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 Ludzack Company Guadalupe Alternative Programs
Address 381 East Robie
City St. 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 Ludzack **Date** 4-15-2011

FILE
11-130256

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 witch 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

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11-130256

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"

FILE
11-130256

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.

381 East Robie Street, St Paul, MN 55107-2415 651 222 0757 Fax 651 290 2703

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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 are 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

381 East Robie Street, St. Paul, MN 55107-2415 651 222 0757 Fax 651 290 2703

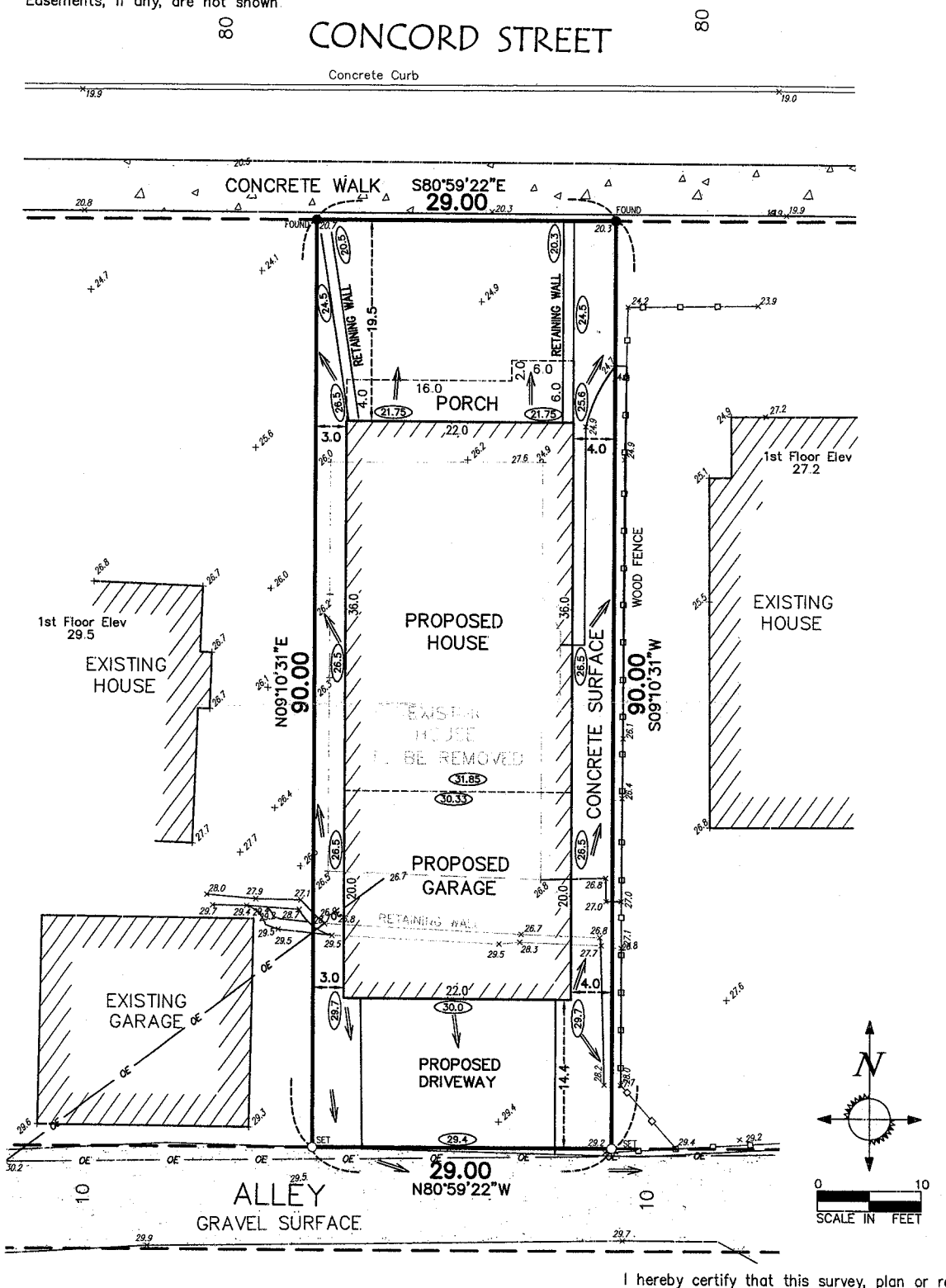
FILE
11-130256

CERTIFICATE OF SURVEY FOR
GUADALUPE ALTERNATIVE PROGRAMS

DESCRIPTION: FROM TAX RECORDS
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.

PROPERTY ADDRESS:
472 Concord Street
Saint Paul, Minnesota

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



LEGEND:
- ● Denotes iron monument found
- O Denotes Iron Pipe Monument set and marked with RLS No.47223
- 29.9× 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

M&P Associates
civil engineering · land surveying · site planning
1440 Arcade St. Suite 250
Saint Paul, MN 55106
Phone: 651-766-0112
Fax: 651-776-0206
E-mail: info@mpasso.com

