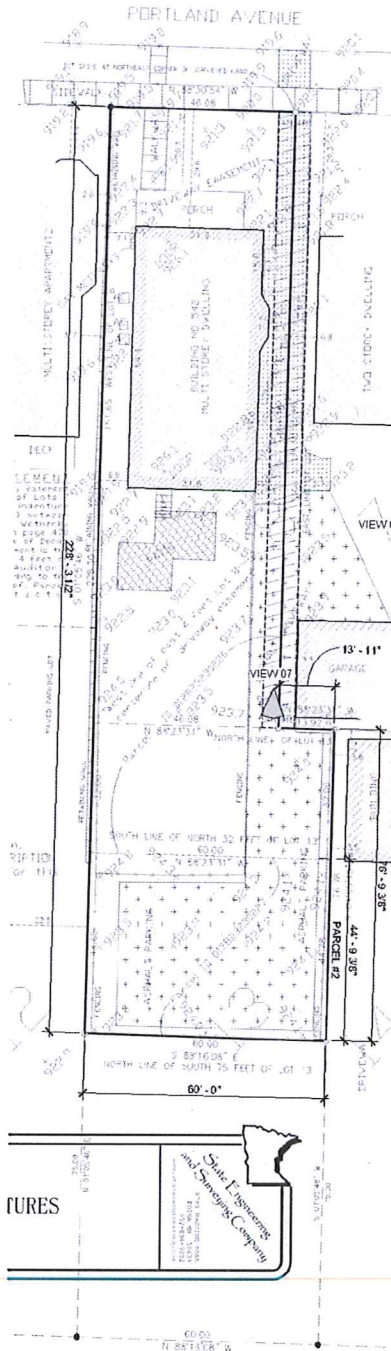


Image 3. – Existing Survey.

03. PROJECT DESCRIPTION AND INTENT:

The overall goal of the project is that of erecting a new structure with sense of belonging in the neighborhood and its presence in Summit Avenue. Materials and details of the building relate to those of the existing residence. The proposed new structure will consist of a new townhouse, using the existing residence on site as repository for the architectural vocabulary, including siding style, window type, roof configuration, and architectural details as dormers and porch. The Heritage Preservation Committee highly complemented the architectural and urbanistic design.

Massing, volume and height of adjacent structures have been taken in consideration. The project scale has been a driving factor of the design. Several iterations were developed modifying the height of the structure given the footprint allowed and its relationship to the neighboring residences and surroundings. The height of the new townhouse has been carefully scaled to complement the Summit Avenue presence without overpowering the existing architecture, and also taking in consideration the required setback, as the new façade is located one hundred (100) feet from Summit Avenue frontage line.



Image 4. – View of proposed new residence from Summit Avenue with neighboring properties.



Image 5. – View of proposed new residence from Summit Avenue.

540 PORTLAND AVENUE THREE-UNIT TOWNHOUSE – BZA VARIANCE APPLICATION

The Dutch Colonial roof profile of the existing structure on site has been used as inspiration for the new roof line, reducing the overall roof height appearance of the structure. No skylights, vents and/or metal pipe chimneys are placed on the front roof plane.

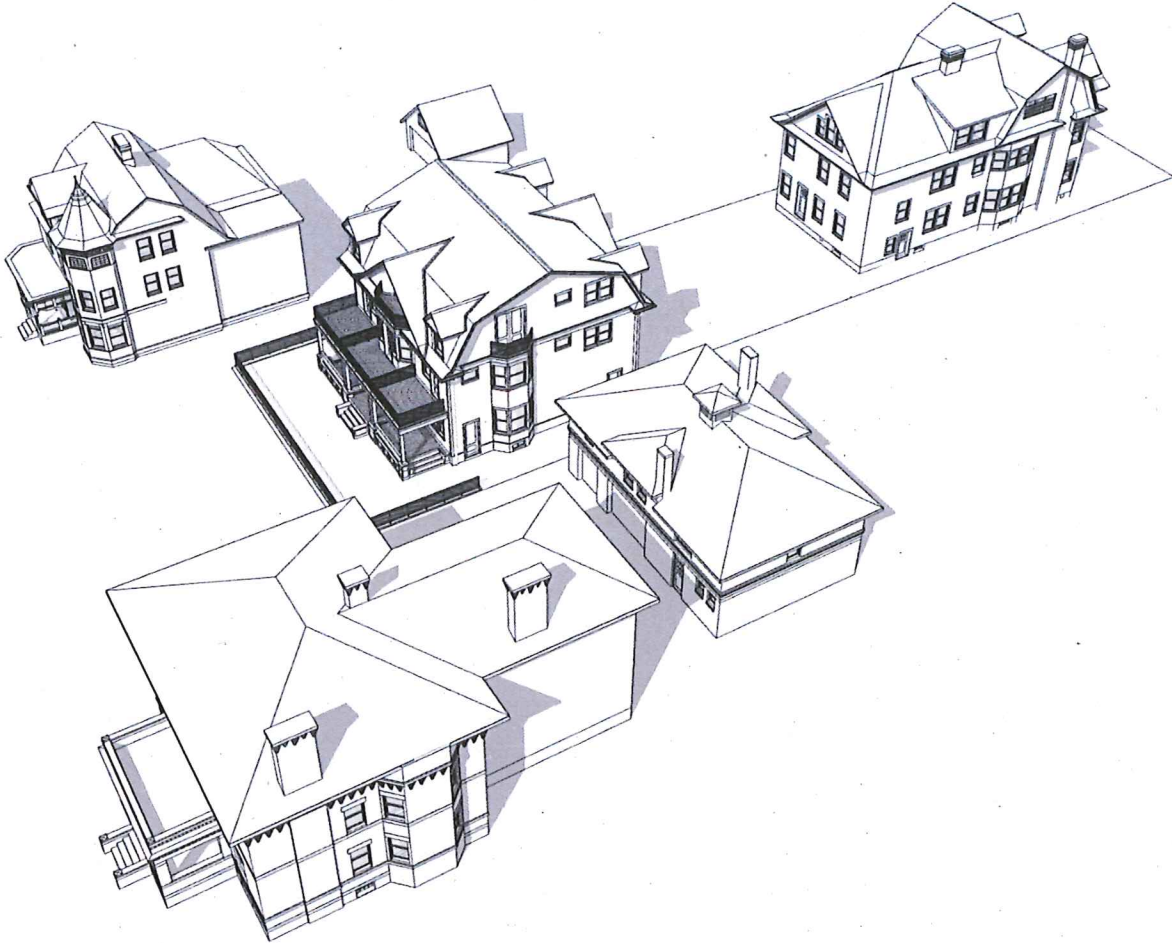


Image 7. –Aerial view with neighboring structures.



Image 8. –View from Portland Avenue (Existing residence to the side not shown for clarity).

540 PORTLAND AVENUE THREE-UNIT TOWNHOUSE – BZA VARIANCE APPLICATION

Size and articulation of window openings follow those of the existing adjacent buildings, reducing the scale of the windows on upper levels. Double-hung style windows in pairs and grouping of threes are used following traditional composition standards. The use of modern construction techniques with durable materials, in full compliance with the Minnesota Residential Code, result on an elegant design with, pleasant aesthetics and curb appeal.



Image 9. – Proposed Front Elevation, facing Summit Avenue.

To articulate transition between public and private spaces a covered porch is provided, as recommended by the Heritage Preservation Committee during preliminary review. In observation of neighboring architecture, the porch complements the Summit Avenue architecture expressing the vertical weight of the porch, which supporting elements are carried to the ground.

04. SUPPORTING VARIANCE DOCUMENTATION:

Meeting the design guidelines of the Historic Preservation Committee has been a guiding principle, and together with the HPC staff, we have developed a design that is sensitive to the neighborhood idiosyncrasy, maintaining the fabric of the existing residential character. Four (4) of the six (6) variances requested are in response to the HPC requests to install the main entry on the rear yard facing Summit Avenue and also the addition of new covered porch. They are:

- PRIMARY ENTRANCE LOCATION (Sec. 63.110-a):
- LOT COVERAGE (Sec. 66.232):
- MINIMUM REAR SETBACK (Sec. 66.231):

Massing and scale of the project has been a driving factor regarding the design of the project. The result is a new building that conforms to the neighboring structures. To be able to meet the program requirements, **increased density with competitive pricing**, and the HPC guidelines regarding massing and urban scale, the following variance is required:

- MINIMUM LOT AREA (Sec. 66.231):

The urban setting and size of the City lot makes compliance with off-street parking requirements unfeasible. This is a common occurrence and ongoing struggle in our City. To minimize the impact on street parking, the new townhouse will be equipped with hydraulic parking lifts in each one of the units. Based on the definition of parking space, the ordinance doesn't allow to compute these "stacked" stalls, but if that wouldn't be the case, the project would be exceeding the number of stalls required, which are ten (10), with a total of eleven (11). Substitution of a stall with a five (5) space bicycle rack is taken in consideration.

- MINIMUM REQUIRED OFF-STREET PARKING (Sec. 63.207):

The remaining variance is due to circumstances unique to the property and not created by the landowner. The orientation of the lot, perpendicular to the Portland Avenue, creates the practical difficulty to construct the second residence. If the lot were to be parallel to Portland, this variance wouldn't be required.

- MINIMUM LOT WIDTH (Sec.66.231):

05. CONCLUSION:

The proposed use is allowed in the district, and the plight of the landowner is due to circumstances unique the property not created by the landowner.

The existing residence will remain, preserving the existing housing stock, in compliance with the Summit-University Area Plan Summary.

The variances requested do not alter the essential character of the surrounding area and neighborhood. On the other hand, the project will represent a significant improvement for the site and the neighborhood.

This project recognizes the strong and vital community of Summit-University (District 8) and we feel fortunate to be part of the neighborhood development for the uniqueness of this community and history.

