

BOARD OF ZONING APPEALS INFORMATION

The Board of Zoning Appeals (BZA) is a forum for public discussion. The board members are appointed by the mayor with the consent of the City Council, is comprised of private citizens who live in the City. Any questions about the process can be directed to the zoning administration office at 651-266-9008.

The board meets on Mondays, every other week. All items to be placed on the agenda must be submitted at least three weeks prior to the hearing date. **The public hearing is held at 3:00 pm in Room 330 of the City Hall/Courthouse.** The applicant or their representative needs to attend the hearing.

The board hears **two types** of requests: [*Variations*](#) and [*Appeals of Administrative Decisions*](#).

VARIANCE REQUESTS

The BZA and the planning commission shall have the power to grant variances from the strict enforcement of the provisions of this code if they determine that all of the ***required findings*** listed below are met:

Required findings:

1. The variance is in harmony with the general purposes and intent of the zoning code.
2. The variance is consistent with the comprehensive plan.
3. The applicant has established that there are practical difficulties in complying with the provision and that the property owner proposes to use the property in a reasonable manner not permitted by the provision. Economic considerations alone do not constitute practical difficulties.
4. The plight of the landowner is due to circumstances unique to the property not created by the landowner.
5. The variance will not permit any use that is not allowed in the zoning district where the affected land is located.
6. The variance will not alter the essential character of the surrounding area.

In granting a variance, the board or commission shall make written findings stating the grounds upon which the variance is justified. Inadequate access to direct sunlight for solar energy systems constitutes a practical difficulty in finding three (3) above.

APPEALS OF ADMINISTRATIVE REVIEW

The BZA has the authority to hear and decide appeals where it is alleged by the appellant that there is an error in any order, requirement, permit, decision or refusal made by the Zoning Administrator in carrying out or enforcing any provision of the zoning code. Applications must be filed within 10 calendar days of the action being appealed.

FILING INFORMATION

The following must be submitted to the Zoning Administration, 375 Jackson Street, Suite 220, Saint Paul, MN 55101:

1. A filing fee.
2. An application form.
3. A site plan drawn to a legible and verifiable scale. Elevations and floor plans drawn to scale including the amount of glazing shown may be required, including for all new residential dwellings and additions.
4. For setback variances, the property lines must be verified by a survey or stake.
5. A letter stating why the applicant believes an error has been made (for an Administrative Review only).

When a zoning application is submitted for a development that has been built or started without required city permits, a penalty will be assessed. The penalty is double the filing fee, up to \$1,050.

Fee Schedule for Variances and Appeals:

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

New Single 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

PUBLIC HEARING NOTIFICATION

All property owners within 350 feet (100 feet for minor variances) of the subject site as well as the Citizen Participation District Council are notified by mail at least 10 days prior to the public hearing. It is suggested that the applicant contact the community organizer for the Citizen Participation District Council prior to the variance hearing to see if they want to discuss the matter at one of their meetings. Anyone may submit a letter, petition, etc., or appear at the hearing to give verbal testimony about the case, either in support or in opposition. The zoning administration staff prepares a staff report for each case and makes a recommendation to the BZA for approval or denial of the requested variance, a copy of which is sent to the applicant before the hearing.

TIME LIMIT

Once a variance is granted by the BZA, an applicant has two (2) years to establish the use. The Zoning Administrator or Planning Administrator may grant an extension not to exceed one (1) additional year.

APPEALING A DECISION MADE BY THE BOARD OF ZONING APPEALS

A decision made by the BZA may be appealed by anyone affected by such decision to the City Council within 10 calendar days following the serving of the resolution to the applicant. The reason for the appeal must be submitted in writing to: Zoning Administration, Department of Safety and Inspections, 375 Jackson Street, Suite 220, St. Paul, MN 55101. The required filing fee is \$462.





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

VARIANCE APPLICATION CHECKLIST

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

<input checked="" type="checkbox"/> Application	
<input checked="" type="checkbox"/> Required Fee (see required list below)	
<input checked="" type="checkbox"/> Explanation of Request / Required Findings (see page 1)	Sign Variance Findings: If a sign variance is being requested.
<input checked="" type="checkbox"/> Site Plan (drawn to scale) Set of plans in each size: 8 ½" x 11" and 11" x 17"	
<input checked="" type="checkbox"/> Elevations (drawn to scale) Set of plans in each size: 8 ½" x 11" and 11" x 17"	
<input checked="" type="checkbox"/> Certified Survey or Property Pins identified on site plan	

Fee Schedule for Variance Requests:

<p>Minor Variance</p> <p>Single Family - \$442.00</p> <p>A modification of a provision regulating single family dwellings pertaining to the construction of an accessory building or an addition to the main building when the addition is not designed to convert the building for use by more than a single family.</p>	<p>Major Variances and Appeals</p> <p>New Single Family or Duplex Residential - \$547.00</p> <p>Multifamily Residential (3+ Dwellings) - \$589.00</p> <p>Commercial, Industrial, Institutional - \$856.00</p> <p>Administrative Review - \$462.00</p> <p>Sign Variance - \$547.00 (request sign variance application)</p>
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*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 district 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.



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

Zoning Office Use Only
File # _____
Fee Paid \$ _____
Received By / Date _____
Tentative Hearing Date _____

APPLICANT

Name Good Timing, LLC a Minnesota Limited Liability Company
(must have ownership or leasehold interest in the property, contingent included)
Address 202 N Cedar Ave STE #1 City Owatonna State MN Zip 55060
Email lwiborg@shinglecreekcapital.com Phone (612) 741-5112
Name of Owner (if different) N/A Email _____
Contact Person (if different) Lucas Wiborg, CFO Email Same as above
Address Same as above City _____ State _____ Zip _____

PROPERTY INFO

Address / Location 1769 Grand Avenue
PIN(s) & Legal Description 042823420024 Lot 6, Block 3, Elmer & Morrison's Rearrangement
(attach additional sheet if necessary)
of Macalester Park Lot Area 9,995 sf Current Zoning RM2

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 _____
_____. State the requirement and variance requested. _____
See attachment for zoning code sections and statement of 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, and that the property would be used in a reasonable manner not permitted by the provision.

Please see attachment for all supporting information.
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
 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  Date 03/30/2020



March 30, 2020

City of Saint Paul

Department of Safety and Inspections
375 Jackson Street, Suite 220
St. Paul, MN 55101

Subject: Explanation of Request – 1769 Grand Avenue, St. Paul, MN 55105 (the “Subject Property”)

After months of planning, we are excited to share our vision for 1769 Grand Avenue. Our goal through this development is to increase the City’s housing stock, promote walkability, transit use, and sustainability while adhering to the scale, character, and design of the surrounding area. We are proposing a 12-unit multifamily building on the north side of Grand Avenue between Fairview Avenue and Wheeler Street South. The duplex currently occupying the site will be removed and replaced with the new residential structure. There will be a mix of three and four-bedroom units, which we’ve designed with a strong preference for environmentally-friendly materials, technologies, and techniques.

Background: The Owner purchased the Property in 2019 hoping to renovate the structure and extend its useful life. Only after purchasing the Property did ownership determine that the contemplated repairs were not feasible. At this point, ownership decided to pursue redeveloping the Property to multifamily, its highest-and-best use.

Site and Area Conditions: The Subject is a duplex on a 0.23-acre lot (9,995 SF; 50’ x 200’) with alley access in the rear. The Property was built in 1916 as a two-family dwelling (up/down).

The Subject’s block, defined as Grand Ave from Fairview to Wheeler, is anchored by CVS (formerly Whole Foods) on the west and Sinclair Oil on the east. Surrounding land use is mixed-use, and Grand Avenue is a Mixed-Use Corridor. The Property is located steps from the Grand-Fairview Neighborhood Node, within ½ mile of the Snelling & Grand Metro A Line Arterial Bus Rapid Transit (ABRT) station, within ½ mile to Macalester College, and less than one mile to the University of St. Thomas. Additional public transit frequents stops at Fairview and Grand.





