



BOARD OF ZONING APPEALS INFORMATION COVER SHEET

Type of Application: Major Variance **File #**11-130256

Hearing Date: May 16, 2011

Location: 472 CONCORD STREET

Purpose: Three variances in order to build a new single family home. 1) The footprint of the house with attached garage is allowed to occupy 35% of the lot, or 964 square feet, a lot coverage of 1,232 square feet is proposed that would occupy 45% of the lot for a variance of 10% or 268 square feet. 2) A side yard setback of 4 feet is required and 3 feet is proposed from the west property line for a variance of 1 foot. 3) A rear yard setback of 25 feet is required and a setback of 14.5 feet is proposed for a variance of 10.5 feet.

Applicant/Representative: GUADALUPE ALTERNATIVE PROGRAMS
381 ROBIE STREET EAST
ST PAUL MN 55107-2415

Telephone: (651) 222-0757

Property Owner: GUADALUPE ALTERNATIVE PROGRAMS
381 ROBIE STREET EAST
ST PAUL MN 55107-2415

Telephone: (651) 222-0757

Legal Description: Trowbridges Addition Tothe C Ex Nwly 21 Ft Lot 6 And All Of Lot 7

Date Received: April 15, 2011

Notification Sent: April 15, 2011

Land Use Map: Panel 23

Present Zoning: R4; RC-4

Planning District: 3

Staff Person Assigned: Yaya Diatta



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

RECEIVED IN D.S.I.

APR 15 2011

Zoning office use only
 File Number: 11-130256
 Fee: \$ 00.00
 Tentative Hearing Date: 5/16/11
 Section(s) 66.231 & 66.232
 City agent Y. DIATTA

APPLICANT

Name Don Ledzack Company Guadalupe Alternative Programs
 Address 381 East Robie
 City S. Paul St. MN Zip 55107 Daytime Phone (651) 222-0757
 Property Interest of Applicant (owner, contract purchaser, etc) employed by Owner
 Name of Owner (if different) _____ Phone _____

PROPERTY INFORMATION

Address / Location 472 Concord St.
 Legal Description lot 7 and east 4 feet lot 6, Trowbridge addition
 (attach additional sheet if necessary)
 Lot Size 29 x 90 Present Zoning R-4 Present Use R-4
 Proposed Use R-4

Variance[s] requested:

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.

- Lot Coverage Variance
- Rear yard Setback Variance
- Side yard Setback Variance

Attachments as required:



Site Plan



Attachments



Pro Forma

Applicant's Signature

Don Ledzack

Date

4-15-2011

FILE
11-13025p

From: <dludzack@aol.com>
To: <yaya.diatta@ci.stpaul.mn.us>
Date: 4/15/2011 1:24 PM
Subject: 472 concord

YaYa

Here is our view of the property concerning SEC.61.601

a) 472 Concord has been set for demolition by the city of St. Paul. We are not asking to change the use of the property but will keep as R-4. We do require variances to build a structure that will meet building standards of the city.

b) The property was acquired by us in 2009 and the condition of the house was existing, although some were undiscovered.
-Dirt was over 12" up on the wood for about 40% of the house causing rot to the floor system hiding the crumbling foundation which was freshly painted on the inside.
- Leaking roof
-The lot is non conforming and has been since before the city began keeping records

c) The proposed house is modest size and with off street parking will relieve the congestion of vehicles parked on the street in the neighborhood. Also being on the bus line and part of the urban core is more desirable than moving people away from the City.

d) The proposed house will greatly improve the look and value of the adjacent houses. The design and outside coverings fit well into the other homes in the area. It is only slightly higher overall than the current house on the lot and will do a much better job of controlling water runoff than any of the homes nearby.

e) The property is currently R-4 and will remain R-4. We will build a single family home.

f) When the home is complete it is the intention of GAP to sell it to a deserving family. With current values we will not be able to make a profit and are engaging in the process as valuable training for our students.

The letter I need to resend is on my home computer. I will need to send it this evening.
Don Ludzack
952-221-5282

472 Concord
Window Schedule

| | Quantity |
|---|--------------|
| Basement | |
| 3-3060DH=Factory mulled Double Hung= | RO 90"x60" 1 |
| 3'0" LH= | RO 38"x82" 1 |
| 1st Floor | |
| 3'0" 12"sidelight=3'0" LH with 12" glass sidelight= | RO 52"x82" 1 |
| 3-2460DH= Factory mulled Double Hung= | RO 72"x60" 3 |
| 2-2460DH= Factory mulled Double Hung= | RO 48"x60" 1 |
| 2-2448DH= Factory mulled Double Hung= | RO 48"x48" 2 |
| 3636DH= | RO 36"x36" 1 |
| 2nd Floor | |
| 2-3054DH== Factory mulled Double Hung= | RO 60"x54" 3 |
| 3054DH= | RO 30"x54" 3 |
| 3036DH=Tempered | RO 30"x36" 1 |
| 2436DH= Tempered | RO 24"x36" 1 |

Total glass area 316 Sq feet, Front of house glass area 108 Sq feet
Total wall area 2867 Sq feet, Front wall area 630 Sq feet

Building elevation from grade to mid span of roof,

West=17'9"
East=17'9"
South=17'9"
North=25'6"

Guadalupe

Alternative Programs

High School. Adult Education

February 14, 2011

Board of Zoning Appeals

Guadalupe Alternative Programs (GAP) is a non-profit organization that is requesting the following variances to city code in order to build a home at 472 Concord Street. The house will be a vital piece of our mission of training troubled youth of St. Paul as well as improve our neighborhood and the use of the above property.