END OF APPENDIX "B"

APPENDIX “C” – DRAWING PACKAGE

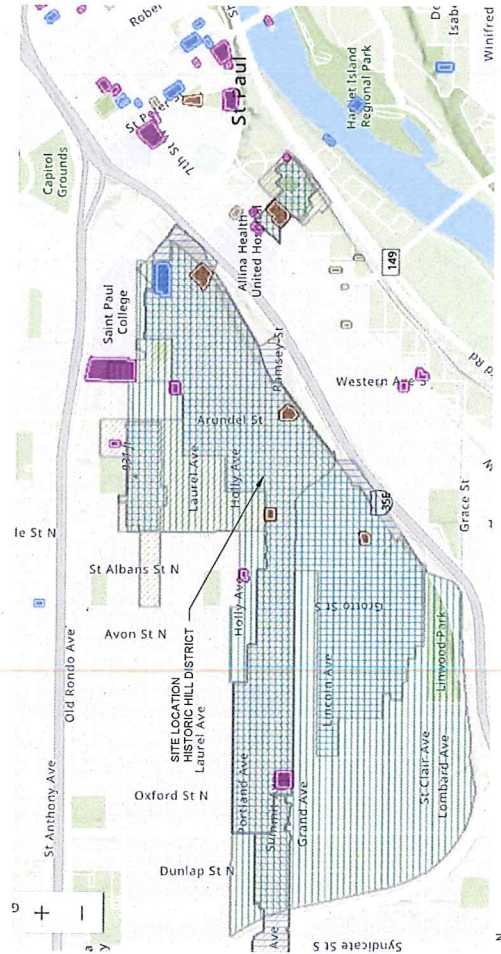
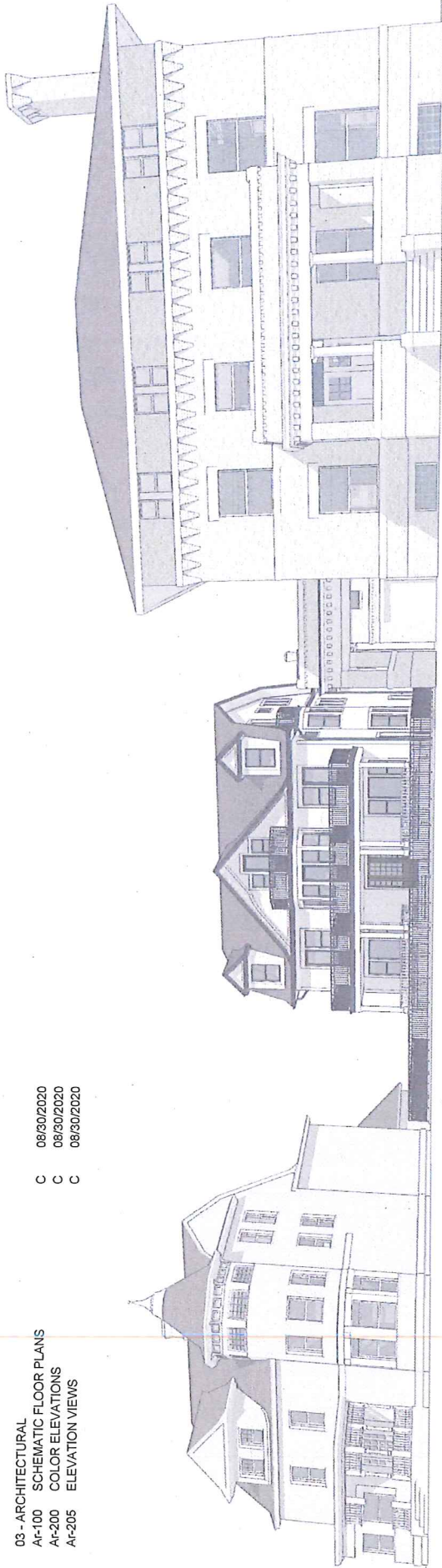
NEW THREE-UNIT TOWNHOUSE SUMMIT VIEW

540 PORTLAND AVENUE (UNITS A, B & C), SAINT PAUL, MN 55102

DRAWING INDEX VARIANCE APPLICATION

No. Sheet Name: Issue: Date:

01 - GENERAL	D	09/27/2020
Ge-100 COVER SHEET	D	09/27/2020
Ge-101 ZONING COMPLIANCE	C	08/30/2020
Ge-102 SITE SURROUNDINGS	A	08/30/2020
Ge-103 EXISTING SITE		
02 - CIVIL		
Ch-100 CERTIFICATE OF SURVEY	B	08/30/2020
Ch-101 SITE PLAN	C	08/30/2020
Ch-107 OFF-STREET PARKING	A	08/30/2020
03 - ARCHITECTURAL		
Ar-100 SCHEMATIC FLOOR PLANS	C	08/30/2020
Ar-200 COLOR ELEVATIONS	C	08/30/2020
Ar-205 ELEVATION VIEWS	C	08/30/2020



STROLE & COMPANY
LIC.# BCG37442

NEW THREE-UNIT TOWNHOUSE
SUMMIT VIEW
540 PORTLAND AVENUE (UNITS A, B & C), SAINT PAUL, MN 55102

Sketches L.L.C.

Rev.	Description	Date
A	HPC PRELIMINARY APPLICATION	07/20/2020
B	SITE PLAN REVIEW	03/06/2020
C	VARIANCE APPLICATION	08/30/2020
D	REV #01	09/27/2020

COVER SHEET

Project number:	1200-910
Issue Date:	01/20/2020
Drawn by:	C.P.
Checked by:	C.P.
Scale:	1" = 18'00"

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of Minnesota.

Signature: *Harold F. Eberly*
 Typed or Printed Name: **HAROLD F. EBERLY**
 Date: **SEP 28 2020** License Number: **051272**

1" = 18'00"
Printed on: 9/27/2020 9:59:25 PM

25

A.	A.F.F. A.H.J. AL ALPH.	ABOVE FINISHED FLOOR RESIDENCE (Sec. 66.221) APPROXIMATELY
B.	BD BLDG BM BOT BSG BSMT	BOARD BUILDING BEAM BOTTOM BASEMENT
C.	CLG CLR CON CONT	CEILING CLEAR CONCRETE CONTINUOUS
D.	DIA DIMEN DN DN, N	DIAMETER DIMENSION DOWN DOWN SPOUT
E.	EA EL EQ EQUIP EXPOSED EXT	EAST ELEVATION EQUAL EQUIPMENT EXPOSED EXTERIOR
F.	F.D. F.F.E. FLR FT FT	FLOOR DRAIN FINISHED FLOOR ELEVATION FLOOR FOOTING FOOT/FEET
G.	GA GALV GYP	GALVE GALVANIZED GYPSUM
H.	H.V. H.D. HORIZ	HIGH VENTILATION & AIR CONDITIONING HARD HORIZONTAL
I.	IN INT INT	INCHES INTERIOR INTERIOR
J.	JT JST	JOINT JOINT
L.	L.F.	LINEAL FEET
M.	MAX. MECH MIN.	MAXIMUM MECHANICAL MINIMUM
N.	N/A N.C. N.O. N.O.M. N.T.S. N.W	N/A NOT APPLICABLE NOT CONTRACT NOMINAL NOT TO SCALE NORTHWEST
O.	O.C. OPN OPP O.S.B.	O.C. CENTER OPENING OPPOSITE ORIENTED STRAND BOARD
P.	PLYWD PT	PLYWOOD PAINT
Q.	Q.C.	QUALITY CONTROL
R.	REF REQD RM R.O.	REFERENCE REQUIRED ROOM ROUGH OPENING
S.	S. S.D. SECT SECT SIM STRUC SW SW	SOUTH SMOKE DETECTOR SECTION SECTION SIMILAR STRUCTURE SOUTH SOUTHWEST
T.	THK T.O. T.O.F. TYP	THICK TOP OF TOP OF FOOTING TYPICAL
U.	U.N.O.	UNLESS NOTED OTHERWISE
V.	VERT V.F.Y. V.T.R.	VERTICAL VENT THROUGH ROOF VENT THROUGH
W.	W WD WDW	WESTSIDE WOOD WINDOW

ZONING COMPLIANCE:

ZONING DISTRICT: RTZ - TOWNHOUSE RESIDENTIAL DISTRICT (RESIDENCE (Sec. 66.221))
GENERAL NOTE: ITEMS SHOWN WITH BOLD LETTERS REQUIRE A VARIANCE. REFER TO VARIANCE SUMMARY ON THIS SHEET FOR ADDITIONAL INFORMATION.

BUILDING DESIGN STANDARDS (Sec. 63.110):
MINIMUM WINDOW AND DOOR OPENINGS AREA FACING STREET: 15%
MINIMUM WINDOW AND DOOR OPENINGS AREA FACING STREET: 15%
MINIMUM TOTAL AREA OF WINDOW AND DOOR OPENINGS: 10%
MATERIALS AND ARCHITECTURAL TREATMENTS USED ON SIDES OF BUILDINGS FACING AN ABUTTING PUBLIC STREET SHOULD BE SIMILAR TO THOSE USED ON PRINCIPAL FACADES.

NORTH ELEVATION (FRONT)
FAÇADE AREA = 1,431 S.F.
OPENINGS = 250 S.F.
PERCENTAGE = 17.5%

SOUTH ELEVATION (REAR)
FAÇADE AREA = 1,491 S.F.
OPENINGS = 292 S.F.
PERCENTAGE = 19.5%

EAST AND WEST ELEV. (SIDES)
FAÇADE AREA = 1,430 S.F.
OPENINGS = 292 S.F.
PERCENTAGE = 20.4%

LOT DENSITY AND DIMENSIONAL STANDARDS (Sec. 66.231):
MINIMUM LOT AREA PER UNIT: 3,000 S.F.
NEW TOWNHOUSE: 3,000 S.F. = 7,500 S.F.
EXISTING TRIPLEX: 3,000 S.F. = 7,500 S.F.
AREA INCREASE: 3,000 S.F. = 900 S.F. (3 PARKING STALLS WITHIN THE NEW STRUCTURE = 1 PER UNIT)
MINIMUM LOT WIDTH PER UNIT: 40.08 FT. EXISTING = 30.20 FT.
MAXIMUM NUMBER STORIES: 3
MAXIMUM HEIGHT: 40'-0"
MINIMUM FRONT YARD SETBACK: 25'-0"
MINIMUM REAR YARD SETBACK: 25'-0"
OFF-STREET PARKING (Sec. 63.212): 4'-0"

LOT COVERAGE (Sec. 66.232):
MAXIMUM 35% (4,451.27 S.F.)
MAXIMUM NUMBER: 2

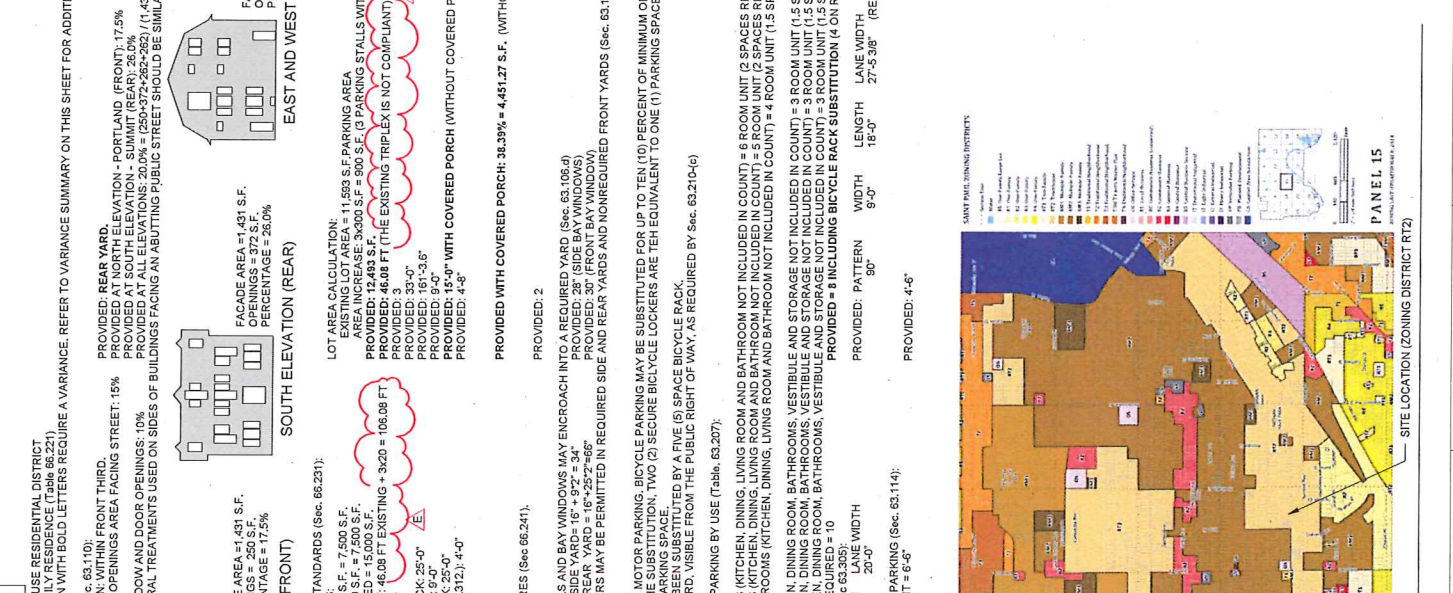
OVERHANGS, DECORATIVE DETAILS AND BAY WINDOWS MAY ENCRoACH INTO A REQUIRED YARD (Sec. 63.106-d):
MAXIMUM PROJECTION ONTO REAR YARD = 16'-2 1/2" = 66"
MAXIMUM PROJECTION ONTO SIDE AND REAR YARDS = 10'-0" (FOR SIDE AND REAR YARDS)
AIR CONDITIONING CONDENSERS MAY BE PERMITTED IN REQUIRED SIDE AND REAR YARDS AND NONREQUIRED FRONT YARDS (Sec. 63.106-f).