There are 17 lots straddling Grand Ave between Fairview and Wheeler. Of those, seven are commercial (41%), seven are multifamily (41%), and three are one-two family residential (18%; including the Subject). The essential character of the surrounding area is mixed-use, and the proposed development will adhere to that precedent.

Facts & Figures: This site offers a tremendous opportunity to deliver land-efficient housing and encourage multimodal transportation. The development aims to attract residents who are drawn to the walkability of the neighborhood. It is reasonable to believe that the majority of daily services and amenities are within a 20-minute walk of the Property, and all needs can be accomplished without a car. Furthermore, this site appears to be an excellent candidate for density considering the surrounding mix of uses and proximity to high-frequency transit, educational institutions, retail centers, and jobs.

- **Lot Area:** 9,995 square feet or 0.23 acres
- **Lot Coverage:** 28.2% (including ½ alley)
- **Building Gross Floor Area:** 17,556 SF (including basement)
- **FAR:** 1.41 (including ½ alley)
- **Height:** 50 feet
- **Unit Mix:** 12 three and four-bedroom units
- **Setbacks:** The front yard will be setback 12 feet off Grand Ave and the side yards will be six feet from either property line. The rear of the building will be setback 111 feet from the alley
- **Parking:** There will be 12 surface parking stalls which includes one van-accessible parking stall. Additionally, there will be secured bicycle parking in the rear for at least eight bikes
- **Landscaping:** The green space will include native flowers, shrubs, and grasses that bloom in multiple seasons and attract a variety of pollinators. Garden boxes will be made available to residents to promote healthy eating, outdoor activity, and connectivity within the neighborhood
- **Solar:** The Proposal includes a 35.1 kW roof-mounted solar system with the capacity to offset the building’s electrical usage by 107%, saving an equivalent of 743 tons of CO₂ over 25 years

Variance Request: As a result of zoning changes over the decades, the current RM2 Zoning District does not reflect the scale and density of the surrounding neighborhood and does not reflect the goals outlined in the 2030 & 2040

Comprehensive Plans. The Property is small relative to the neighboring properties and many RM2 parcels throughout the City. Therefore, the Proposal seeks three variances:

- **Lot Size Minimum:** RM2 Zoning requires 1,500 SF of lot per residential unit. The parcel is 9,995 SF, which would limit this site to six units. A six-unit property is not compatible with the adjacent multifamily uses and is not aligned with the goals outlined in the 2030 & 2040 Comprehensive Plans promoting land-efficient housing and housing production on Mixed-Use Corridors adjacent to Neighborhood Nodes. Therefore, the Proposal seeks a variance to build 12 units and match the existing density, while advancing the City and Community's long-term goals
- **Setbacks:** RM2 allows for a minimum side yard setback of nine feet from either property line. All of the residential structures on the Subject's block have established side yards that are less than nine feet (non-conforming), including the Subject as currently improved. The Proposal seeks to establish two six-foot side yards on either side of the proposed structure in order to reflect the existing streetscape, provide an aesthetically pleasing product, and avoid disorderly development
- **Parking:** Under the existing zoning code, approximately 19 parking stalls would be required. The site is not capable of parking 19 cars as proposed, so the Subject seeks a parking reduction to a ratio of 1:1, one parking stall per one residential unit, for a total of 12 parking spots. The Project's advantage is its location adjacent to numerous neighborhood amenities, goods/service providers, job centers, public transit stops, and institutions of higher education. It is believed that all daily activities can be accomplished via walking, biking, and/or public transportation. The hope is that this development can provide density to support increased public transit options in accordance with Community Plan and Comprehensive Plans' goals to promote non-car mobility modes of transportation

Variance Findings:

1. *The variance is in harmony with the general purposes and intent of the zoning code.*

The proposed variances are in harmony with the general purposes and intent of the zoning code, which:

- i) Encourage a compatible mix of land uses, at densities that support transit, that reflect the scale, character and urban design of Saint Paul's existing traditional neighborhoods;
- ii) Provide housing choice and housing affordability; and
- iii) Promote the conservation of energy and the utilization of renewable energy resources

There are few three and four-bedroom units for rent in Macalester-Groveland. The Subject's block is occupied by primarily studio and 1-bedroom units. This development aims to provide a new housing choice that is not found on Grand Avenue (multi-level units) and is an alternative to single-family home ownership. All the existing lots and established side yards of multifamily residential structures on the Subject's block are non-conforming. Constructing the proposed building with a density of 52.3 units/acre (866 SF/unit lot size) and side yard setback of six feet, as proposed, will keep within the character of the immediate area. The proposed development will net ten new housing units, providing an affordable option to those who cannot afford a one-bedroom unit nearby, are willing to share a flat, and/or desire to live adjacent to neighborhood amenities, goods/service providers, job centers, public transit, and institutions of higher education. Moreover, the proposed development will promote outdoor exercise and non-car mobility, improve public health and enhance the public realm through renewable energy production, decrease reliance on motorized vehicles and reduce greenhouse gas emissions, foster a pedestrian-oriented neighborhood, and serve locally-owned small businesses by adding efficient density to an underutilized lot on a Mixed-Use Corridor with close proximity to the Grand-Fairview Neighborhood Node.

2. *The variance is consistent with the comprehensive plan.*

The Owner proposes to utilize the Property in a reasonable manner that is consistent with 2030 & 2040 Comprehensive Plans and the Macalester-Groveland Community Plan.

The 2030 Comprehensive Plan contains many strategies that encourage higher residential densities and provisions for additional housing options, particularly in proximity to public transit. Applicable Comprehensive Plan strategies include:

- LU-1.2 Permit high density residential development in Neighborhood Centers, Mixed-Use Corridors, the Central Corridor, and Downtown
- LU-1.21 Balance the following objectives for Mixed-Use Corridors through the density and scale of development: accommodating growth, supporting transit use and walking, providing a range of housing types, and providing housing at densities that support transit
- LU-1.42 Promote the development of housing in mixed-use neighborhoods that supports walking and the use of public transportation
- H-1.2 Meet market demand for transit-oriented housing
- H-1.3 Revitalize the city by developing land-efficient housing
- H-1.5 Prioritize non-financial City/HRA assistance to multifamily and mixed-use housing in new construction projects (including zoning for transit-supportive density levels and reduced parking requirements for housing located in areas with frequent transit service)

Likewise, the City Council-approved 2040 Comprehensive Plan contains additional policies that support the proposed development:

- LU-1 Encourage transit-supportive density and direct the majority of growth to areas with the highest existing or planned transit capacity
- LU-8 Ensure that zoning and infrastructure support environmentally and economically efficient, resilient land use development
- LU-9 Promote high-quality urban design that supports pedestrian friendliness and a healthy environment, and enhances the public realm
- LU-14 Reduce the amount of land devoted to off-street parking in order to use land more efficiently, accommodate increases in density on valuable urban land, and promote the use of transit and other non-car mobility modes

Of note, the City Council-approved 2040 Plan guides density up to 200 units/acre at Neighborhood Nodes on Mixed-Use Corridors. The proposed density is 52.3 units/acre.

Figure LU-4: 2040 Residential Land Use Density Ranges*

Land Use Type	Base Range	At Neighborhood Node
Downtown	30-300 units/acre	
Mixed-Use	15-75 units/acre	20-200 units/acre
Urban Neighborhood	7-30 units/acre	15-55 units/acre
Semi-Rural	2-15 units/acre	n/a
Citywide**	20 units/acre	

*Density ranges represent a goal for new development averaged across the generalized future land use type. Individual projects may exceed targeted goals.

**Metropolitan Council's requirement for communities with the urban core designation. All of Saint Paul falls within this category.