GAP is an Alternative high school and adult training center serving St. Paul's Westside since 1967. One of our many programs that serve at-risk youth and young adults is YouthBuild. It is a pre-apprenticeship program funded by the State of Minnesota providing academic skills to earn a high school diploma while also providing job training that will lead to certification in NCCER (National Center for Construction Education and Research) through the rehab of inner-city housing.

GAP is always striving to implement construction practices that consider the environment and improving the quality of the neighborhood. Our plan for the property includes a Green Deconstruction of the existing structure and building a new home that will meet national LEED for homes standards. A Green Deconstruction can be achieved by reclaiming much of the structure and verify that it is reused or recycled. In order to achieve LEED certification we will work with a third party green rater to ensure rigorous standards for green homes are met.

When the property was originally acquired by GAP our plan was to refurbish the house but the condition of the house was worse than anticipated and we determined a remodel was impractical. The size and dimensions of the lot at 472 Concord present several barriers to it being a site for our new project, for that reason we are asking for the following variances.

-Our lot size is 29x90 2,610 square ft, the minimum for new construction is 5,000 square ft. We're asking that we be allowed to build a new structure on the site.

FILE
11-730256

Guadalupe

Alternative Programs

High School. Adult Education.

-The proposed new building is 22x56 including the attached garage covering 1,232 square ft. (the present structure is 20x40 with no garage). The maximum coverage allowed is 35% of the lot size so we are also asking to be exempted from this restriction.

-As the lot is 29 feet wide and the minimum building width is 22 feet we are asking for a variance to have a 3 foot setback on the ~~south~~ ^{West} property line.

- We are asking to be allowed a rear yard setback of 15 feet instead of 25. The rear alley is 10 feet wide and directly across from our property is a concrete retaining wall, this makes a detached garage off the alley impossible with a 19 foot front yard setback and a 90 foot deep lot. We feel our building is as compact as we can reasonably make it and still have a desirable home. We also feel a garage is imperative for storage and security. Additionally our design has a portion of the second story living space over seven feet of the garage.