BICYCLE PARKING (Sec. 63.210):
SUBSTITUTION (Sec. 63.210):
PURPOSE OF CALCULATING THE SUBSTITUTION, TWO (2) SECURE BICYCLE LOCKERS ARE THE EQUIVALENT OF ONE (1) PARKING SPACE.
- ONE (1) PARKING STALL HAS BEEN SUBSTITUTED BY A FIVE (5) SPACE BICYCLE RACK.
- LOCATION: AT THE FRONT YARD, VISIBLE FROM THE PUBLIC RIGHT OF WAY, AS REQUIRED BY Sec. 63.210-g.

MINIMUM REQUIRED OFF-STREET PARKING BY USE (Table 63.207):
- EXISTING UNIT #1: 5 BEDROOMS (KITCHEN, DINING, LIVING ROOM AND BATHROOM NOT INCLUDED IN COUNT) = 6 ROOM UNIT (2 SPACES REQD FOR EXISTING UNIT #1)
- EXISTING UNIT #2: 2 BEDROOMS (KITCHEN, DINING, LIVING ROOM AND BATHROOM NOT INCLUDED IN COUNT) = 4 ROOM UNIT (1.5 SPACES REQD FOR EXISTING UNIT #2)
- EXISTING UNIT #3: 1 DEN, 2 BEDROOMS (KITCHEN, DINING, LIVING ROOM AND BATHROOM NOT INCLUDED IN COUNT) = 4 ROOM UNIT (1.5 SPACES REQD FOR EXISTING UNIT #3)
NEW TOWNHOUSE:
UNIT #A: 2 BEDROOMS, DINING ROOM, BATHROOMS, VESTIBULE AND STORAGE NOT INCLUDED IN COUNT = 3 ROOM UNIT (1.5 SPACES REQD FOR NEW UNIT A)
UNIT #B: 2 BEDROOMS (KITCHEN, DINING ROOM, BATHROOMS, VESTIBULE AND STORAGE NOT INCLUDED IN COUNT) = 3 ROOM UNIT (1.5 SPACES REQD FOR NEW UNIT B)
UNIT #C: 2 BEDROOMS (KITCHEN, DINING ROOM, BATHROOMS, VESTIBULE AND STORAGE NOT INCLUDED IN COUNT) = 3 ROOM UNIT (1.5 SPACES REQD FOR NEW UNIT C)
TOTAL PARKING STALLS REQUIRED: 10

MINIMUM LAYOUT DIMENSIONS (Sec. 63.205):
PATTERN WIDTH: 75'-0" TO 9'-0"
LENGTH: 18'-0" TO 20'-0"
LANE WIDTH: 9'-0" TO 27'-5.38"
MIN. HEIGHT = 4'-6" MAX. HEIGHT = 6'-6"

VISUAL SCREEN FOR OFF-STREET PARKING (Sec. 63.114):
MIN. HEIGHT = 4'-6" MAX. HEIGHT = 6'-6"



VARIANCE SUMMARY:

PRIMARY ENTRANCE LOCATION (Sec. 63.110-a):
PRINCIPAL ENTRANCE AND MAIN BUILDING ELEVATION HAS BEEN ORIENTED TO THE STREET (Sec. 63.110-a) - VARIANCE: REAR YARD
REQUIRED: FRONT THIRD PROVIDED: REAR YARD VARIANCE: REAR YARD

MINIMUM REQUIRED OFF-STREET PARKING (Sec. 63.207):
THE PARKING STALLS HAVE BEEN MAXIMIZED ON SITE TAKING IN CONSIDERATION THE MINIMUM REQUIRED OFF-STREET PARKING (Sec. 63.207).
INCREASE THE COUNT IN ONE STALL TO 10 STALLS TO COMPLY WITH HPC GUIDELINES EXCEEDS THE ALLOWABLE REAR SETBACK: VARIANCE: 8 STALLS
REQUIRED: 10 STALLS PROVIDED: 8 STALLS VARIANCE: 2 STALLS

MINIMUM LOT AREA (Sec. 66.231):
REQUIRED: 3,000 S.F. PROVIDED: 12,483 S.F. VARIANCE: 2,507 S.F.
MINIMUM LOT WIDTH (Sec. 66.231):
REQUIRED: 106.08 FT. PROVIDED: 46.08 FT. VARIANCE: 60.00 FT.

MINIMUM REAR SETBACK (Sec. 66.231):
THE ADDITION OF A COVERED PORCH ON THE REAR YARD TO COMPLY WITH HPC GUIDELINES EXCEEDS THE ALLOWABLE REAR SETBACK: VARIANCE: 10'-0"
REQUIRED: 25'-0" PROVIDED: 15'-0"

LOT COVERAGE (Sec. 66.232):
THE ADDITION OF A COVERED PORCH ON THE REAR YARD TO COMPLY WITH HPC GUIDELINES EXCEEDS THE ALLOWABLE COVERAGE FOR THE LOT: VARIANCE: 38.39%
REQUIRED 35%

PROVIDED WITH COVERED PORCH: 38.39% = 4,451.27 S.F. (WITHOUT COVERED PORCH: 34.92% = 4,046.27 S.F.)

PROVIDED: 2

OVERHANGS, DECORATIVE DETAILS AND BAY WINDOWS MAY ENCRoACH INTO A REQUIRED YARD (Sec. 63.106-d):
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LANE WIDTH: 9'-0" TO 27'-5.38"
MIN. HEIGHT = 4'-6" MAX. HEIGHT = 6'-6"

VISUAL SCREEN FOR OFF-STREET PARKING (Sec. 63.114):
MIN. HEIGHT = 4'-6" MAX. HEIGHT = 6'-6"

STOLE & COMPANY, INC.
LIC # BC637442
TEL 612.635.7056
47 NORTH PARK

**NEW THREE-UNIT TOWNHOUSE
SUMMIT VIEW**
540 PORTLAND AVENUE UNITS A, B & C, SAINT PAUL, MN 55102

Sketches L.L.C.
SketchesLLC@gmail.com | Address: 178 Robie St. W. St. Paul, MN 55107 | Ph: 651.222.3444

Rev.	Description	Date
A	HPC PRELIMINARY APPLICATION	01/20/2020
B	SITE PLAN REVIEW	03/05/2020
C	VARIANCE APPLICATION	08/30/2020
D	HPC APPLICATION	09/14/2020
E	REV #01	09/27/2020

ZONING COMPLIANCE

Project number: 1200-910
Issue Date: 01/20/2020
Drawn by: C.P.
Checked by: C.P.
Scale: As indicated

Ge-101

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of Minnesota.

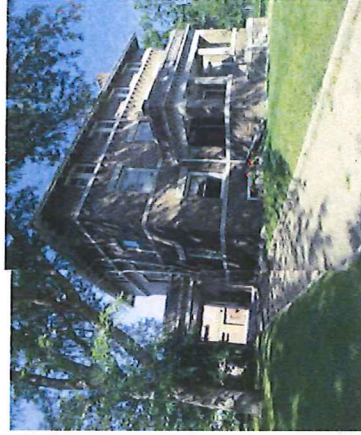
Signature: *Charles F. Eberle*
Date: *09/28/2020*
License Number: *051272*



VIEW 01: 545 SUMMIT AVENUE



VIEW 02: 542 PORTLAND AVENUE REAR



VIEW 03: 533 SUMMIT AVENUE



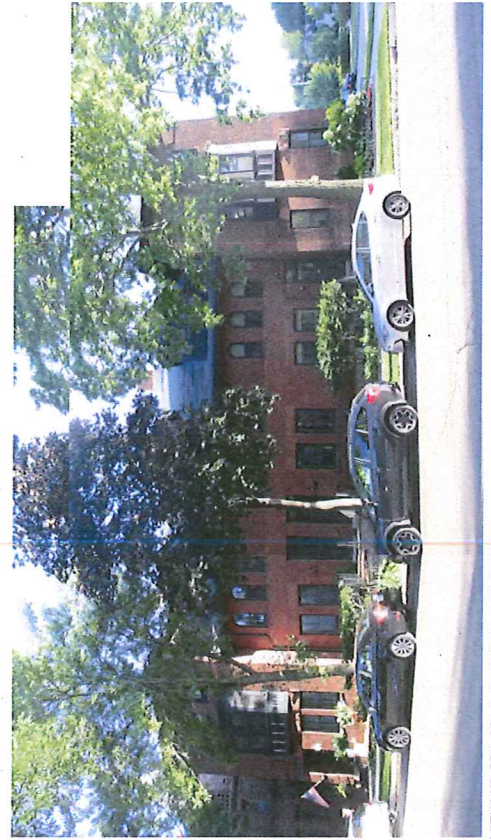
VIEW 04: 513 SUMMIT AVENUE



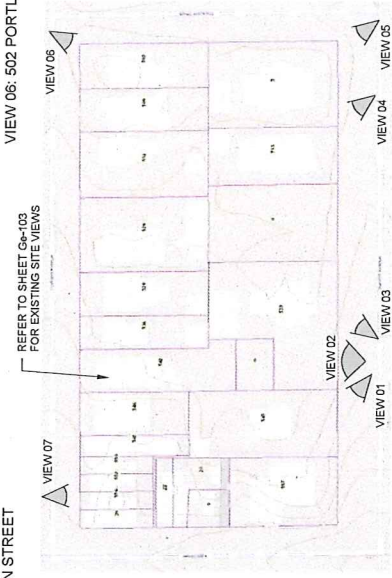
VIEW 05: 5 NORTH MACKUBIN STREET



VIEW 06: 502 PORTLAND AVENUE



VIEW 07: 550, 552 & 554 PORTLAND AVENUE



REFER TO SHEET Ge-03 FOR EXISTING SITE VIEWS

1 BLOCK PLAN
1" = 100'-0"



STROLE & COMPANY, INC.
LIC.# BC037442
TEL: 612-615-7056

**NEW THREE-UNIT TOWNHOUSE
SUMMIT VIEW**
540 PORTLAND AVENUE (UNITS A, B & C), SAINT PAUL, MN 55102

Sketches L.L.C.
SketchesLLC@gmail.com | Address: 178 Robic St. W. St. Paul, MN 55107 | Ph: 651.222.3444

Rev.	Description	Date
A	HPC PRELIMINARY APPLICATION	01/20/2020
B	SITE PLAN REVIEW	03/06/2020
C	VARIANCE APPLICATION	05/20/2020

SITE SURROUNDINGS

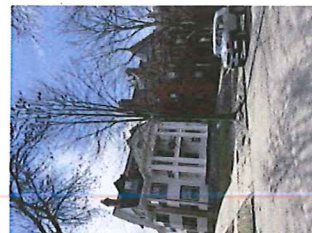
Project Number:	1200-910
Issue Date:	01/20/2020
Drawn by:	C.P.
Checked by:	C.P.
Scale:	As indicated

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of Minnesota.