DRAWN BY AJI PROJECT NUMBER 3138.0010

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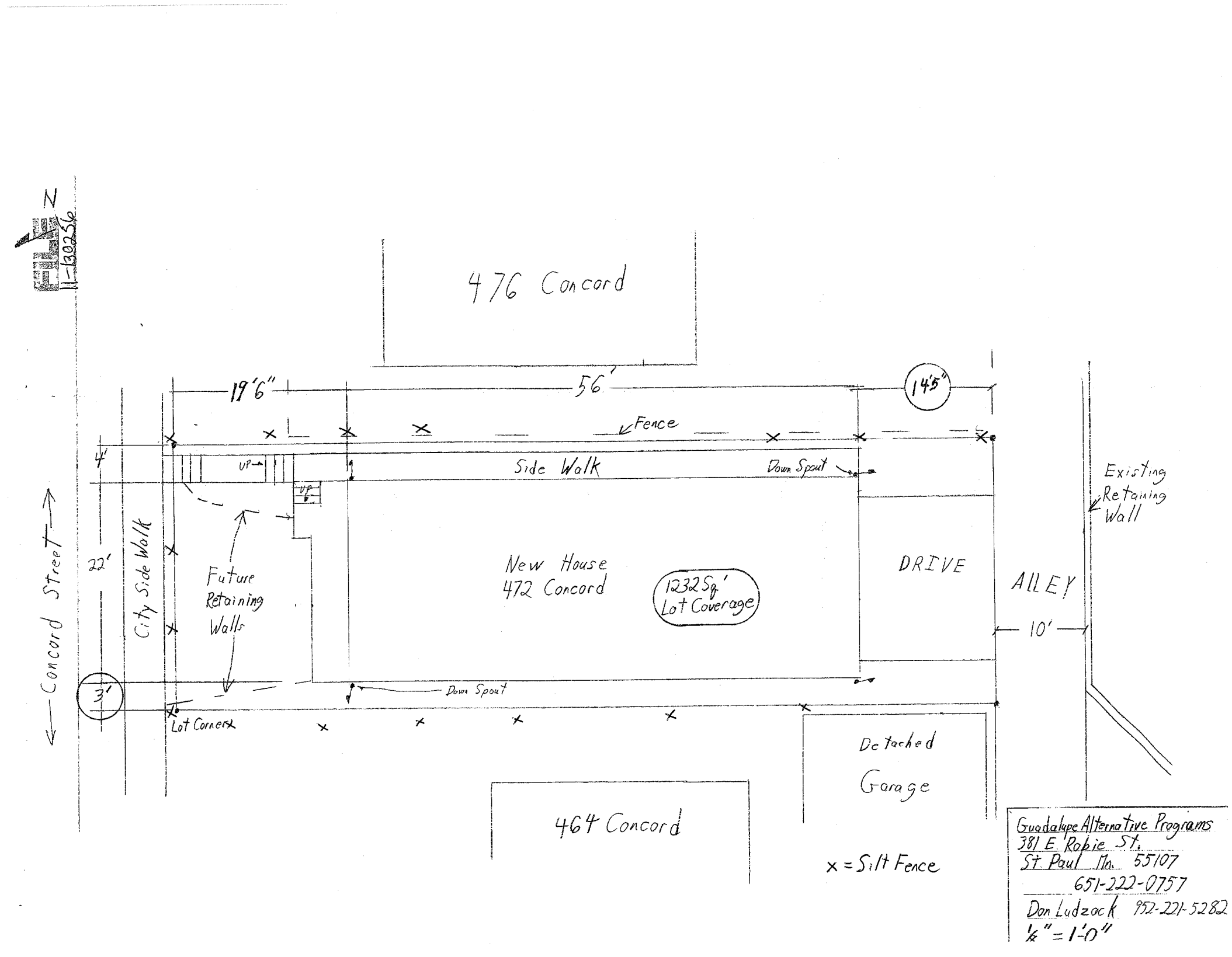