Thank You , please contact me with any questions at 952-221-5282



Don Ludzack
Carpentry Instructor

CERTIFICATE OF SURVEY FOR GUADALUPE ALTERNATIVE PROGRAMS

FILE
11-130256

DESCRIPTION: FROM TAX RECORDS

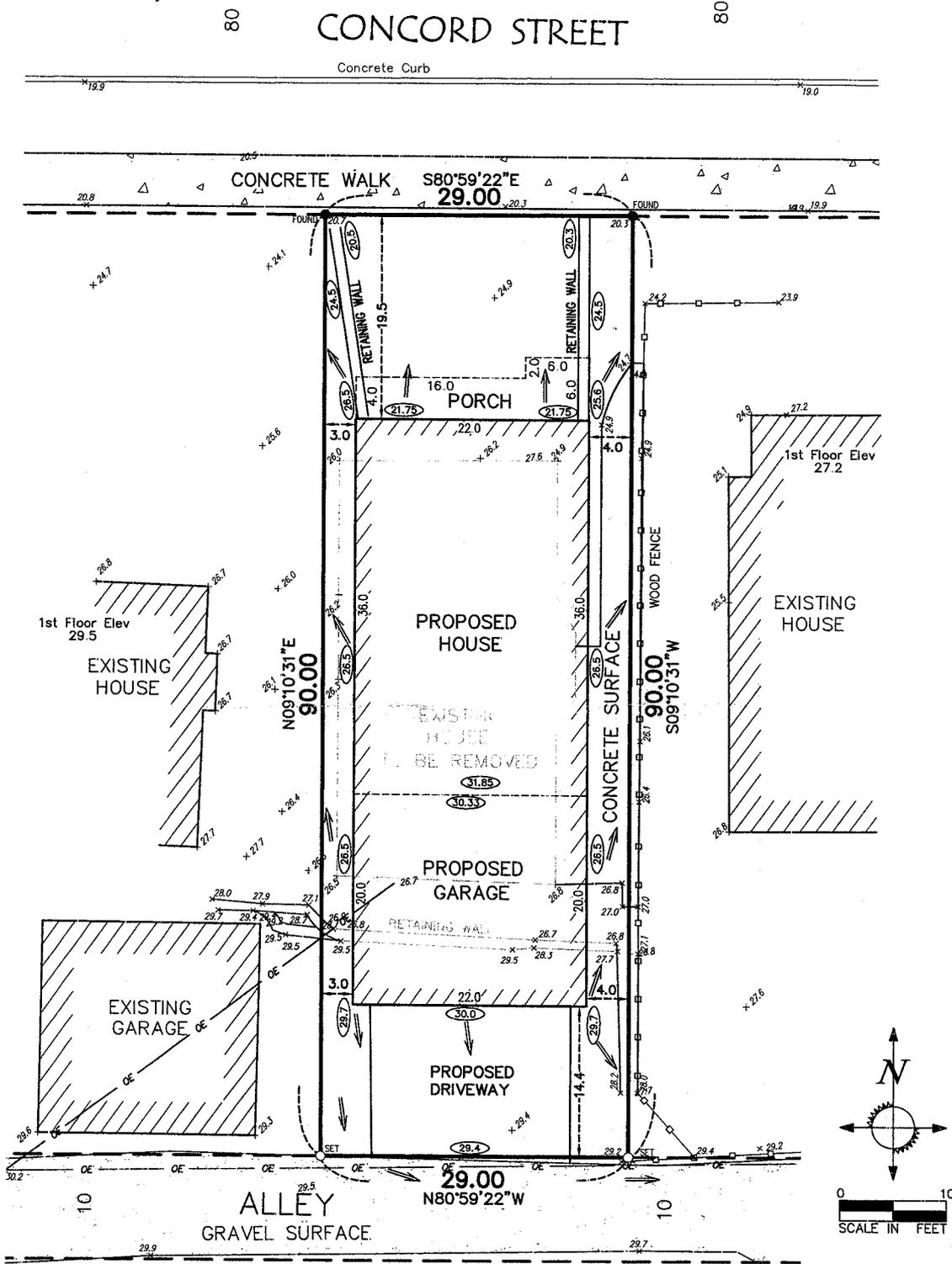
PROPERTY ADDRESS:

AREA:

Lot 6 except the Northwesterly 21 feet and all of Lot 7,
Trowbridge's Addition to the City of St. Paul,
Ramsey County, Minnesota.
Easements, if any, are not shown.

472 Concord Street
Saint Paul, Minnesota

2610 Sq. Ft. or 0.06 Acres M.O.L.



LEGEND:

- Denotes iron monument found
 - Denotes iron Pipe Monument set and marked with RLS No.47223
 - 29.9x Denotes existing elevation
 - 30.0 Denotes proposed elevation
 - Denotes direction of surface drainage
- Bearings are on an assumed datum.

PROPOSED ELEVATION:

- Lowest Floor = 22.33
- Garage Opening = 30.0
- Top of Foundation = 30.33
- First Floor = 31.85

Elevations are on city datum.
Bench Mark = 40.87 Top of Hydrant at Curtice St. and Concord St.

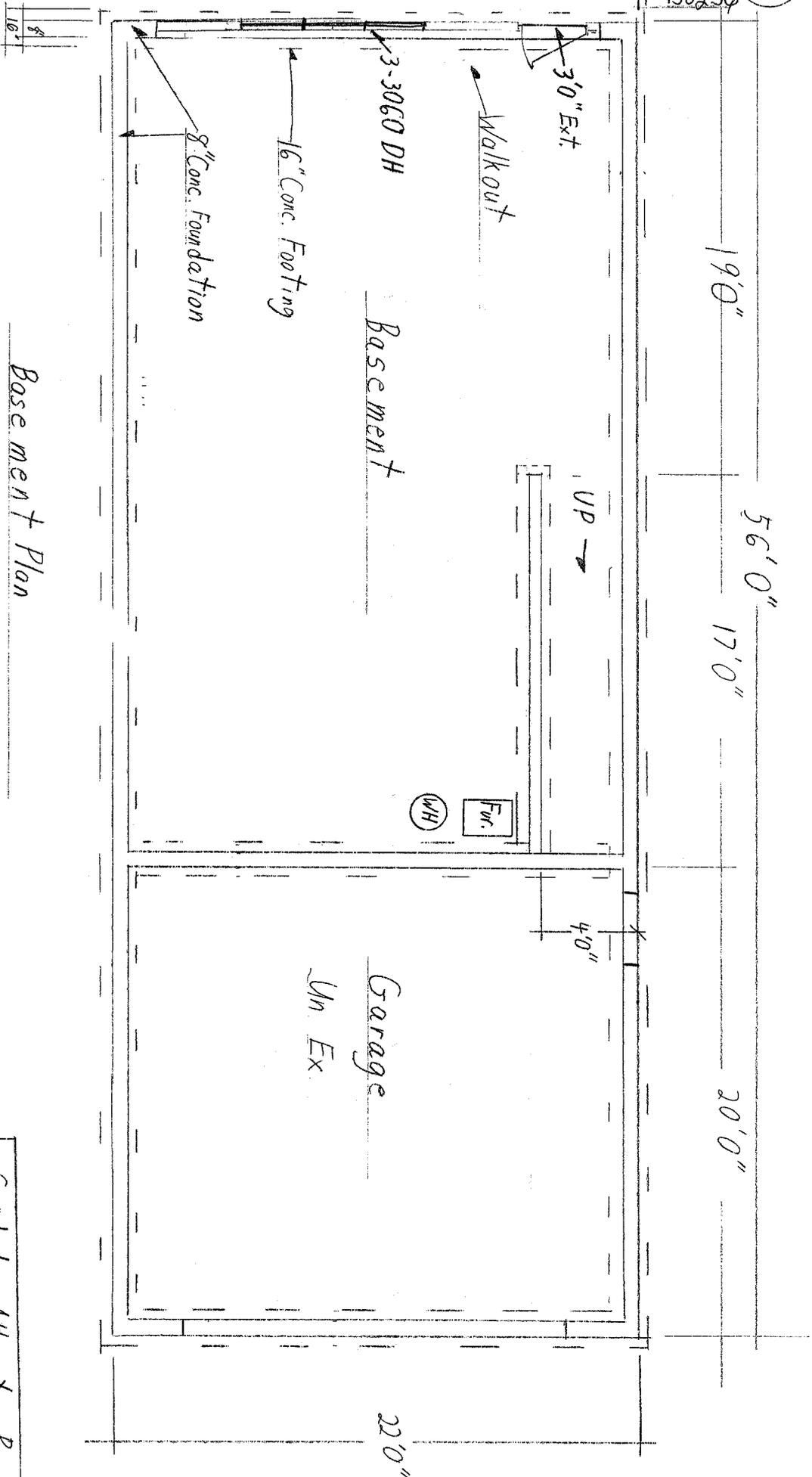
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.