Signature: *Charles F. Fiebert*
Typed or Printed Name: **Charles F. Fiebert**
Date: **01/20/2020**
License Number: **051272**



VIEW 01 - BOULEVARD TREE



VIEW 02 - BOULEVARD TREE



VIEW 03 - BOULEVARD TREE



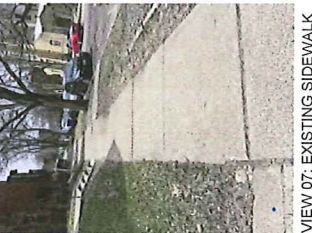
VIEW 04 - CONC. APRON



VIEW 05 - EXISTING CURB



VIEW 06 - EXISTING SIDEWALK



VIEW 07 - EXISTING SIDEWALK



VIEW 08 - EXISTING SIDEWALK



VIEW 09 - EXISTING TRIPLEX



VIEW 10 - EXISTING TRIPLEX



VIEW 11 - EXISTING TRIPLEX



VIEW 12 - EXISTING TRIPLEX



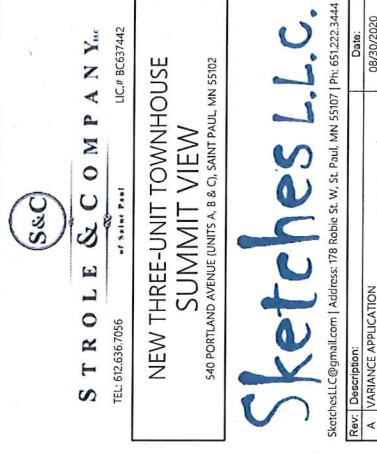
VIEW 13 - EXISTING TRIPLEX



VIEW 14 - EXISTING TRIPLEX



VIEW 15 - EXISTING REAR YARD



VIEW 16 - EXISTING TRIPLEX

STROLE & COMPANY, INC.
 OF MINNAPOLIS
 TEL: 612.636.7056 LIC.# BC037442

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Rev.	Description	Date
A	VARIANCE APPLICATION	08/20/2020

EXISTING SITE	
Project number:	1200-910
Issue Date:	01/20/2020
Drawn by:	C.P.
Checked by:	C.P.
Scale:	1" = 20'-0"

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of Minnesota.

Signature: *[Signature]*
 Typed or Printed Name: **CHRIS F. BERNA**
 Date: **08/20/2020** License Number: **051272**

EXISTING SITE VIEWS
 1" = 20'-0"
 N

EXISTING SIDEWALK AND BOULEVARD TO REMAIN - PROTECT AS NECESSARY. REFER TO LANDSCAPE PLAN FOR TREE PROTECTION. DEMOLISH EXISTING CONCRETE APPROX. IN ITS ENTIRETY AND SAWCUT EXISTING CONCRETE CURB FOR INSTALLATION OF NEW TEN (10) FEET WIDE APPROX. REFER TO LANDSCAPING PLAN ON SHEET C1-08 FOR TREE PROTECTION ADDITIONAL INFORMATION.

EXTEND DEMOLITION OF UTILITY CONNECTIONS TO PUBLIC RIGHT OF WAY AS REQUIRED. ALL NEW WORK TO MATCH EXISTING CONDITIONS AND TO BE COMPLETED IN COMPLIANCE WITH JURISDICTION REQUIREMENTS.

DEMOLISH EXISTING CONCRETE DRIVEWAY FOR INSTALLATION OF NEW UTILITIES (WATER, SEWER, STORM & GAS) AND REPLACEMENT WITH NEW CONCRETE DRIVEWAY TO MATCH EXISTING - APPROX. 1,425 S.F.

DEMOLISH EXISTING DETRIORATED RETAINING WALL FOR REPLACEMENT WITH NEW CONCRETE BLOCK RETAINING WALL (4 FEET IN HEIGHT) - APPROX. 185-S' LINEAL FEET OF WALL

REMOVE EXISTING TOP SOIL ALONG SIDE OF RESIDENCE FOR INSTALLATION OF NEW SIDEWALK. TOP SOIL TO BE REINSTALLED WITH EXISTING UTILITIES LOCATION. COORDINATE WITH OWNER ANY TEMPORARY DISCONNECTION - APPROX. 376 S.F.

EXISTING TRIPLEX TO REMAIN - PROTECT AS NECESSARY

EXISTING NEIGHBORING PROPERTY AND STRUCTURES TO REMAIN - PROTECT AS NECESSARY

DEMOLISH EXISTING CONCRETE STAIR FOR REPLACEMENT - APPROX. 30 S.F.

REMOVE EXISTING TOP SOIL FOR INSTALLATION OF NEW BASE FOR NEW CONCRETE SIDEWALK - APPROX. 951 S.F.

REMOVE EXISTING TOP SOIL AND PAVEMENT FOR INSTALLATION OF NEW CONCRETE DRIVEWAY - APPROX. 2,445 S.F.

REMOVE AND DISCARD EXISTING CHAIN LINK AND CEDAR BOARD SCREENING

FOOTPRINT OF NEW STRUCTURE - APPROX. 1,792 S.F.

COORDINATE REMOVAL OF EXISTING ELECTRIC LINES WITH UTILITY COMPANY.

FOOTPRINT NEW FRONT PORCH - APPROX. 403 S.F.

AREA OF DISTURBANCE SUMMARY:

- EXISTING DRIVEWAY: 1,425 S.F.
- EXISTING RETAINING WALL: 186 S.F.
- WEST SIDE TRENCHING: 376 S.F.
- EXISTING STAIRS: 30 S.F.
- EXISTING CHAIN LINK AND CEDAR BOARD SCREENING: 951 S.F.
- NEW PARKING PAVEMENT: 2,445 S.F.
- NEW STRUCTURE: 1,792 S.F.
- NEW PORCH: 403 S.F.
- TOTAL: 7,688 S.F. (0.174 ACRE ±)



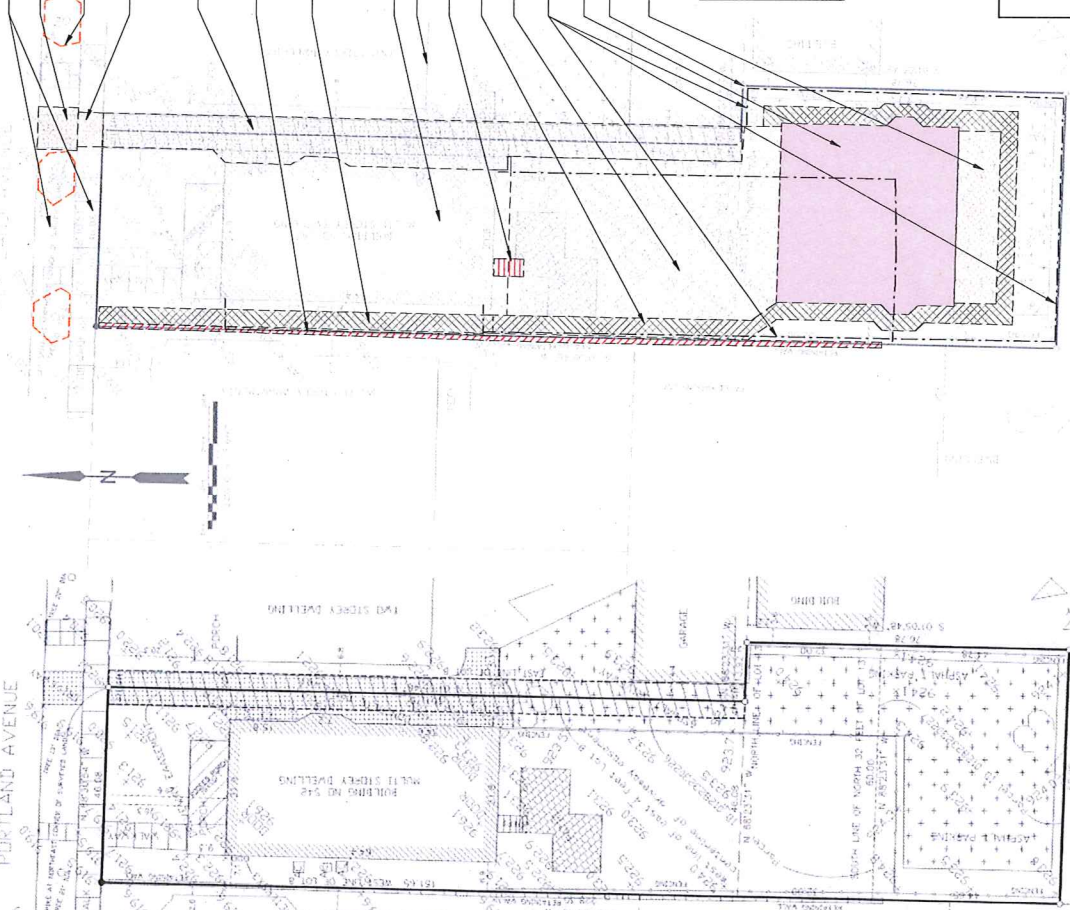
STOLE & COMPANY, INC.
 LIC # BC637442
 67 STATE ST. PAUL, MN 55102

**NEW THREE-UNIT TOWNHOUSE
 SUMMIT VIEW**
 540 PORTLAND AVENUE (UNITS A, B & C), SAINT PAUL, MN 55102

Sketches L.L.C.
 SketchesLLC@gmail.com | Address: 178 Robie St. W. St. Paul, MN 55107 | Ph: 651.222.3444

Rev:	Description:	Date:
A	SITE PLAN REVIEW	03/06/2020
B	VARIANCE APPLICATION	08/20/2020

CERTIFICATE OF SURVEY	
Project number:	1200-910
Issue Date:	01/20/2020
Drawn by:	C.P.
Checked by:	C.P.
Scale:	1" = 20'-0"



GENERAL SITE DEMOLITION NOTES:

- DEMOLITION AND CLEARING OPERATIONS SHALL CONFORM TO APPLICABLE ORDINANCES AND REGULATIONS.
- REMOVE DEMOLITION WASTE MATERIALS FROM PROJECT SITE AND DISPOSE OF WASTE IN AN APPROVED LANDFILL ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
- ARRANGE DEMOLITION SCHEDULE SO AS NOT TO INTERFERE WITH OWNER'S OPERATIONS OF ADJACENT OCCUPIED BUILDING.
- CONTACT LOCAL UTILITY COMPANIES PRIOR TO DEMOLITION TO IDENTIFY ABANDONMENT, AND FOR LOCATION OF EXISTING UNDERGROUND UTILITY LINES.
- REFER TO SHEET C1-02 FOR JURISDICTIONAL COMMENTS.