The Property is located within District 14 and accomplishes the following strategies outlined in the Macalester-Groveland Community Plan:

- H2.5 Support multi-unit mixed-use development in the following corridors: Snelling Avenue, Grand Avenue, St. Clair Avenue, and Randolph Avenue
- H3.4 With respect to off-campus student housing, prioritize multi-unit student housing in Mixed-Use Corridors over the expansion of single-family rental units in established neighborhoods
- LU1 Support land use that preserves Macalester-Groveland as a uniquely connected, walkable, mixed-use sustainable neighborhood with a pedestrian-oriented human-scale streetscape
- LU3 Preserve the well-kept, traditional feel and scale of the neighborhood
- E4 Promote and increase the use of alternative energy within our community and the City
- E6 Promote use/ease of non-motorized or alternative transportation
- T1.4a Support bicycle and car-sharing programs as an alternative to private automobile use
- T3.3 Encourage more secure bike parking at schools, businesses and multifamily units concurrent with new development. Request that the City of Saint Paul allow for alternatives to parking requirements to allow for on street bicycle parking as permitted by MN Statute 169.22 Subd. 9b

3. *The applicant has established that there are practical difficulties in complying with the provision, that the property owner proposes to use the property in a reasonable manner not permitted by the provision. Economic considerations alone do not constitute practical difficulties.*

Density: This variance provides conditions to construct a building that is consistent with the established scale and character of the Property’s surroundings. RM2 currently allows for a maximum density of 29.0 units/acre or, stated differently, a minimum lot size of 1,500 SF/unit. All of the existing lots of multiple-family residential structures on the Subject’s block are non-conforming. The average density of the seven surrounding multifamily buildings is 50.2 units/acre, and the average density for surrounding multifamily lots that are less than 10,000 SF is 73.0 units/acre. By contrast, the proposed density of the Subject is 52.3 units/acre. Despite being 4.1% more dense than the block average and 39.5% less dense than the peer average, the lot size of the proposed redevelopment (866 SF/unit incl. ½ alley) results in a variance of 634 SF. Provision for structured parking could allow for greater density, though the competition for space between the building and parking, plus the 50’ maximum building height constraint, would require the structured parking to be completely underground. Unfortunately, given the narrow width of the lot, it is not feasible to construct a subterranean parking structure with the parking load required by the zoning code due to practicalities associated with maneuvering vehicles.

Density Analysis of Surrounding Multifamily							
Address	Units	Lot SF ¹	Acres	Lot SF/Unit	Unit/Acre	Parking Stalls	Stalls/Unit
1787 Grand Ave	18	15,987	0.37	888.1	49.0	17	0.94
1775 Grand Ave	18	17,990	0.41	999.5	43.6	18	1.00
1759 Grand Ave	18	21,214	0.49	1,178.5	37.0	18	1.00
25 Wheeler St S	11	9,235	0.21	839.5	51.9	10	0.91
1788 Grand Ave	23	22,782	0.52	990.5	44.0	25	1.09
1764 Grand Ave	10	7,623	0.18	762.3	57.1	5	0.50
1756 Grand Ave	20	7,623	0.18	381.2	114.3	2	0.10
Average	17	14,636	0.34	868.2	50.2	14	0.81
Subject	12	9,995	0.23	832.9	52.3	12	1.00
<i>Subject as % of Mean</i>	<i>71.2%</i>	<i>68.3%</i>	<i>68.3%</i>	<i>95.9%</i>	<i>104.2%</i>	<i>88.4%</i>	<i>124.2%</i>

(1) Does not include the 1/2 alley

Density Analysis of Surrounding Multifamily with less than 10,000 SF Lots							
Address	Units	Lot SF ¹	Acres	Lot SF/Unit	Unit/Acre	Parking Stalls	Stalls/Unit
25 Wheeler St S	11	9,235	0.21	839.5	51.9	10	0.91
1764 Grand Ave	10	7,623	0.18	762.3	57.1	5	0.50
1756 Grand Ave	20	7,623	0.18	381.2	114.3	2	0.10
Average	14	8,160	0.19	597.1	73.0	6	0.41
Subject	12	9,995	0.23	832.9	52.3	12	1.00
<i>Subject as % of Mean</i>	87.8%	122.5%	122.5%	139.5%	71.7%	211.8%	241.2%

(1) Does not include the 1/2 alley



Side Yard Setback: RM2 allows for a minimum side yard setback of nine feet from the property line. All of the residential structures on the Subject’s block have established side yards that are non-conforming, including the Subject as currently improved. The Proposal seeks to establish two six-foot side yards on either side of the proposed structure in order to reflect the existing streetscape; six feet is more than either neighboring property provides.

Parking: Although transit-incentive parking reductions are not available to RM zoned parcels, the 2030 and 2040 Comprehensive Plans provide numerous strategies and goals aimed at prioritizing the production of residential units over the creation of parking: Prioritize non-financial City/HRA assistance to multifamily and mixed-use housing in new construction projects (including zoning for transit-supportive density levels and reduced parking requirements for housing located in areas with frequent transit service) (H-1.5; 2030) and reduce the amount of land devoted to off-street parking in order to use land more efficiently, accommodate increases in density on valuable urban land, and promote the use of transit and other non-car mobility modes (LU-14; 2040), for example.

The Subject Property is steps from the Grand-Fairview Neighborhood Node, within a ½ mile of the Snelling and Grand Metro A Line Arterial Bus Rapid Transit (ABRT) station, within a ½ mile to Macalester College, and less than one mile to the University of St. Thomas. The proposed residential building and setbacks—designed to be consistent with the density, scale, and aesthetic of the surrounding area in the spirit of the general intent of the zoning code—occupy a large amount of the usable lot. The remaining section offers inadequate space for the parking load required by the RM2 Zoning District. As previously mentioned, the increased capacity through structured parking is not feasible due to the lot dimensions. Fortunately, access to educational institutions, commercial services, and jobs via walking, biking, and transit from the Subject Property should result in the building having a lower actual parking load than a similar building in other areas of the City. It is reasonable to believe that the majority of daily services and amenities are within a 20-minute walk and all needs can be accomplished without a car.

Of note, the Transportation Committee of the Macalester-Groveland Community Council requested the current section of municipal code, “Sec. 63.207. - Parking requirements by use,” be removed (10/28/19). The Committee established:

- St. Paul Transportation Plan Goals are, “true transportation choice throughout the City with policies to... reduce vehicle miles traveled (VMT) by 40% by 2040... [And] shift mode share towards walking, biking, public transit, carpooling, ridesharing and car sharing...”
- St. Paul off street parking minimums create complexity and cause distraction making it harder to plan and focus energies on the 2040 City Plan,
- Parking minimums increase construction cost and financially constrain building options, and may place St. Paul at a disadvantage with Minneapolis (which eliminated off street parking minimums),
- Eliminating parking minimums should lead developers and businesses to create parking spaces based on economic calculation and market demand (instead of meeting municipal requirements)

These considerations are not economical alone.

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

Practical difficulties exist in complying with the provisions due to circumstances unique to the Property. The Subject is a 9,995 SF lot. The Property is slightly substandard at 50 feet wide. In addition, the size of the Property is small relative to the neighboring properties and many RM2 parcels throughout the City. The surrounding area contains a mix of uses, density, and ages. Many structures were built prior to the establishment of current zoning controls, including the existing dwelling. As a result of zoning changes over the decades, the current RM2 Zoning District does not reflect the scale and density of the surrounding neighborhood, does not reflect the goals outlined in the 2030 & 2040 Comprehensive Plans, and does not reflect the desires of the Macalester-Groveland Community Council. These conditions were not created by the Owner.

5. *The variance will not permit any use that is not allowed in the zoning district where the affected land is located.*

The proposed use is allowed in the RM2 multifamily residential zoning district.