Theresa K. Foster
Theresa K. Foster
DATE 04-01-2011 LIC. NO. MN 47223



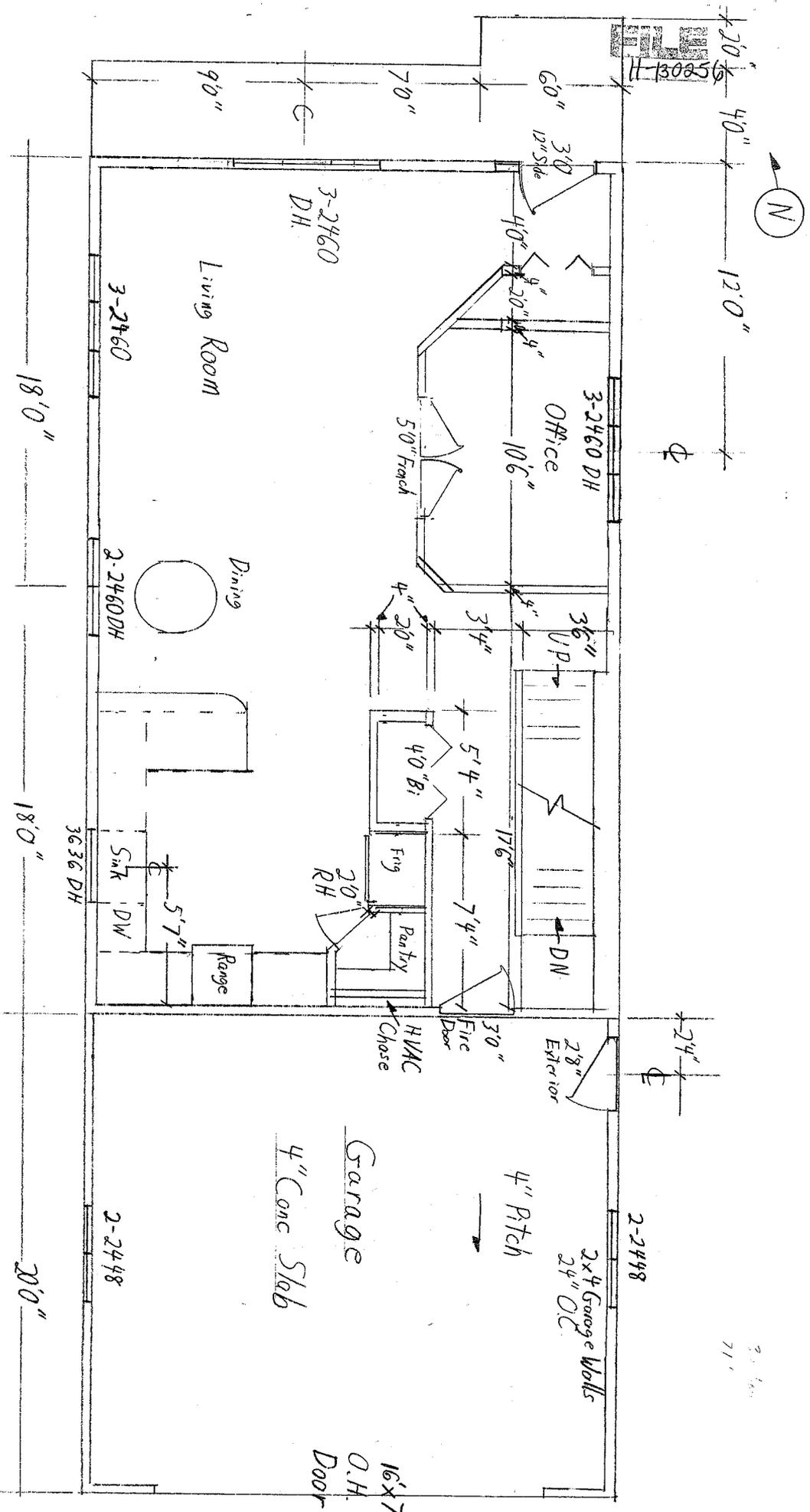
1440 Arcade St. Suite 250
Saint Paul, MN 55106
Phone: 651-766-0112
Fax: 651-776-0206
E-mail: info@mpassco.com