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional under the laws of the state of Minnesota.

Signature: *Charles F. Berger*
 Typed or Printed Name: **Charles F. Berger**
 Date: **01/20/2020**
 License Number: **051272**

CELEBRATION:
 I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL UNDER THE LAWS OF THE STATE OF MINNESOTA.

NAME: JAMES MICHAEL SPRELL, R.L.C.
 LICENSE NO. 0000000000

GENERAL NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

PROPERTY	AREA	PERCENT
RESIDENCE	1,425	18.5
DRIVEWAY	2,445	31.8
SCREENING	951	12.3
STAIRS	30	0.4
RETAINING WALL	186	2.4
NEW STRUCTURE	1,792	23.2
NEW PORCH	403	5.2
TOTAL	7,688	100.0

LEGAL DESCRIPTION:
 Parcel ID: 01282829226
 Lot 8 Block 22 of AUDITORS SUBDIVISION NO. 11
 THE N 32 FT OF LOT 13 & EX 1/4 FT, LOT 8 BLK 22
 Parcel ID: 01282829227
 Lot 13 Block 22 of AUDITORS SUBDIVISION NO. 11
 EX 5.75 FT & EX N 32 FT, LOT 13 BLK 22

NOTES:
 1. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

PREPARED BY:
 Sketches L.L.C.
 399 Robie Ave
 Saint Paul, MN 55107

SITE EXISTING FEATURES

Job Number: 2019157

1 CERTIFICATE OF SURVEY
 1" = 20'-0"

SITE PLAN LEGEND:

[Hatched Box]	EXISTING STRUCTURE TO REMAIN
[Solid Blue Box]	PROPOSED NEW STRUCTURE
[Hatched Box]	NEW PORCH WOOD DECK
[Hatched Box]	NEW CONCRETE PAVEMENT
[Hatched Box]	NEW SOD

PROVIDE POST SIGN WITH NEW ADDRESS FOR TOWNHOUSE: 540 PORTLAND UNITS A, B & C

PROVIDE 5 SPACE WAVE BICYCLE RACK (THE PARK MODEL #543-1002 OR APPROVED EQUAL) - REFER TO SHEET CH-107 FOR SAMPLE IMAGE.

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	01/20/2020
2	REVISED PER CITY COMMENTS	01/20/2020
3	REVISED PER CITY COMMENTS	01/20/2020
4	REVISED PER CITY COMMENTS	01/20/2020
5	REVISED PER CITY COMMENTS	01/20/2020
6	REVISED PER CITY COMMENTS	01/20/2020
7	REVISED PER CITY COMMENTS	01/20/2020
8	REVISED PER CITY COMMENTS	01/20/2020
9	REVISED PER CITY COMMENTS	01/20/2020
10	REVISED PER CITY COMMENTS	01/20/2020

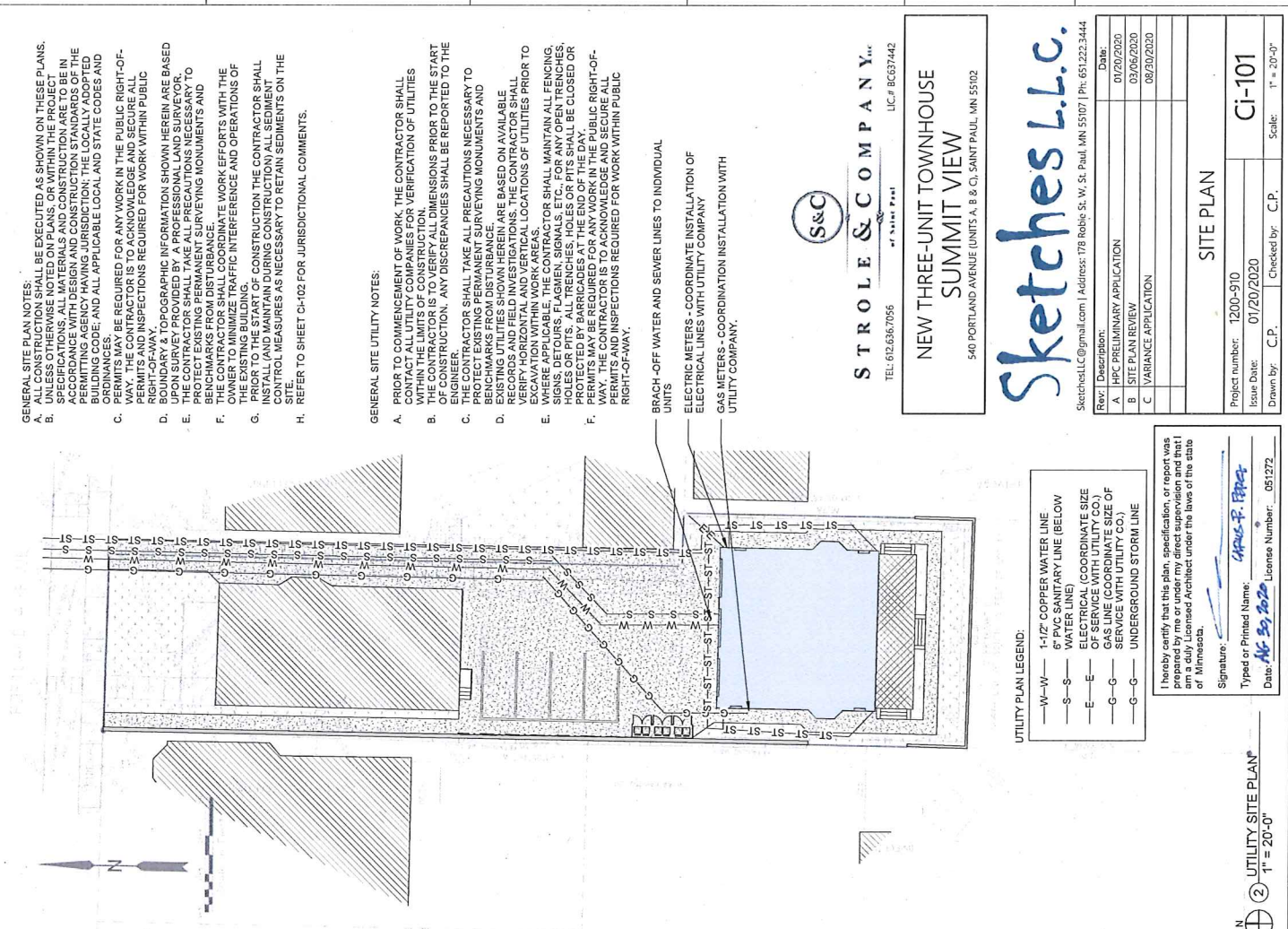
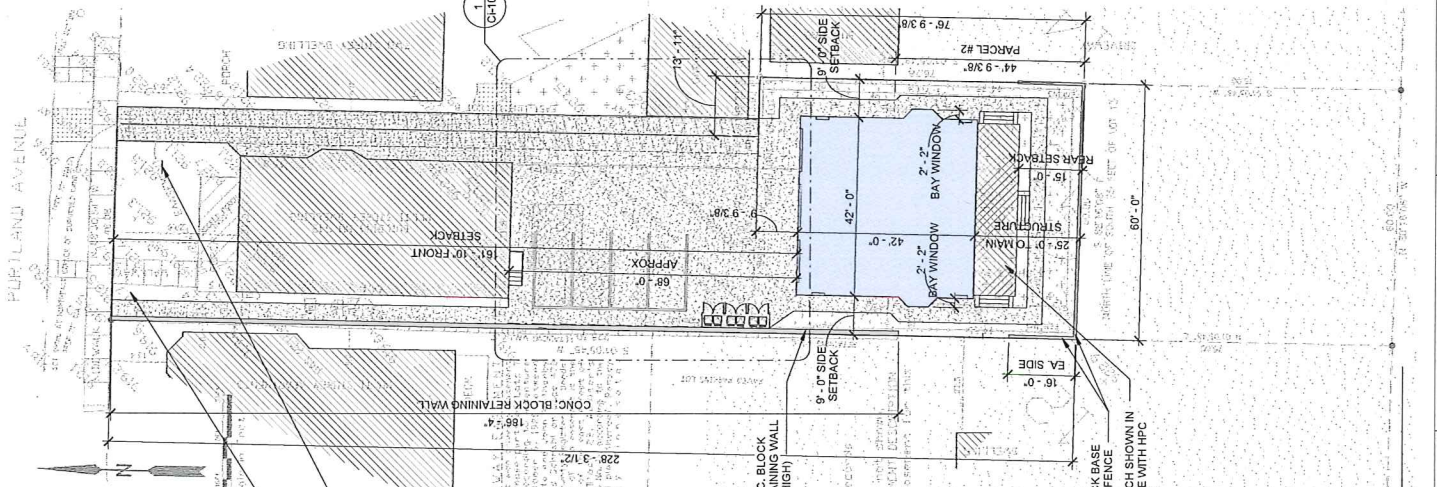
LEGAL DESCRIPTION

Parcel ID: 01803220205
 Lot 3, Block 62, on Addition's Subdivision No. 11
 The 1/2 of 1/4 of Lot 13 & E 1/4 of Lot 14, Blk 62
 Twp 25N, R 10E, S 10E, Sec 13, T25N, R10E, S10E, Sec 13
 City of St. Paul, MN

As per the plat for the subdivision of the above described land, the same is divided into lots as shown on the plat, and the same are to be used for residential purposes only.

As per the plat for the subdivision of the above described land, the same is divided into lots as shown on the plat, and the same are to be used for residential purposes only.

As per the plat for the subdivision of the above described land, the same is divided into lots as shown on the plat, and the same are to be used for residential purposes only.



GENERAL SITE PLAN NOTES:

- ALL CONSTRUCTION SHALL BE EXECUTED AS SHOWN ON THESE PLANS, UNLESS OTHERWISE NOTED ON PLANS, OR WITHIN THE PROJECT SPECIFICATIONS. ALL MATERIALS AND CONSTRUCTION ARE TO BE IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION STANDARDS OF THE PERMITTING AGENCIES AND THE BUILDING CODE, AND ALL APPLICABLE LOCAL AND STATE CODES AND ORDINANCES.
- PERMITS MAY BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR IS TO ACKNOWLEDGE AND SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR WORK WITHIN PUBLIC RIGHT-OF-WAY.
- BOUNDARY & TOPOGRAPHIC INFORMATION SHOWN HEREIN ARE BASED UPON SURVEY PROVIDED BY A PROFESSIONAL LAND SURVEYOR. THE CONTRACTOR SHALL VERIFY ALL SURVEY DATA AND TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING PERMANENT SURVEYING MONUMENTS AND BENCHMARKS FROM DISTURBANCE.
- THE CONTRACTOR SHALL COORDINATE WORK EFFORTS WITH THE OWNER TO MINIMIZE TRAFFIC INTERFERENCE AND OPERATIONS OF THE ROAD.
- PRIDE TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL INSTALL (AND MAINTAIN DURING CONSTRUCTION) ALL SEDIMENT CONTROL MEASURES AS NECESSARY TO RETAIN SEDIMENTS ON THE SITE.
- REFER TO SHEET CH-102 FOR JURISDICTIONAL COMMENTS.