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

The proposed variances will not have a negative impact on the character of the area or on the use or enjoyment of nearby properties. Density and setbacks of the proposed development reflect the existing scale, character, and design of block and are consistent with 2030 & 2040 Comprehensive Plans and Macalester-

Groveland Community Plan. There are a total of 17 lots straddling Grand Ave between Fairview and Wheeler. Of those, seven are commercial (41%), seven are multifamily (41%), and three are one-two family residential (18%; including the Subject). The essential character of the surrounding area is mixed-use, and the proposed development will adhere to that precedent. Moreover, the proposed development is expected to attract residents who are drawn to the walkability of the neighborhood and proximity to educational institutions, retail centers, and jobs. For this reason, the Property should enhance Macalester-Groveland as a uniquely connected, walkable, and sustainable neighborhood through responsible and strategic development of land-efficient housing and by offsetting energy usage through solar energy production.

My partner and I look forward to presenting this Proposal to the Board of Zoning Appeals and facilitating a discussion amongst our neighbors. Please feel free to contact me with any questions or concerns in the interim.

Very cordially,

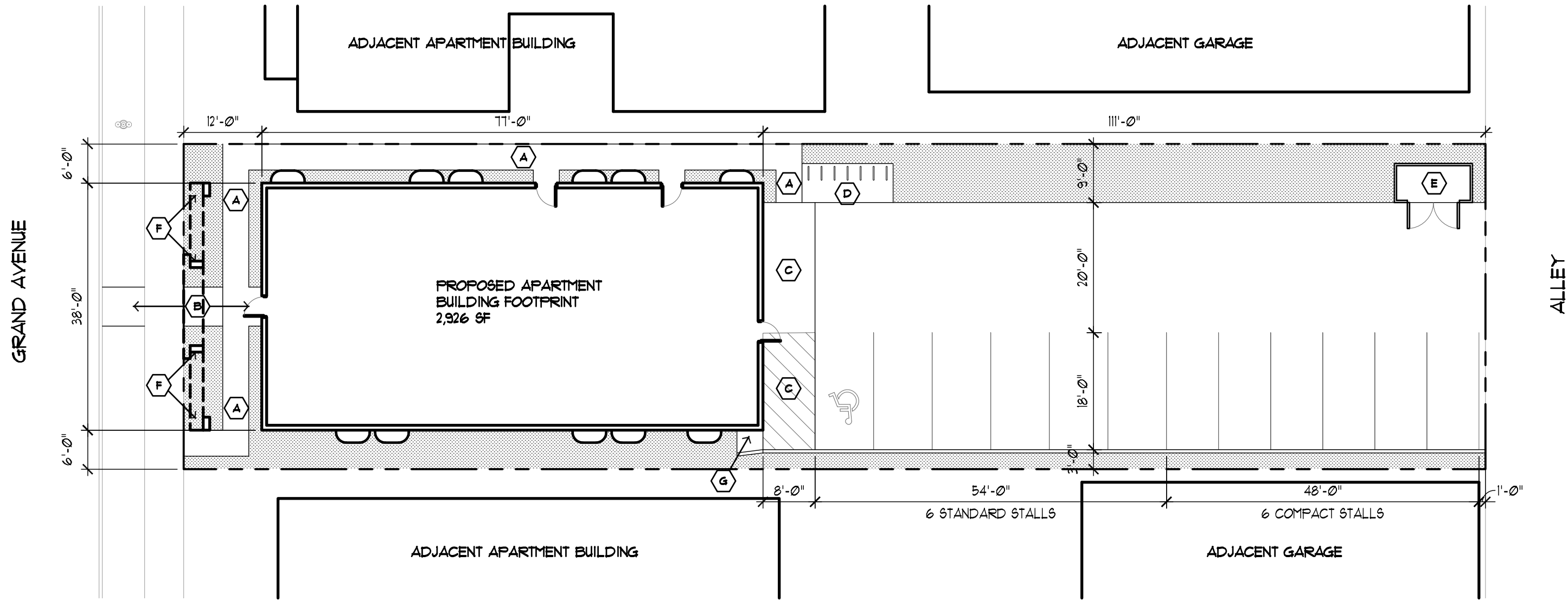

Lucas Wiborg

Chief Financial Officer
Good Timing, LLC a MN LLC

p: (612) 741-5112

e: lwiborg@shinglecreekcapital.com

w: shinglecreekcapital.com/1769-grand-ave

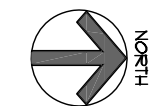


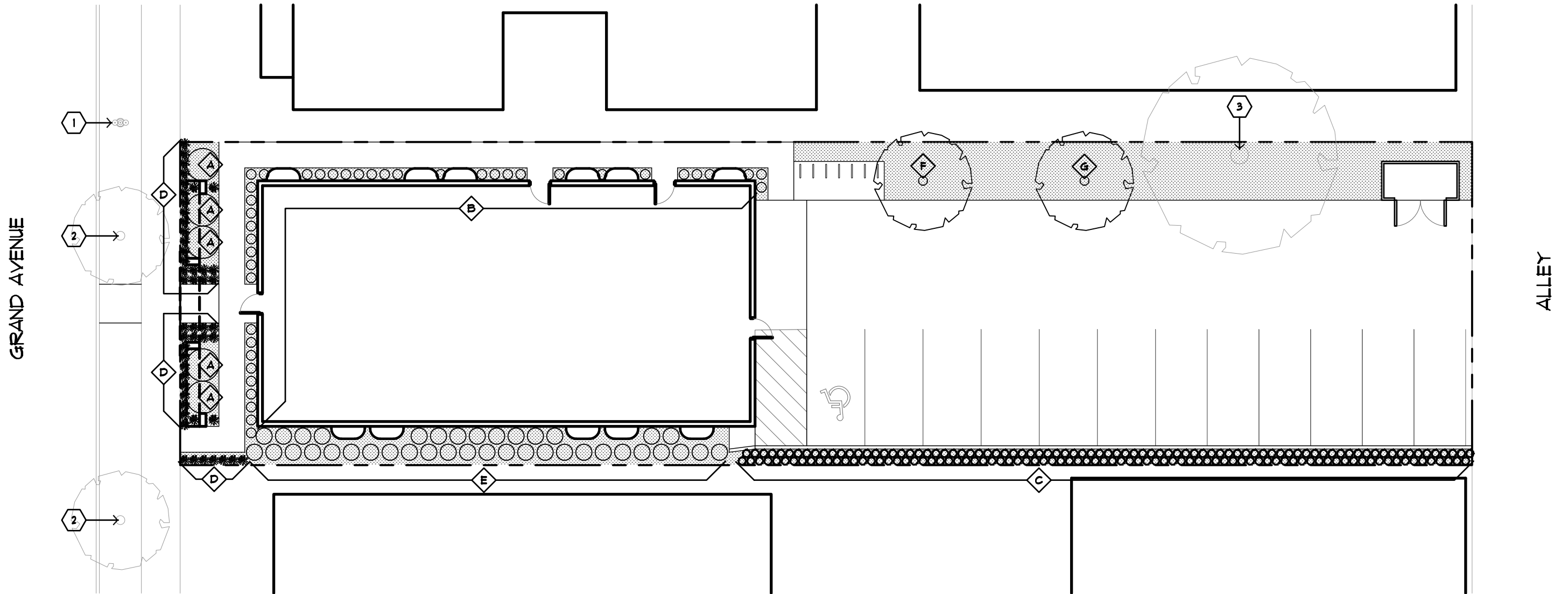
SITE PLAN KEY NOTES

- A** ACCESSIBLE ROUTE. 4'-0" WIDE CONCRETE WALKWAY. RUNNING SLOPE NOT TO EXCEED 1:20.
- B** 6'-0" WIDE CONCRETE WALKWAY CENTERED ON FRONT DOOR. PROVIDE 6'-0" DEEP LANDING AT DOOR AND (1) STEP DOWN TO MATCH SIDEWALK.
- C** DECORATIVE CONCRETE PATIO AND ADA ACCESS AISLE. SLOPE AWAY FROM BUILDING NOT TO EXCEED 1:48.
- D** BIKE RACKS TO ACCOMMODATE A MINIMUM OF 12 BIKES.
- E** TRASH ENCLOSURE. SIZE TBD BASED ON DUMPSTER REQUIREMENTS OF TRASH HAULER WALLS AND GATES SHALL BE 6'-0" TALL AND CONSTRUCTED OF CEDAR.
- F** DECORATIVE DETACHED STRUCTURE TO FACE PUBLIC SIDEWALK. MATERIALS TO MATCH FRONT BUILDING FACADE.
- G** LOCATION OF PRIMARY AND SECONDARY ROOF DRAIN OUTLETS.