M:\Projects\3100-2150\3138-0010\3138-0011\Trowbridge\dwg\3138-0011.dwg 4/1/2011 12:28:51 PM CDT



Basement Plan

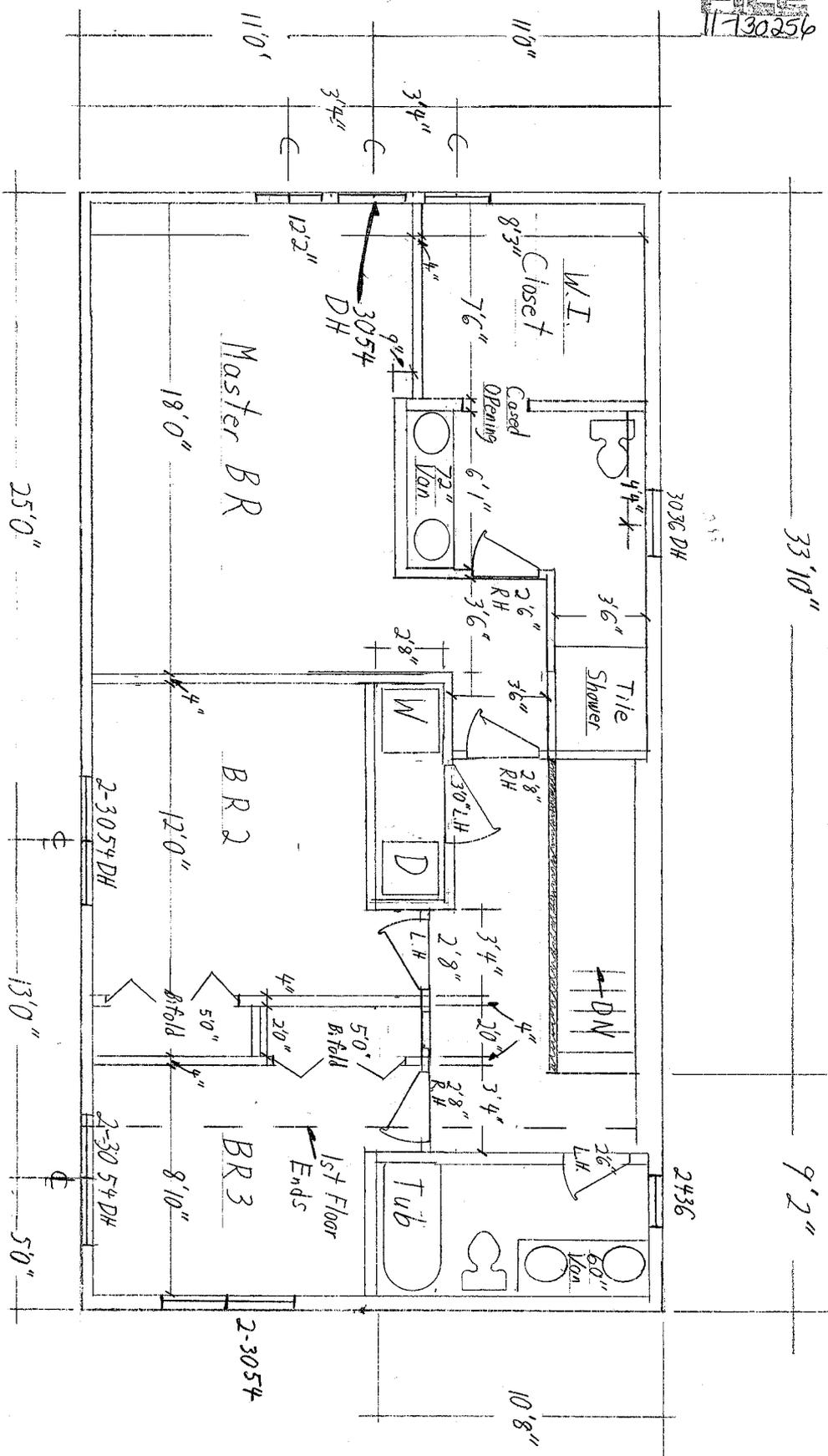
Guadalupe Alternative Program
 381E Robie St. St. Paul MN
 Don Ludzack (651) 222-0757
 Property: 472 Concord
 4" = 1' 0"