GENERAL SITE UTILITY NOTES:

- PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES FOR VERIFICATION OF UTILITIES WITHIN THE LIMITS OF CONSTRUCTION.
- THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEYING MONUMENTS AND BENCHMARKS FROM DISTURBANCE.
- VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES PRIOR TO EXCAVATION WITHIN WORK AREAS.
- THE CONTRACTOR SHALL MAINTAIN ALL FENCING, SIGNAGE, DETOURS, FLAGMEN, TRAFFIC CONTROL DEVICES, HOLES OR PITS, ALL TRENCHES, HOLES OR PITS SHALL BE CLOSED OR PROTECTED BY BARRICADES AT THE END OF THE DAY.
- PERMITS MAY BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR IS TO ACKNOWLEDGE AND SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR WORK WITHIN PUBLIC RIGHT-OF-WAY.

BRANCH-OFF WATER AND SEWER LINES TO INDIVIDUAL UNITS
 ELECTRIC METERS - COORDINATE INSTALLATION OF ELECTRICAL LINES WITH UTILITY COMPANY
 GAS METERS - COORDINATION INSTALLATION WITH UTILITY COMPANY.

STOLE & COMPANY, INC.
 TEL: 612.636.7056 LIC.# BC37442
 47 SIBLEY PARK
 NEW THREE-UNIT TOWNHOUSE
 SUMMIT VIEW
 540 PORTLAND AVENUE UNITS A, B & C, SAINT PAUL, MN 55102

Sketches L.L.C.
 SketchesLLC@gmail.com | Address: 178 Robie St. W. St. Paul, MN 55107 | Ph: 651.222.3444

Rev.	Description	Date
A	HPC PRELIMINARY APPLICATION	01/20/2020
B	SITE PLAN REVIEW	03/06/2020
C	VARIANCE APPLICATION	08/20/2020

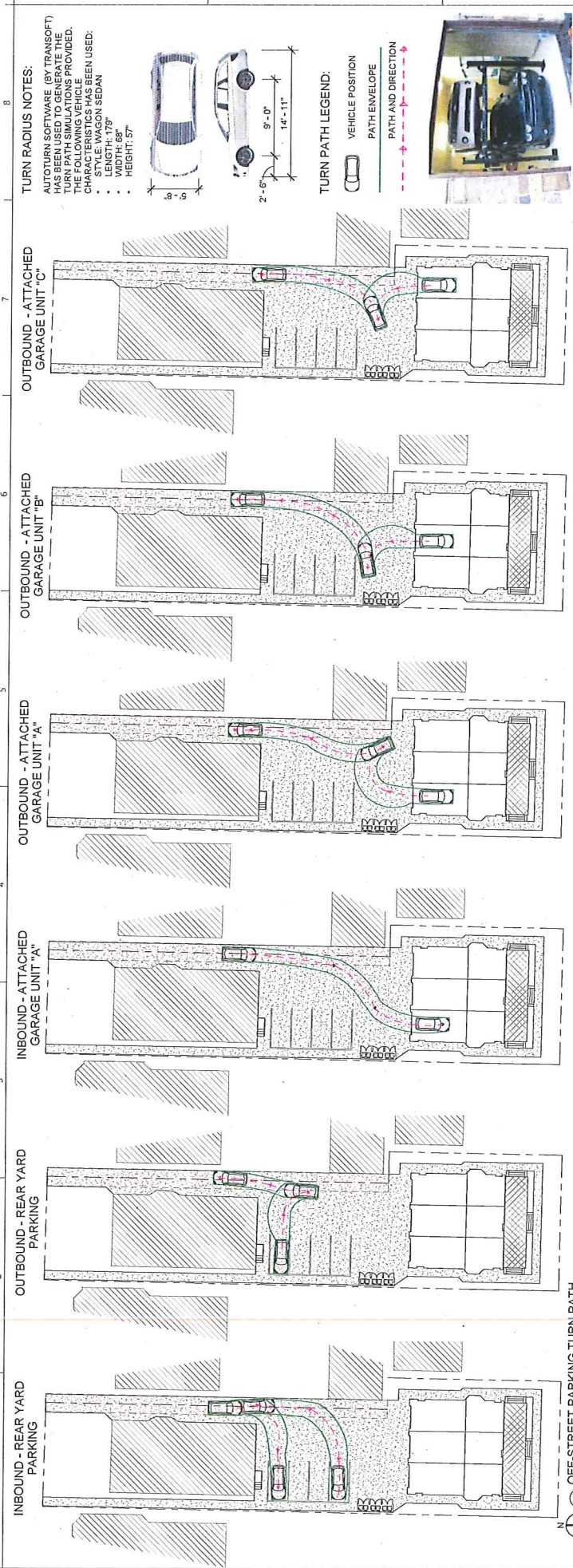
Project number:	1200-910
Issue Date:	01/20/2020
Drawn by:	C.P.
Checked by:	C.P.
Scale:	1" = 20'-0"

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional under the laws of the state of Minnesota.

Signature: *Charles F. Frazier*
 Title: *Professional Engineer*
 License Number: *051272*

UTILITY SITE PLAN
 1" = 20'-0"

SITE PLAN
 1" = 20'-0"



TURN RADIUS NOTES:
 AUTOTURN SOFTWARE (BY TRANSOFT) HAS BEEN USED TO GENERATE THE TURN PATH SIMULATIONS PROVIDED. THE FOLLOWING VEHICLE CHARACTERISTICS HAVE BEEN USED:
 • STYLE: WAGON SEDAN
 • LENGTH: 179"
 • WIDTH: 68"
 • HEIGHT: 57"

TURN PATH LEGEND:
 VEHICLE POSITION
 PATH ENVELOPE
 PATH AND DIRECTION

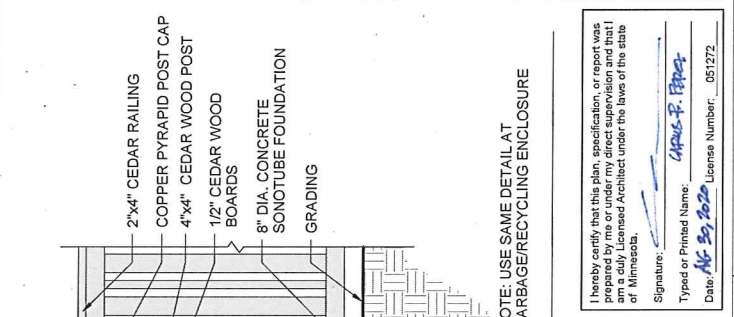
CAR LIFT TO BE PROVIDED IN EACH TOWNHOUSE UNIT

STOLE & COMPANY, INC.
 LIC # BC37442
 TEL: 612.636.7056

NEW THREE-UNIT TOWNHOUSE SUMMIT VIEW
 540 PORTLAND AVENUE (UNITS A, B & C), SAINT PAUL, MN 55102

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 A | VARIANCE APPLICATION

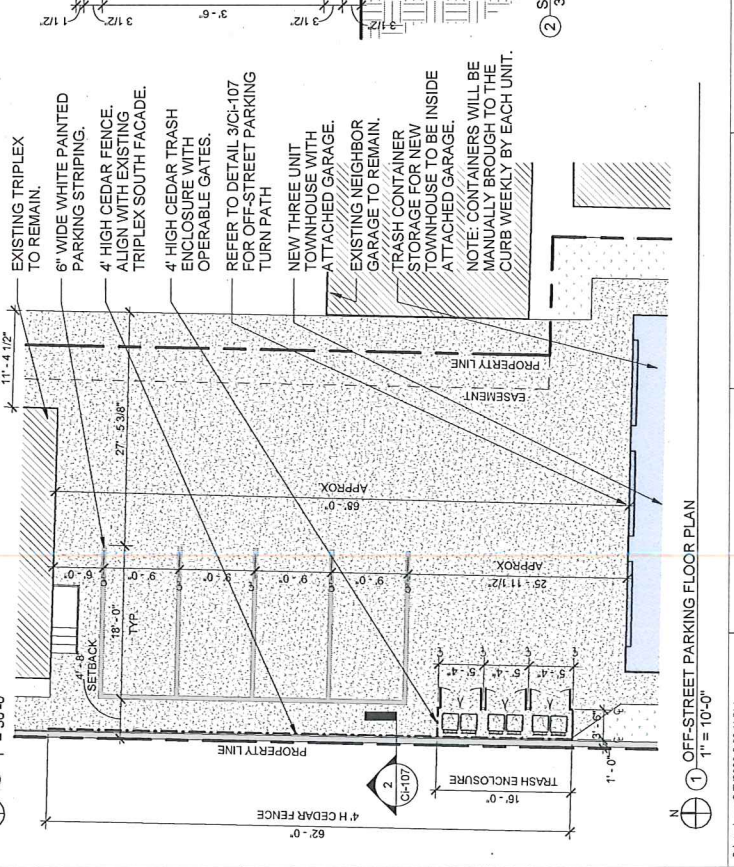
Project number: 1200-910
 Issue Date: 01/20/2020
 Drawn by: C.P. Checked by: C.P. Scale: As indicated
Ci-107

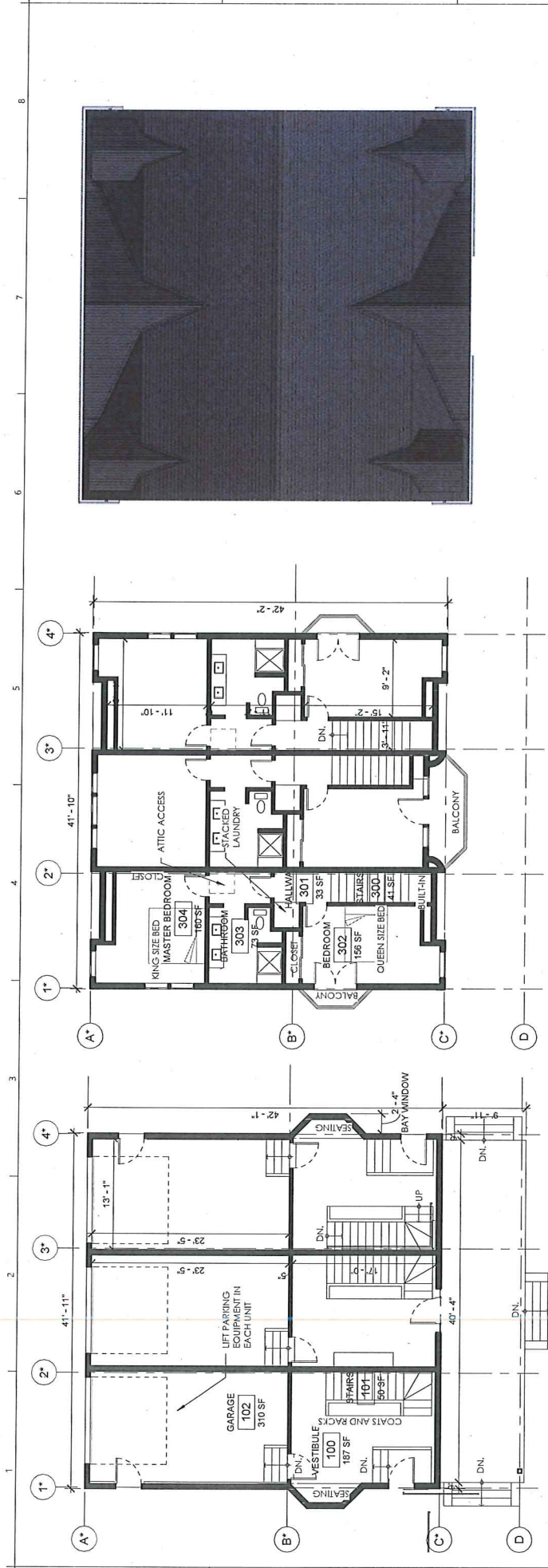


SCREEN FENCE DETAIL
 2 3/4" = 1'-0"