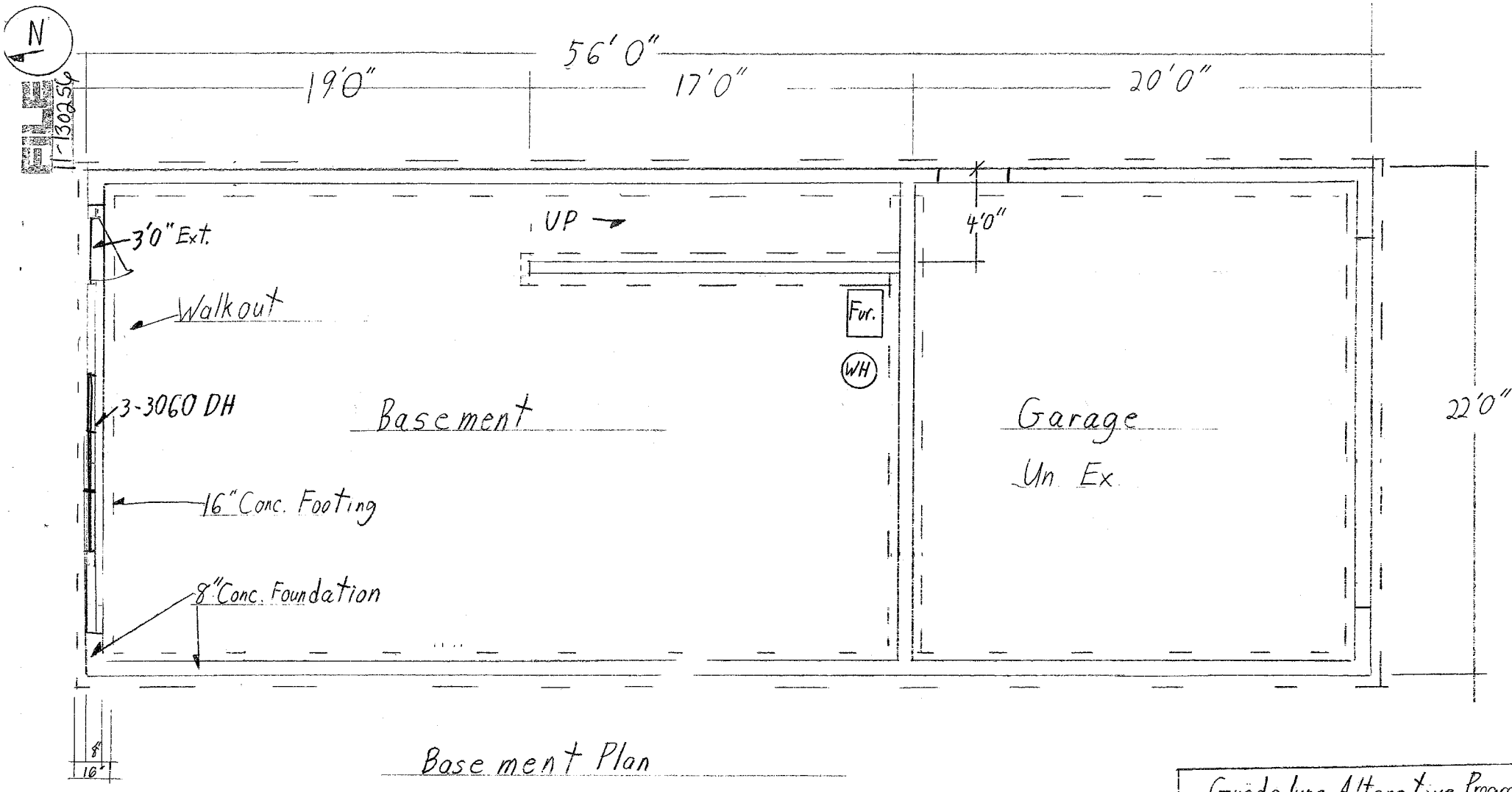
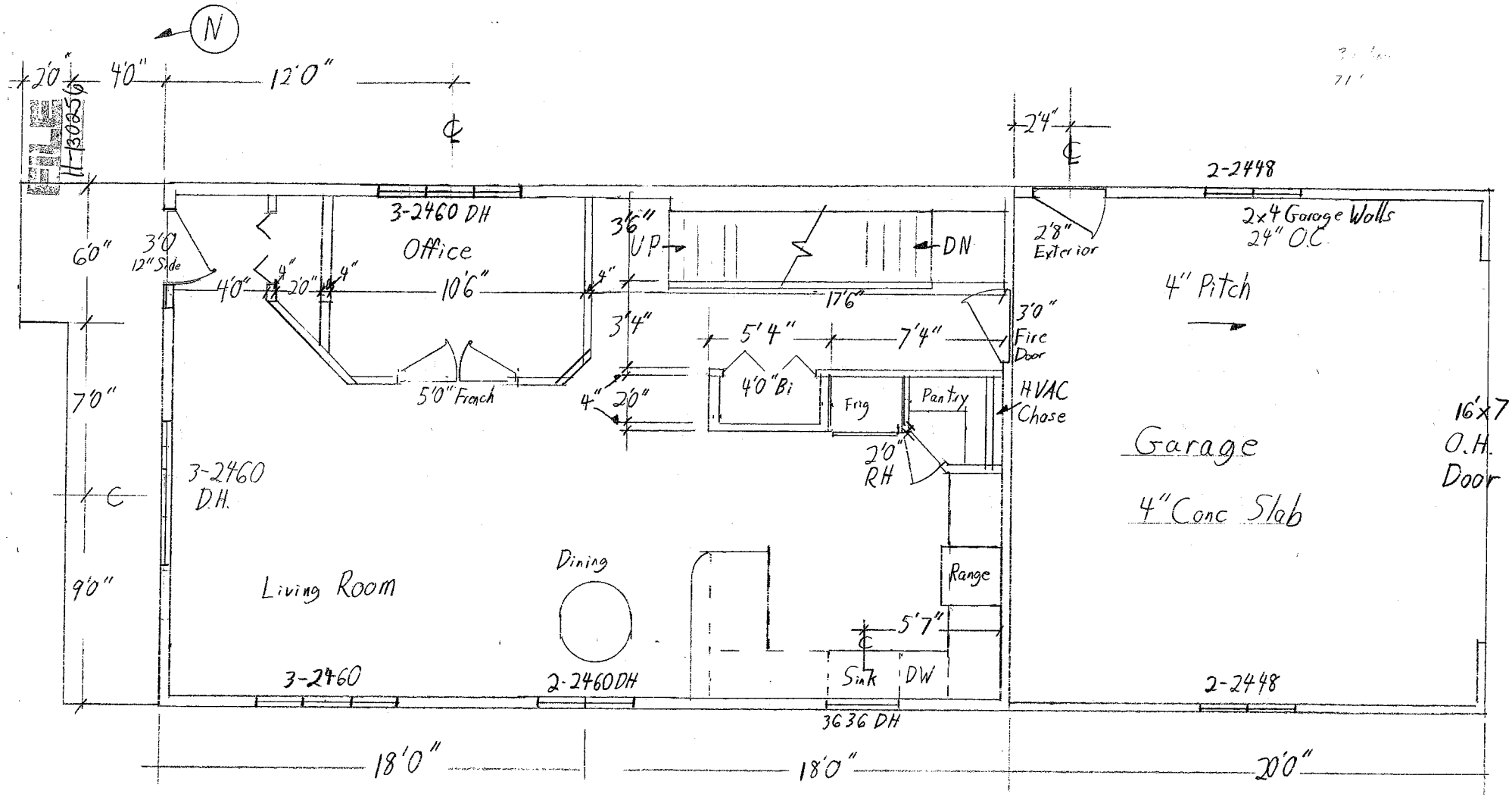