SITE STATS

SITE AREA: 9,995 SF
 SITE AREA (INCLUDING 1/2 OF ALLEY): 10,394 SF
 BUILDING FOOTPRINT: 2,926 SF
 LOT COVERAGE: 29.3%
 PERVIOUS AREA: 1,892 SF
 IMPERVIOUS AREA: 5,111 SF





LANDSCAPE PLANT SCHEDULE

A ANNABELLE HYDRANGEA SHRUB (<i>Hydrangea Arborescens</i>)	F RED MAPLE TREE (<i>Acer Rubrum</i>)
B PENNSYLVANIA SEDGE ORNAMENTAL GRASS (<i>Carex Pennsylvanica</i>)	G HONEY LOCUST TREE (<i>Gleditsia Triacanthos</i>)
C CATMINT PERENNIAL (<i>Nepeta x Faassenii</i>)	
D KARL FORESTER ORNAMENTAL GRASS (<i>Calamagrostis x Acutiflora</i>)	
E DWARF YEW SHRUB (<i>Brevifolia</i>)	

LANDSCAPE KEY NOTES

- 1** EXISTING STREETLIGHT.
- 2** EXISTING BOULEVARD TREE.
- 3** EXISTING BOX ELDER TREE TO BE EVALUATED BY ARBORIST FOR RECOMMENDATION ON REMOVAL OR PROTECTION DURING CONSTRUCTION.

Apartment Building
landscape plan

1769 Grand Avenue
St. Paul, MN



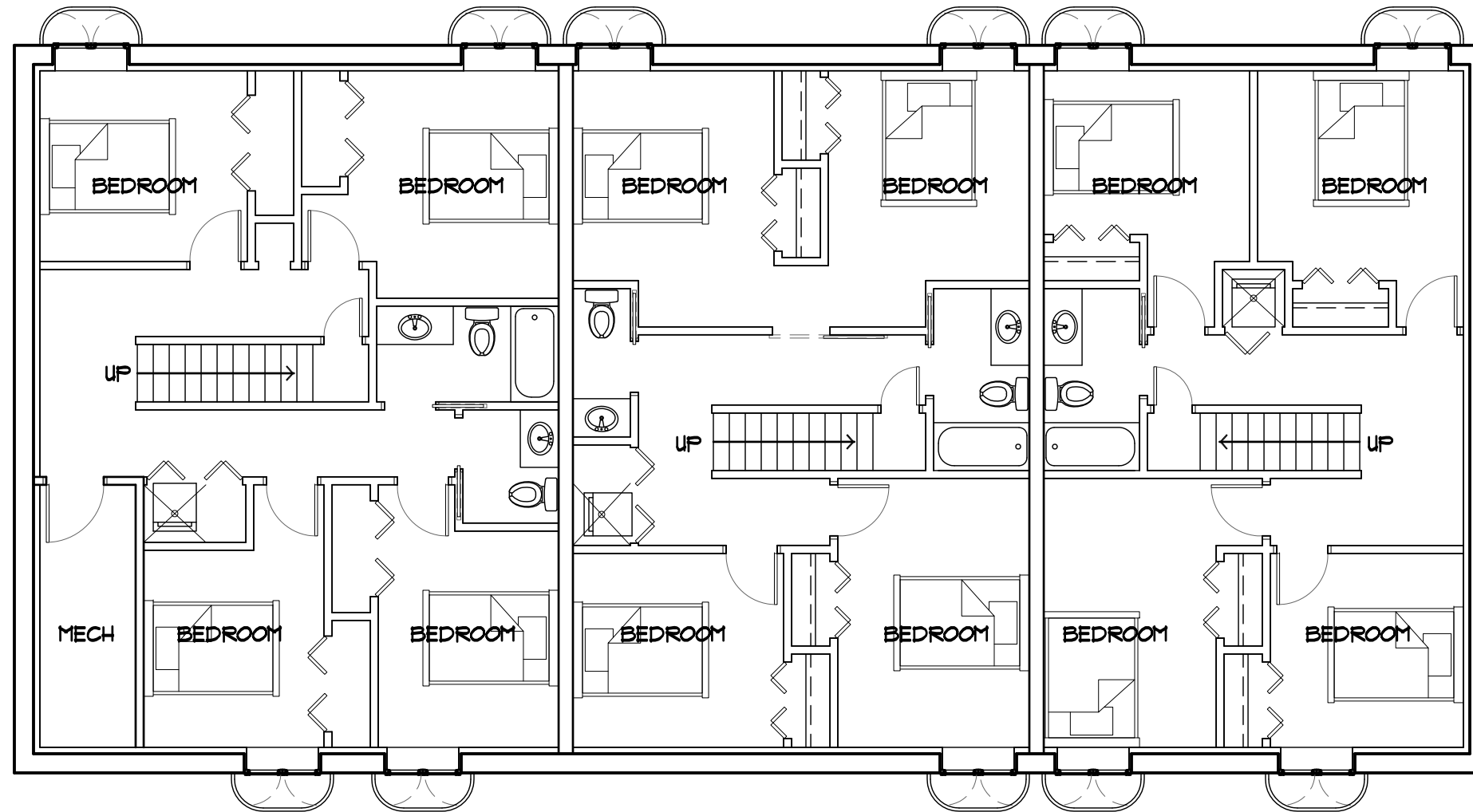
118 E. 26th Street Suite 300 Minneapolis, MN 55404
P:612-879-8225 F:612-879-8152