NOTE: USE SAME DETAIL AT GARBAGE/RECYCLING ENCLOSURE

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of Minnesota.
 Signature: *APRIL F. FERRIS*
 Typed or Printed Name: APRIL F. FERRIS
 Date: 08/30/2020 License Number: 051272





⑤ ROOF PLAN
1/8" = 1'-0"

④ 3RD LEVEL - FLOOR PLAN
1/8" = 1'-0"

② 1ST LEVEL - FLOOR PLAN
1/8" = 1'-0"

AREA CALCULATION				
	Unit 1	Unit 2	Unit 3	Common
Basement	792.31	335.15	333.31	691.78
First Level	560.25	585.70	569.25	1,715.20
Second Level	529.39	531.08	529.39	1,589.86
Subtotal	1,822.95	1,341.94	1,322.95	3,887.84
Basement	202.14	206.25	202.14	610.53
Garage	326.83	334.01	326.93	987.87
Subtotal	529.07	540.26	529.07	1,598.40



STROLE & COMPANY, INC.
TEL: 612-636-7656
LIC.# BC637442

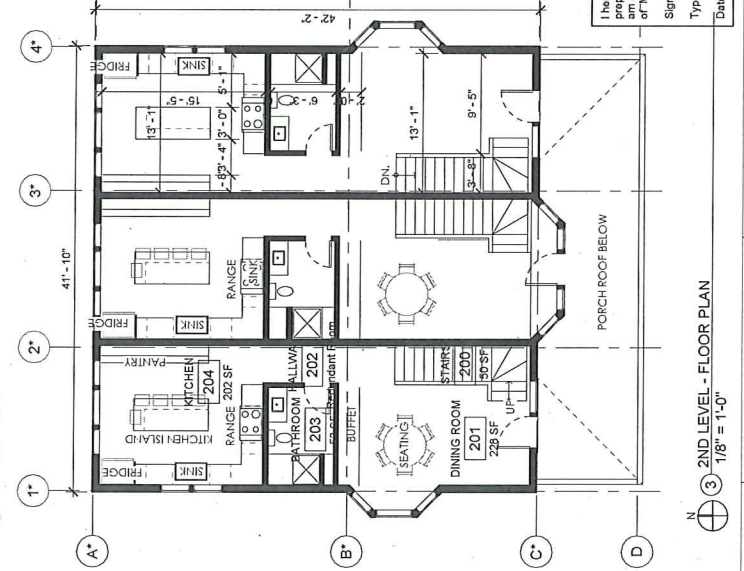
**NEW THREE-UNIT TOWNHOUSE
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540 PORTLAND AVENUE (UNITS A, B & C), SAINT PAUL, MN 55102

Sketches L.L.C.

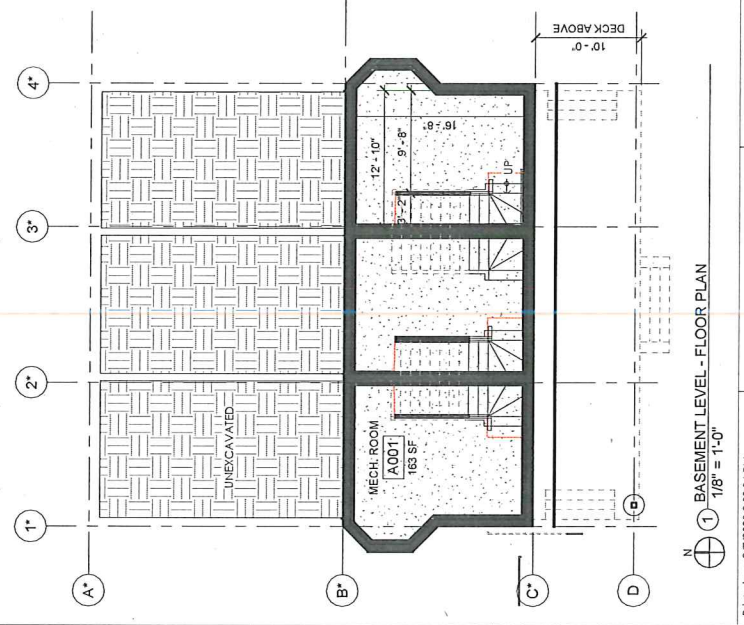
Rev.	Description	Date
A	HPC PRELIMINARY APPLICATION	01/20/2020
B	SITE PLAN REVIEW	03/06/2020
C	VARIANCE APPLICATION	08/20/2020

SCHEMATIC FLOOR PLANS	
Project number:	1200-910
Issue Date:	01/20/2020
Drawn by:	C.P.
Checked by:	C.P.
Scale:	1/8" = 1'-0"

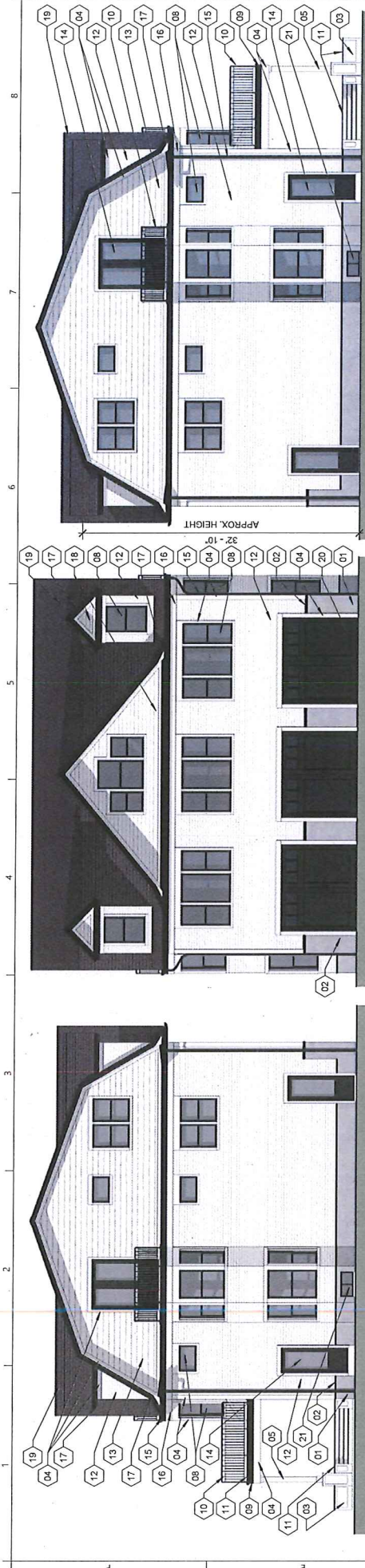
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of Minnesota.
Signature: *Charles F. Ferra*
Typed or Printed Name: **Charles F. Ferra**
Date: **01/20/2020**
License Number: **051272**



③ 2ND LEVEL - FLOOR PLAN
1/8" = 1'-0"



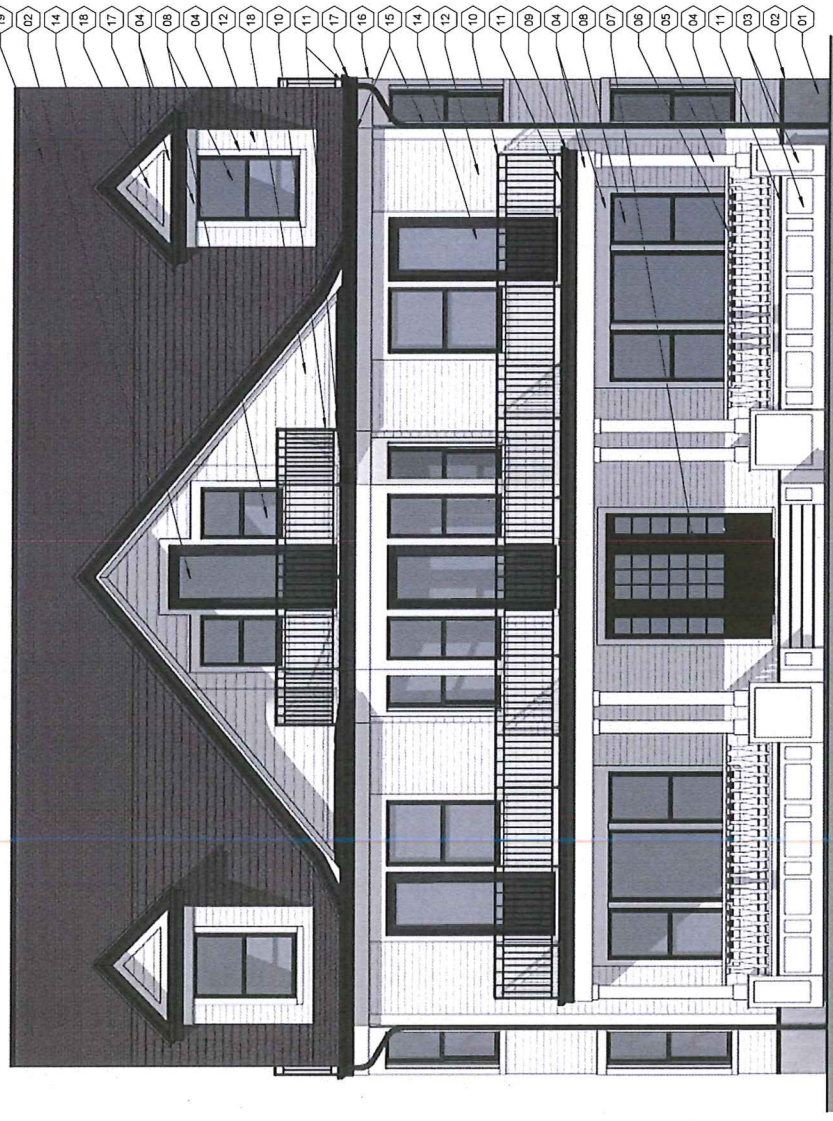
① BASEMENT LEVEL - FLOOR PLAN
1/8" = 1'-0"



1 EAST ELEVATION (SIDE)
1/8" = 1'-0"

2 NORTH ELEV. - PORTLAND AVE. (FRONT)
1/8" = 1'-0"

3 WEST ELEVATION (SIDE)
1/8" = 1'-0"



4 SOUTH ELEV. - SUMMIT AVENUE (REAR)
1/4" = 1'-0"

GENERAL NOTES:

DESIGN REPRESENTATION ONLY: THE BUILDING AND FINISHES SHOWN ARE A REPRESENTATION OF THE DESIGN INTENT AND SHOULD NOT BE USED TO REFLECT VARIATIONS IN COLOR, TONE, HUE, SHADING, TEXTURE AND/OR CONTRAST.