N
11-130256
476 Concord
19'6"
56'
14'5"
Fence
4'
UP
Side Walk
Down Spout
Existing Retaining Wall
22'
City Side Walk
Future Retaining Walls
New House
472 Concord
1232 Sq'
Lot Coverage
DRIVE
ALLEY
10'
Concord Street
3'
Down Spout
Lot Corner
Detached
Garage
464 Concord
x = Silt Fence
Guadalupe Alternative Programs
381 E. Robie St.
St Paul Mn. 55107
651-222-0757
Don Ludzack 952-221-5282
1/4" = 1'-0"



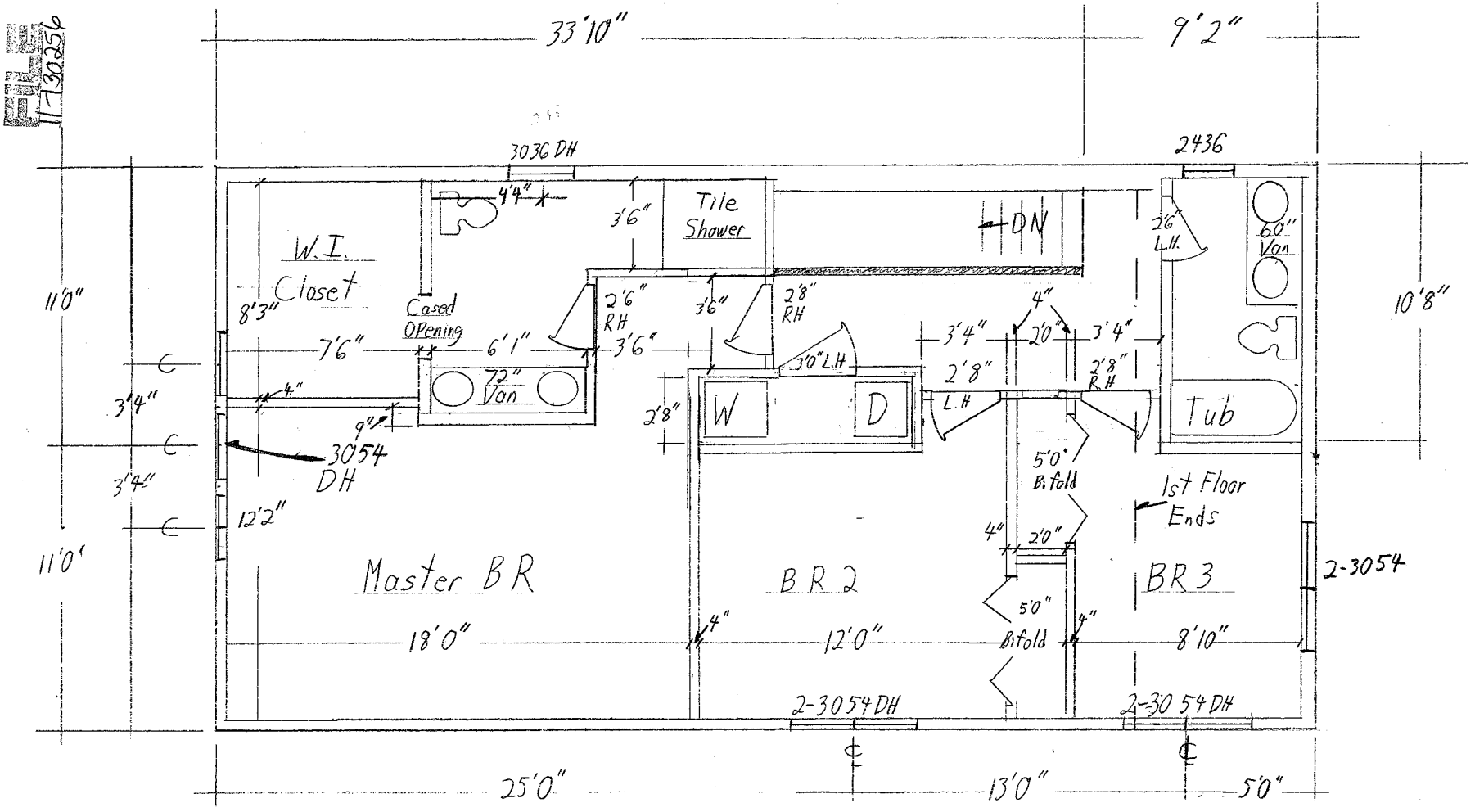
Basement Plan

Guadalupe Alternative Programs
381 E. Robie St. St. Paul, MN
Don Ludzack (651) 222-0757
Property: 472 Concord
¼" = 1'0"