www.tanek.com

scale: 1/16" = 1'-0"
03.30.2020



A-0.2



Apartment Building
basement plan

1769 Grand Avenue
St. Paul, MN



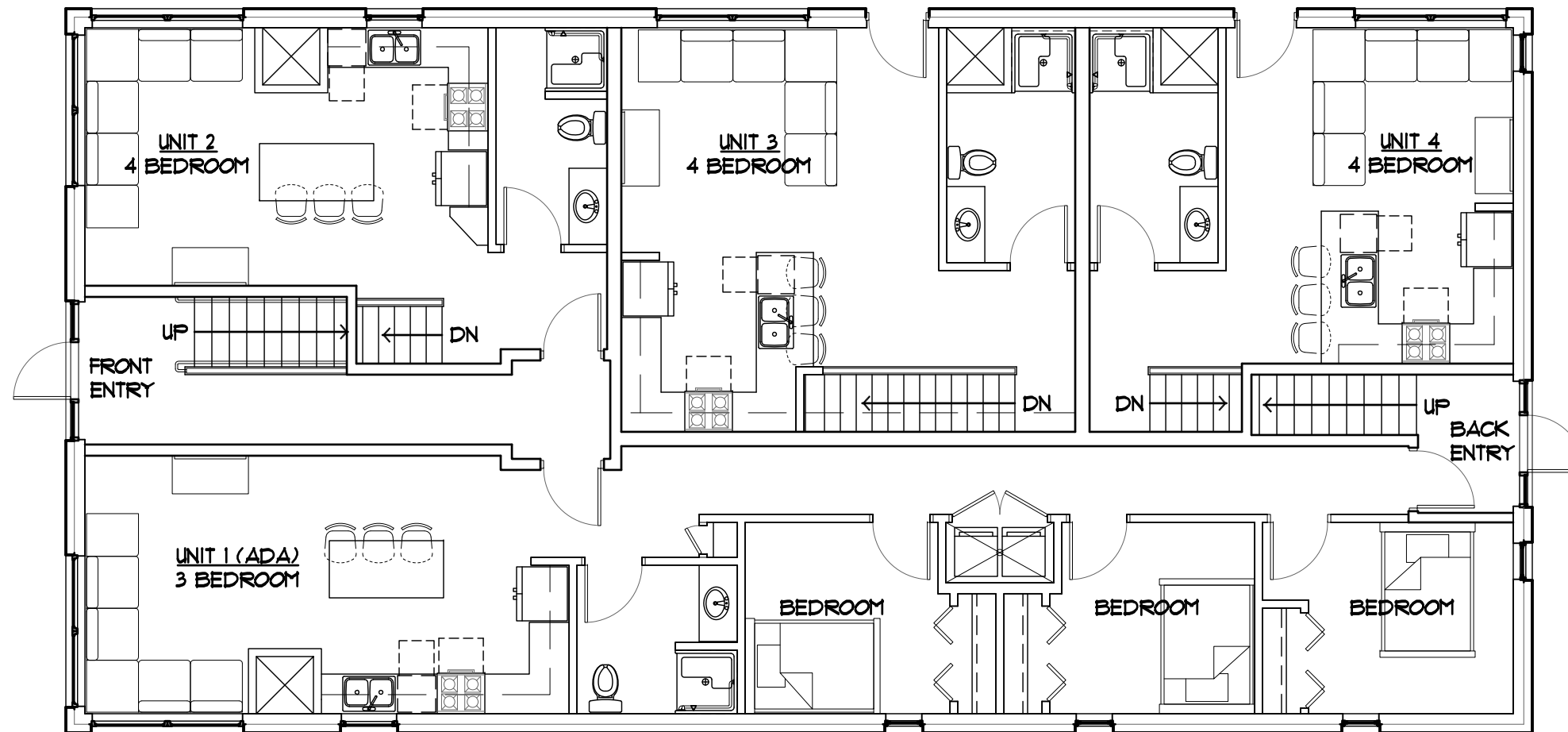
118 E. 26th Street Suite 300 Minneapolis, MN 55404
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scale: 1/8" = 1'-0"
03.30.2020

A-1.0



Apartment Building
first floor plan

1769 Grand Avenue
St. Paul, MN



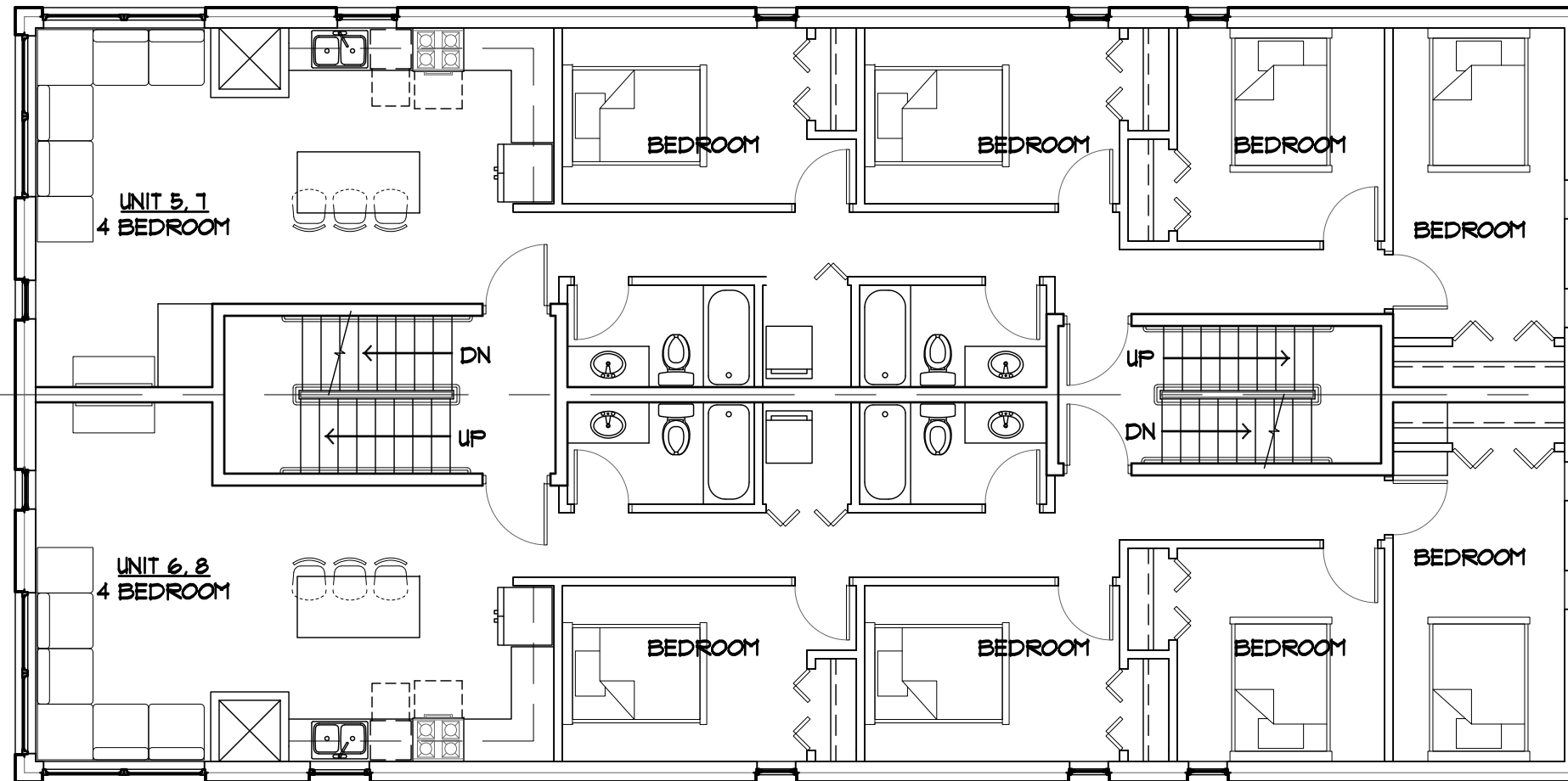
118 E. 26th Street Suite 300 Minneapolis, MN 55404
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scale: 1/8" = 1'-0"
03.30.2020

