



ZONING VARIANCE APPLICATION

To Board of Zoning Appeals

To Planning Commission

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

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

Zoning Office Use Only

File # 19-081671

Fee Paid \$ \$442

Received By / Date Sept. 5

Tentative Hearing Date SEP 23, 2019

APPLICANT

Name DAN BUSTOS
(must have ownership or leasehold interest in the property, contingent included)

Address 1780 GOODRICH AVE City ST. PAUL State MN Zip 55105

Email DANBUSTOS@HOTMAIL.COM Phone 651-592-4168

Name of Owner (if different) _____ Email _____

Contact Person (if different) _____ Email _____

Address _____ City _____ State _____ Zip _____

PROPERTY INFO

Address / Location 1780 GOODRICH AVE

PIN(s) & Legal Description _____
(attach additional sheet if necessary)

_____ Lot Area _____ Current Zoning _____

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 63.501

_____. State the requirement and variance requested. A 1'4" HEIGHT

VARIANCE of A 200 ADDITIONAL SLAB VARIANCE

SUPPORTING INFORMATION: Explain or demonstrate the following. Attach additional sheets if necessary.

I. Practical difficulties in complying with the provision of the code from which a variance is requested, and that the property would be used in a reasonable manner not permitted by the provision.

II. The plight of the landowner is due to circumstances unique to the property not created by the landowner.

III. The variance will not permit any use that is not allowed in the zoning district in which the property is located.

IV. The variance will not alter the essential character of the surrounding area.

Required site plan is attached

If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Applicant's Signature [Signature] Date 8/30/19

To whom it may concern:

My name is Dan Bustos. My family and I live in a single-family home at 1780 Goodrich Ave in Mac Groveland's Tangle town neighborhood. We moved into our home in 2015. It did not have a garage when we moved in. We would like to take the opportunity to not only build a garage to house our vehicles, bicycles and other gear, but also to serve as an arts and crafts space. As such we would like to seek two minor variances to build a two story, three stall garage that is designed to fit into the aesthetic of the neighborhood.

We have taken care to review the zoning code and we believe, and our plans show, that the planned garage will be in harmony with the spirit of the zoning code and consistent with the comprehensive plan. Due to the extraordinarily large size of our lot at 0.32 acres as well as the positioning of adjacent homes, we do not believe the garage will be detrimental to adjacent properties. That being said, our plans are calling for a 1-foot, 4-inch height variance and a 200 square foot area variance. Including our 120 square foot shed, the total area variance request becomes 320 square feet. In total, this remains far less than 35% coverage of our yard.

There are several other things we want you to be aware of regarding this request:

- As mentioned above, we live on a large lot (0.32 acres), so proportionally, the detached garage will leave plenty of yard and not overwhelm the space. That is one of the main reasons we chose this house.

As we have done with our shed, we also intend for the garage to match the house in structure, stain color and shake size. We may use a synthetic siding material for easy upkeep purposes.

- Part of our research and due diligence included looking at comps. There are a decent number of garages within a quarter-mile radius that are as big or bigger than what we have planned, all on lots smaller than ours. I have noted seven within that radius just in the Tangle town neighborhood. I am sure there are more that we aren't aware of as well. To us, this supports our belief that our plans are consistent with other properties in the area.
- Our home was built in 1922 and has an unfinished basement complete with asbestos-covered pipes and exposed mechanicals. The space is uninspiring and would take significant effort to convert into a usable space.
- Our family is very arts and crafts oriented. We intend to use the extra space in the garage to fit our creative needs. I am a multimedia artist as well as a steel and woodworker. The garage would house the tools and equipment I use to make my creations. This is something that I cannot do in my basement or other parts of our home.

I plan to use the third garage stall as a woodworking and steel area. The plans call for having this stall walled off to contain the dust from the rest of the garage and especially away from some of our more sensitive equipment.

We plan to use the more sensitive equipment on the second level where we intend to have a working area to bring our individual and collaborative creations to life. The second level will have a variety of equipment and tools for my kids and I as well as

others to create some amazing and inspirational work. We live near several other artists with whom we would also like to collaborate.

Our oldest, Louis, is interested in fashion and costume design and needs more space than our house has to offer him to build his designs. He also works in other mediums like I do.

Our second oldest, Desmond, is a person that has a passion for woodworking. He has a lot of ideas that he would like to make happen. Together we plan to make some custom-built home improvements.

Our youngest, Cecilia, is more into traditional art. The garage plans accommodate a painting and sculpting area on the second floor of the garage. This would keep her creative juices flowing,

I hope you consider this variance request and know that we are pursuing this with positive intent. We have worked with Jarome and the MGCC to make sure we were clear on the zoning code and my wife, Julie, took part the Conservation District Overlay effort for Tangletown, designed to preserve our neighborhood's character. We seek your approval to make these improvements to our home, life and neighborhood.

Thank you,

Dan Bustos
651-592-4168