1St Floor Plan
472 Concord

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

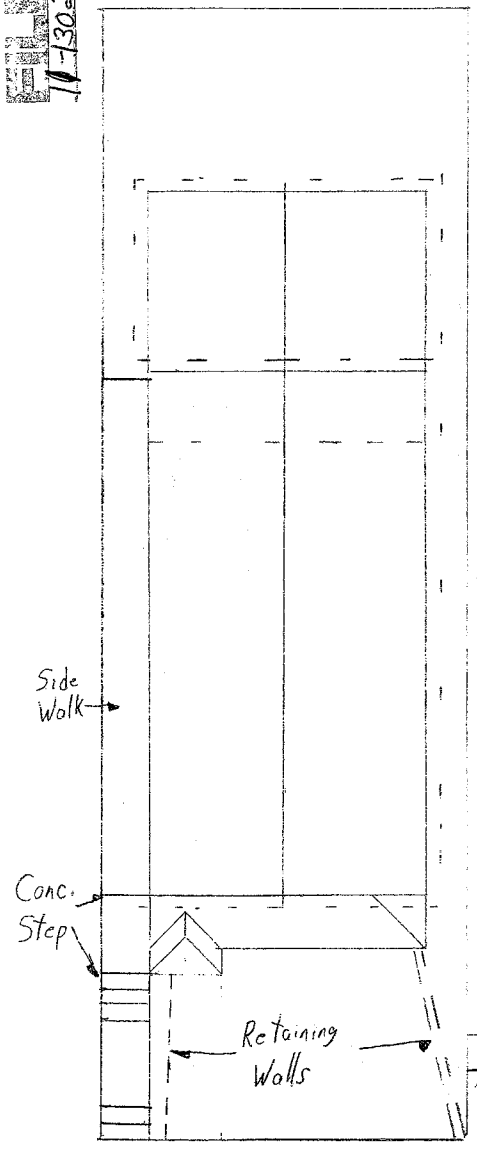


2nd Floor Plan

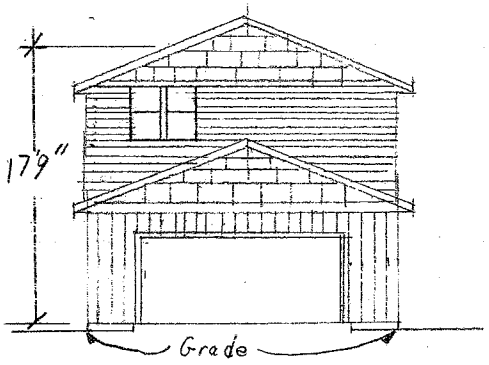
Guadalupe Alternative Program
381 E. Robie St. St. Paul MN
Don Ludzack (651) 222-0757
Property: 472 Concord
1/4" = 1'0"

11-130250