A-1.1



Apartment Building
second and third floor plan

1769 Grand Avenue
St. Paul, MN



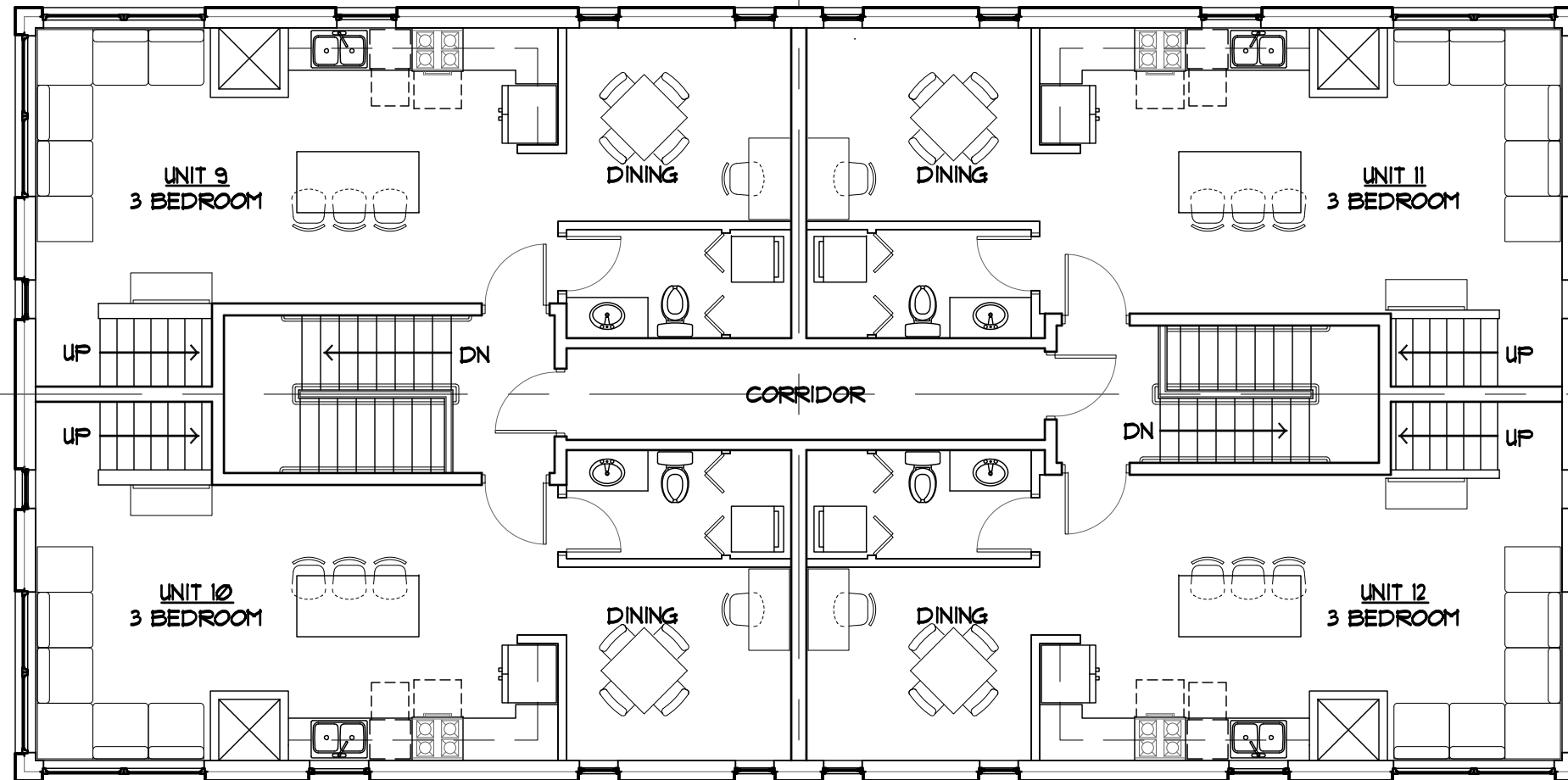
118 E. 26th Street Suite 300 Minneapolis, MN 55404
P:612-879-8225 F:612-879-8152

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scale: 1/8" = 1'-0"
03.30.2020

A-1.2



Apartment Building
fourth floor plan

1769 Grand Avenue
St. Paul, MN



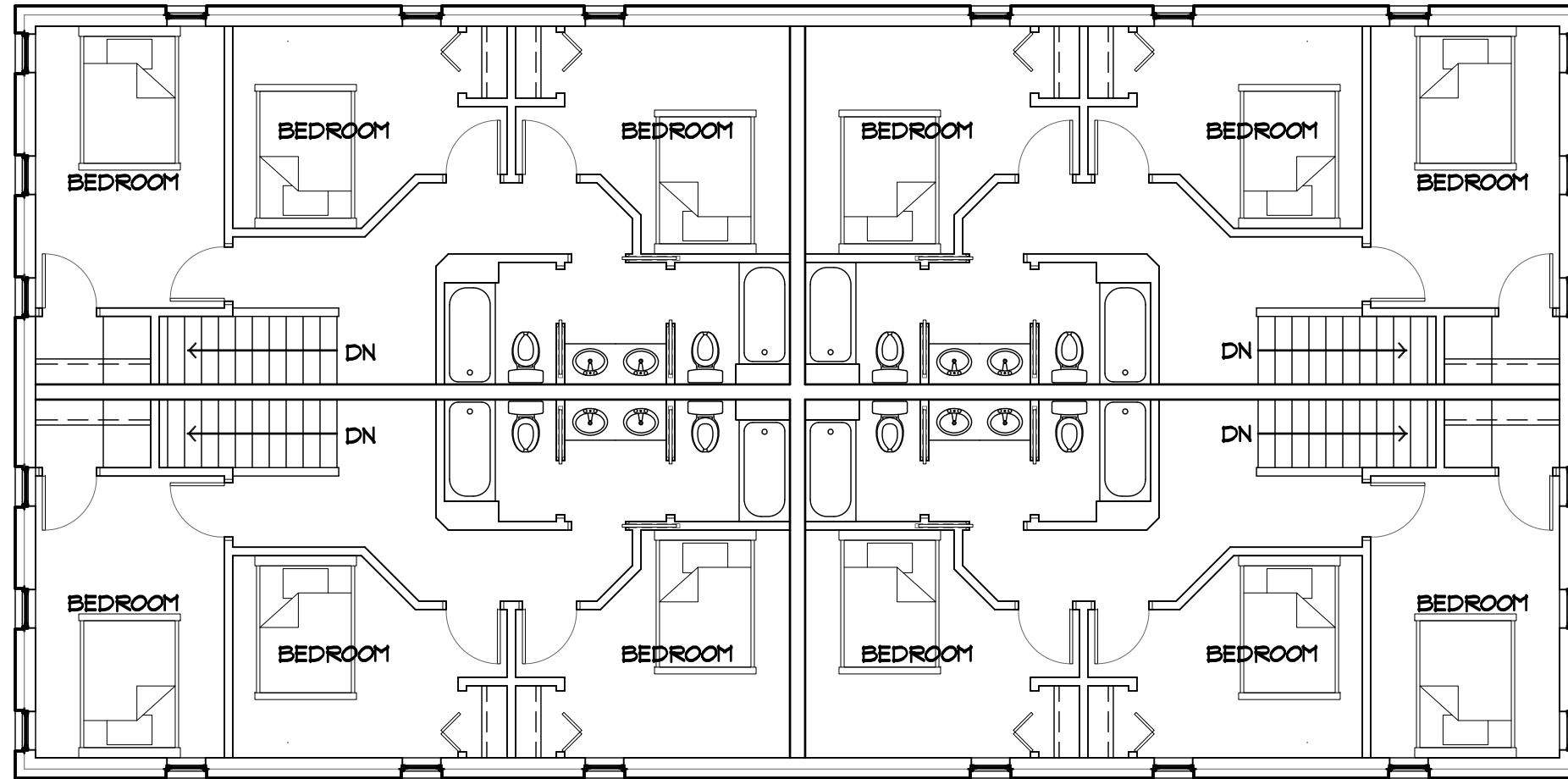
118 E. 26th Street Suite 300 Minneapolis, MN 55404
P:612-879-8225 F:612-879-8152

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scale: 1/8" = 1'-0"
03.30.2020