COLOR ELEVATION KEY NOTES:

1. CEMENTITIOUS FINISH OVER 2" RIGID FOUNDATION INSULATION (R-10), TYP. - GRAY.
2. SMOOTH 3/8" PANEL BOARD (LP-SMART) OVER 2" WOOD TREATED FRAMING - PAINTED WHITE.
3. 1"x SMOOTH TRIM BOARD (LP-SMART) - PAINTED WHITE.
4. 1"x SMOOTH TRIM BOARD (LP-SMART) OVER 8" TREATED WOOD POST, WITH 1" SMOOTH TRIM BOARD (LP-SMART) AT BASE AND CAPTEL - PAINTED WHITE.
5. WOOD RAILING WITH CUSTOM TURNED HEMLOCK SPINDLES AND BALUSTERS - PAINTED WHITE.
6. MAHOGANY WOOD DOOR AND SIDELIGHTS ASSEMBLY (D/L, MAHOGANY; HOELSCHER #7644) - STAINED EBONY.
7. BLACK EXTERIOR AND WHITE INTERIOR, TYPICAL.
8. PRE-FINISHED METAL TRIM - BLACK.
9. METAL RAILING AND SPINDLES - PAINTED BLACK.
10. CEDAR DECK BOARDS - STAINED EBONY.
11. SMOOTH TRIM BOARD WITH 4" REVEAL (LP-SMART) - PAINTED WHITE.
12. SMOOTH LAP SIDING WITH 8" REVEAL (LP-SMART) - PAINTED WHITE.
13. INSULATED FIBER-GLASS DOOR (THERMATRU) WITH GLASS - PAINTED WHITE.
14. 6" PRE-FINISHED METAL GUTTER AND 5"x4" DOWNSPOUT - BLACK (CONNECT TO UNDERGROUND STORM SYSTEM).
15. WOOD SMOOTH FRIEZE BOARD (LP-SMART) - PAINTED WHITE.
16. PRE-FINISHED METAL FASCIA - BLACK.
17. SHAKE BOARD (JAMES HARDIE) - PAINTED WHITE.
18. ASPHALT SHINGLES (OVENS CORNING - DURATION) - 10"x20" PRE-FINISHED STEEL GARAGE DOOR (CLOPLY COACHMAN DESIGN 11 REC13) WITH LITES - BLACK WITH BLACK HARDWARE.
19. PRE-FINISHED FIBERGLASS SLIDING BASEMENT DOOR (CLOPLY) - PAINTED WHITE.
20. PRE-FINISHED METAL TRIM WITH 4" CENTER VENT - WHITE (TYPICAL AT ALL SOFFITS)



STOLE & COMPANY, INC.
TEL: 612.635.7956
LIC # BC337442

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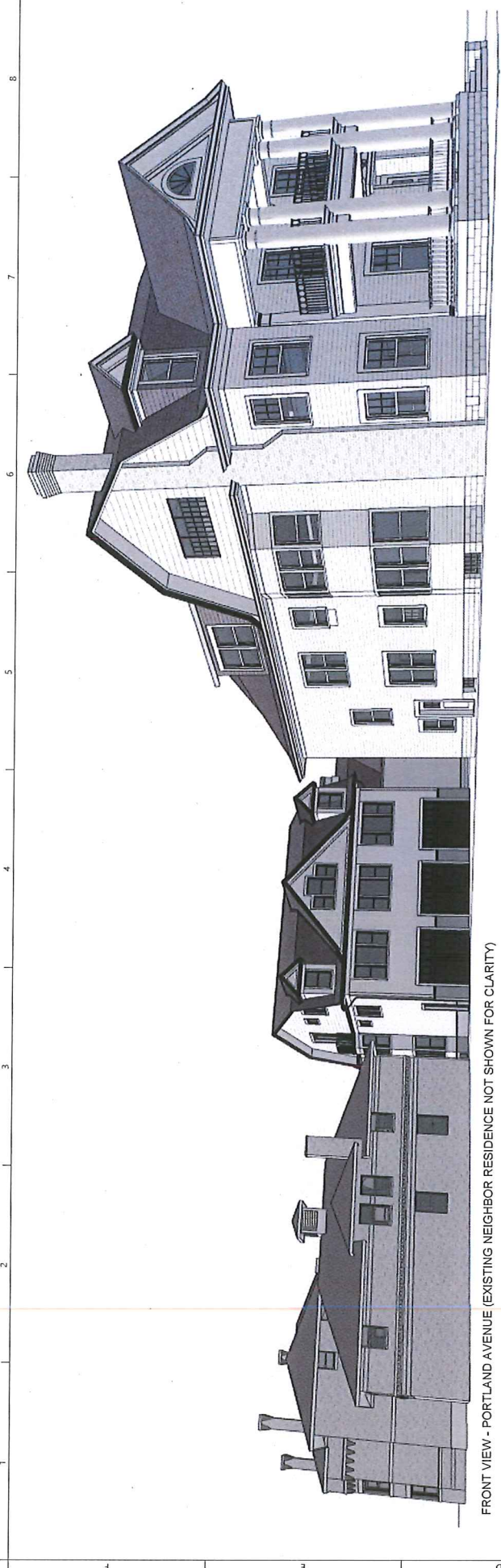
Sketches L.L.C.
SketchesLLC@gmail.com | Address: 178 Robie St. W. St. Paul, MN 55107 | Ph: 651.222.3444

Rev	Description	Date
A	HPC PRELIMINARY APPLICATION	01/20/2020
B	SITE PLAN REVIEW	03/06/2020
C	VARIANCE APPLICATION	08/20/2020

COLOR ELEVATIONS	
Project number:	T200-910
Issue Date:	01/20/2020
Drawn by:	C.P.
Checked by:	C.P.
Scale:	As indicated
Project name:	Ar-200

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of Minnesota.

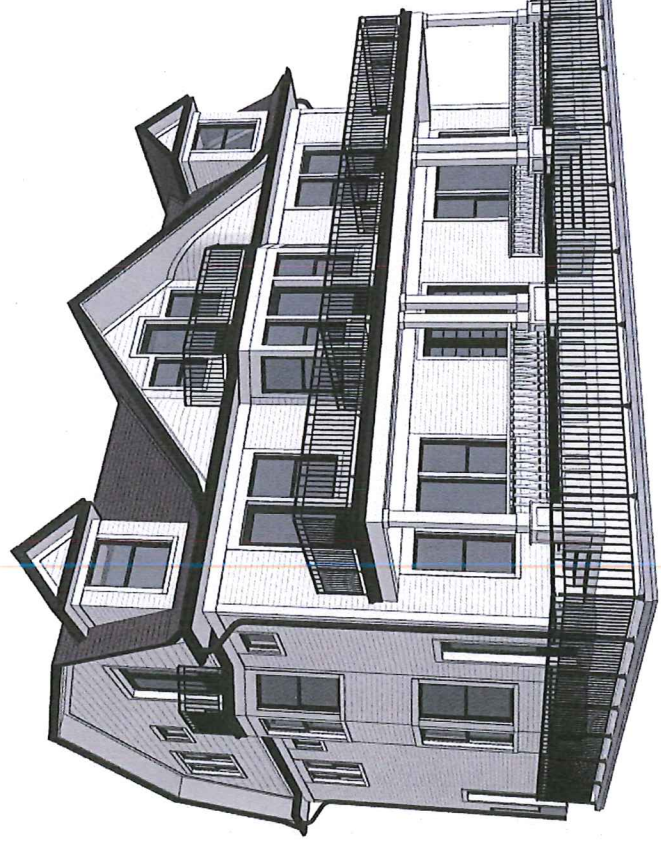
Signature: *Charles F. Berger*
Typed or Printed Name: Charles F. Berger
Date: *01/20/2020*
License Number: 051272



FRONT VIEW - PORTLAND AVENUE (EXISTING NEIGHBOR RESIDENCE NOT SHOWN FOR CLARITY)



AERIAL VIEW



REAR VIEW - SUMMIT AVENUE



STROLE & COMPANY, LLC
 of Saint Paul
 TEL: 612.676.7056 LIC.# BC637442

**NEW THREE-UNIT TOWNHOUSE
 SUMMIT VIEW**
 540 PORTLAND AVENUE (UNITS A, B & C), SAINT PAUL, MN 55102

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Rev.	Description	Date
A	HPC PRELIMINARY APPLICATION	01/20/2020
B	SITE PLAN REVIEW	03/06/2020
C	VARIANCE APPLICATION	08/20/2020

ELEVATION VIEWS	
Project number:	1200-910
Issue Date:	01/20/2020
Drawn by:	C.P.
Checked by:	C.P.
Scale:	

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of Minnesota.

Signature: [Signature]
 Typed or Printed Name: CHRIS P. FERRA
 Date: 01/20/2020 License Number: 051272

END OF APPENDIX "C"

APPENDIX "D" – PROPOSED REVISIONS DUE TO NEIGHBORS' CONCERNS

540 PORTLAND AVENUE THREE-UNIT TOWNHOUSE – BZA VARIANCE APPLICATION

Original application for BZA meeting on Monday, September 21, was withdrawn to allow for the neighbors to provide comments in regard to the design of the project. Two meetings were held with the neighbors, one on Tuesday, September 22 (sponsored by the HPC), and another one on Saturday, September 26. In both meetings, participants were allowed to express their opinion in regard to the project and notes were taken to review and evaluate them individually.

Some of the comments provided by the neighbors completely deviated from the design philosophy of the project and HPC recommendations. Comments regarding scale, location and architecture style use on the project have been discarded, as they contradict the principles of the proposed design and also the direction provided by the HPC during the preliminary meeting.

The following is a summary of revisions that would be shared with HPC for implementation and that do not have any impact on zoning compliance and this variance application:

- Revise garage overhead doors to white color in lieu of black.
- Delete glass panel from garage man doors, located on both sides on the new building. New side garage doors to be a solid panel to better differentiate them from side entries into the units.
- Add metal canopy above side entries into units A and C (see side image for conceptual design).
- Slide side dormers (approx. eight inches) on both front and rear elevations of the house to not be aligned with side walls of the house.
- Revise concrete sidewalk to pervious pavers for improved storm water infiltration on site and also to soften the landscaping materials.
- Verify whether a storm water line runs through this block of Portland to provide underground storm connection for run-off. There are only two inlets on the very west side of Portland and it seems as there is no storm sewer on the street.



The following comments summarize concerns that the neighbors had brought up during our discussion, but the project already included:

- Repair/replacement damaged retaining wall along west side of property.
- New sodding at front yard to fix eroded landscaping.
- No demolition of any existing structure.
- Civil engineering for storm water infiltration on site.

END OF APPENDIX "D"