1st Floor Plan
472 Concord

Guadalupe Alternative Program
381E Rabie St. St. Paul MN
Don Ludzack (651) 222-0757
Property: 472 Concord
4" = 1' 0"

11730256



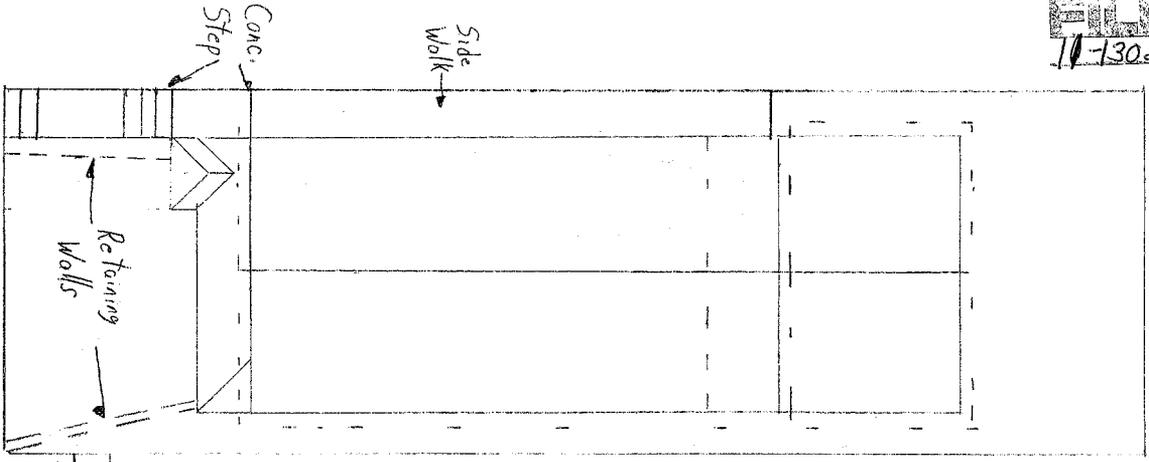
2nd Floor Plan

Guadalupe Alternative Program
 381E Robie St. St. Paul, MN
 Don Ludzack (651) 222-0757
 Property: 472 Concord
 1/4" = 1'0"

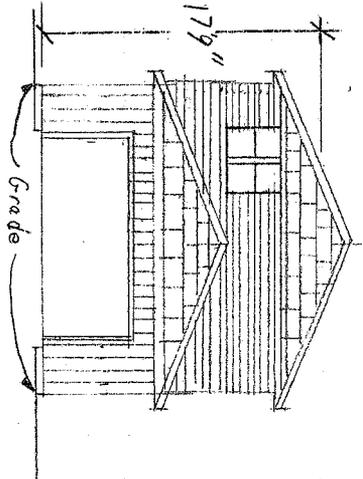
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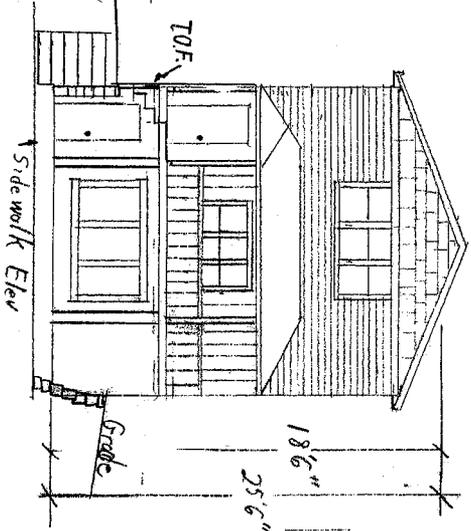
472 Concord Street