A-1.4



Apartment Building
fifth floor plan

1769 Grand Avenue
St. Paul, MN



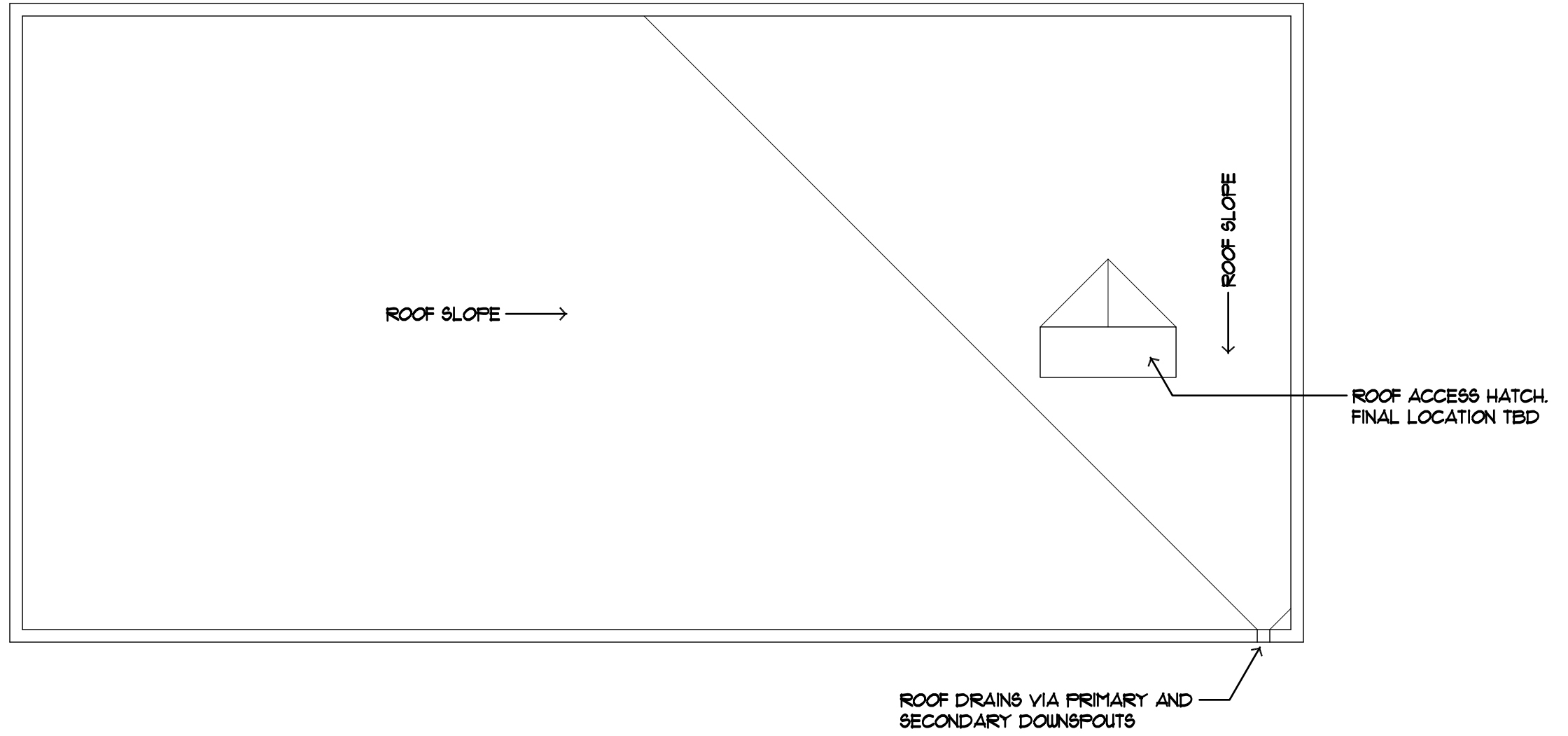
118 E. 26th Street Suite 300 Minneapolis, MN 55404
P:612-879-8225 F:612-879-8152

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scale: 1/8" = 1'-0"
03.30.2020

A-1.5





SOUTH (GRAND AVE) ELEVATION



NORTH (ALLEY) ELEVATION

Apartment Building
south and north elevations

1769 Grand Avenue
St. Paul, MN



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scale: 1/8" = 1'-0"
03.30.2020

A-2.1



WEST ELEVATION

Apartment Building
west elevation

1769 Grand Avenue
St. Paul, MN



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scale: 1/8" = 1'-0"
03.30.2020

A-2.2



EAST ELEVATION

Apartment Building
east elevation

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St. Paul, MN



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scale: 1/8" = 1'-0"
03.30.2020

A-2.3



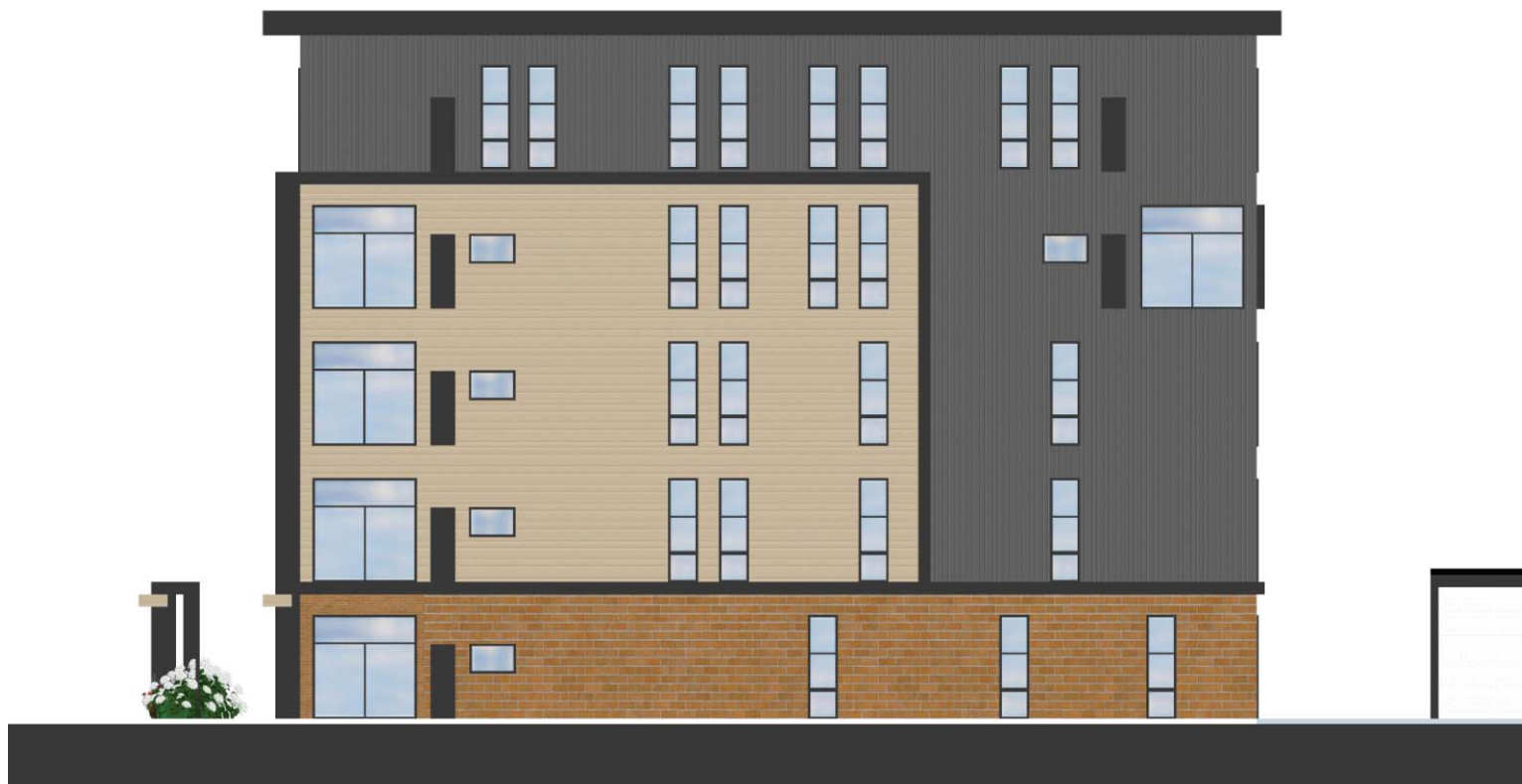
view from Grand



south elevation (Grand)



view from back of building



east elevation



west elevation



June 21st 9am



December 21st 9am



June 21st 3pm



December 21st 3pm