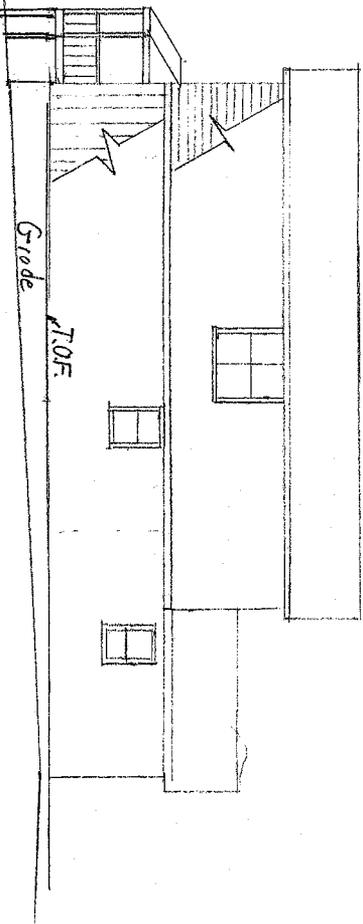
South Elevation



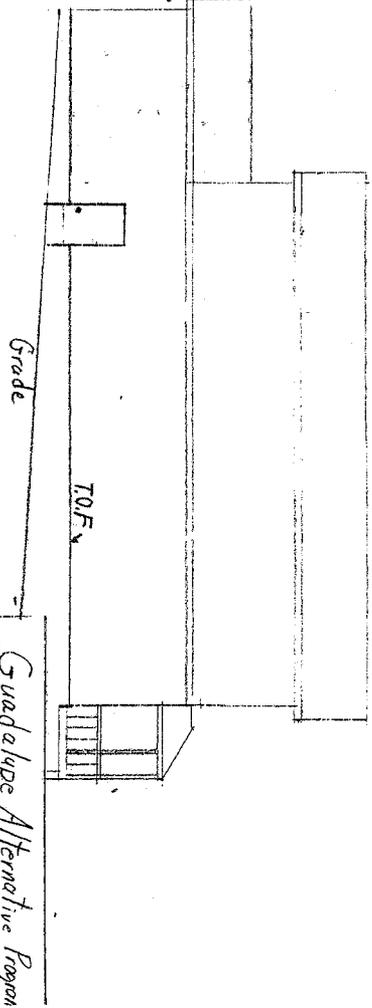
North Elevation



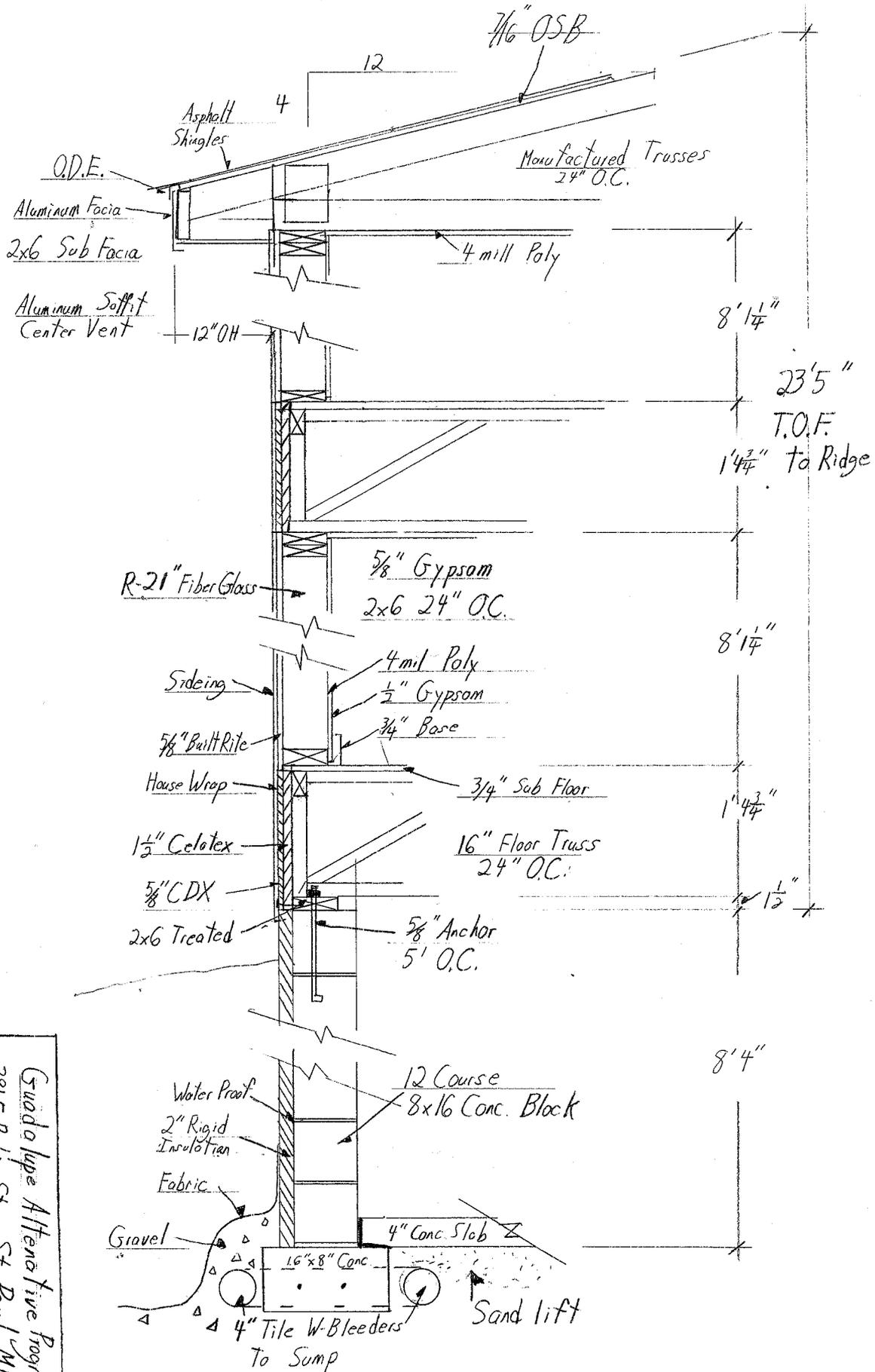
West Elevation



East Elevation



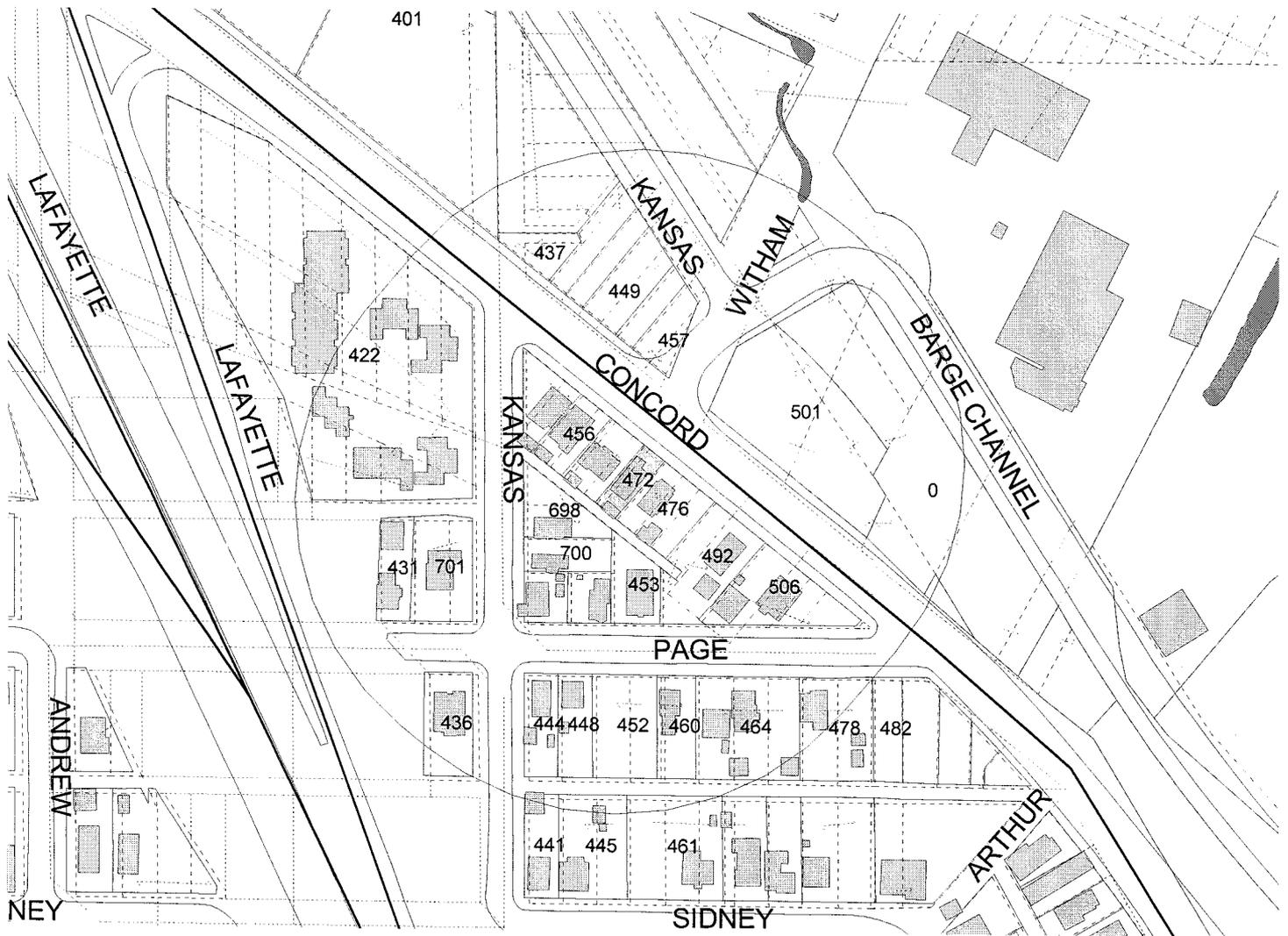
Guadalupe Alternative Program
381 E. Robie St
SI Paul/MW 55107
651-222-0757



Guadalupe Attentive Program
381E Robie St. St Paul MN
Don Ludzack (651) 222-0757
Property: 472 Concord
4" = 1' 0"



PROPERTY WITHIN 350 FEET OF PARCEL: 472 CONCORD STREET



CREATED BY: DSI