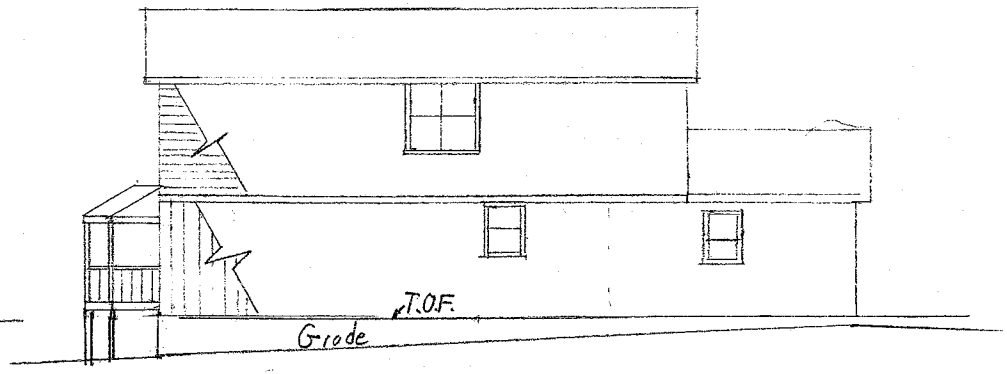
472 Concord Street



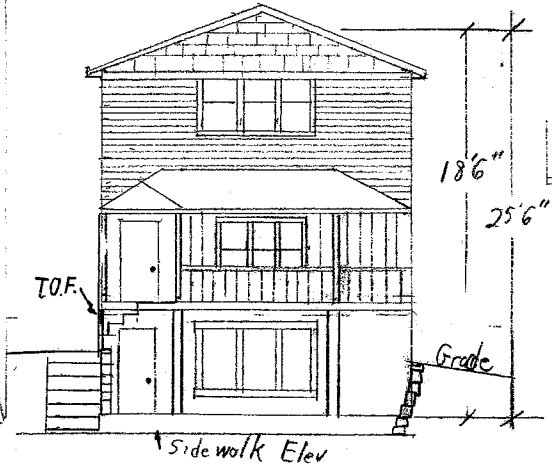
South Elevation



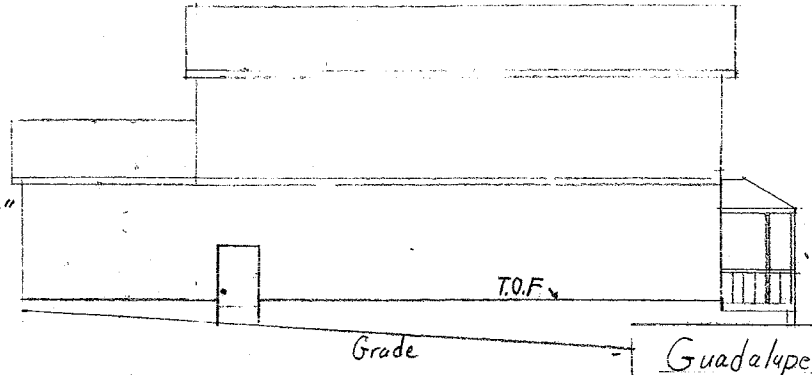
West Elevation



North Elevation



East Elevation



Guadalupe Alternative Program
381 E. Robie St
St Paul MN 55107
651-222-0757

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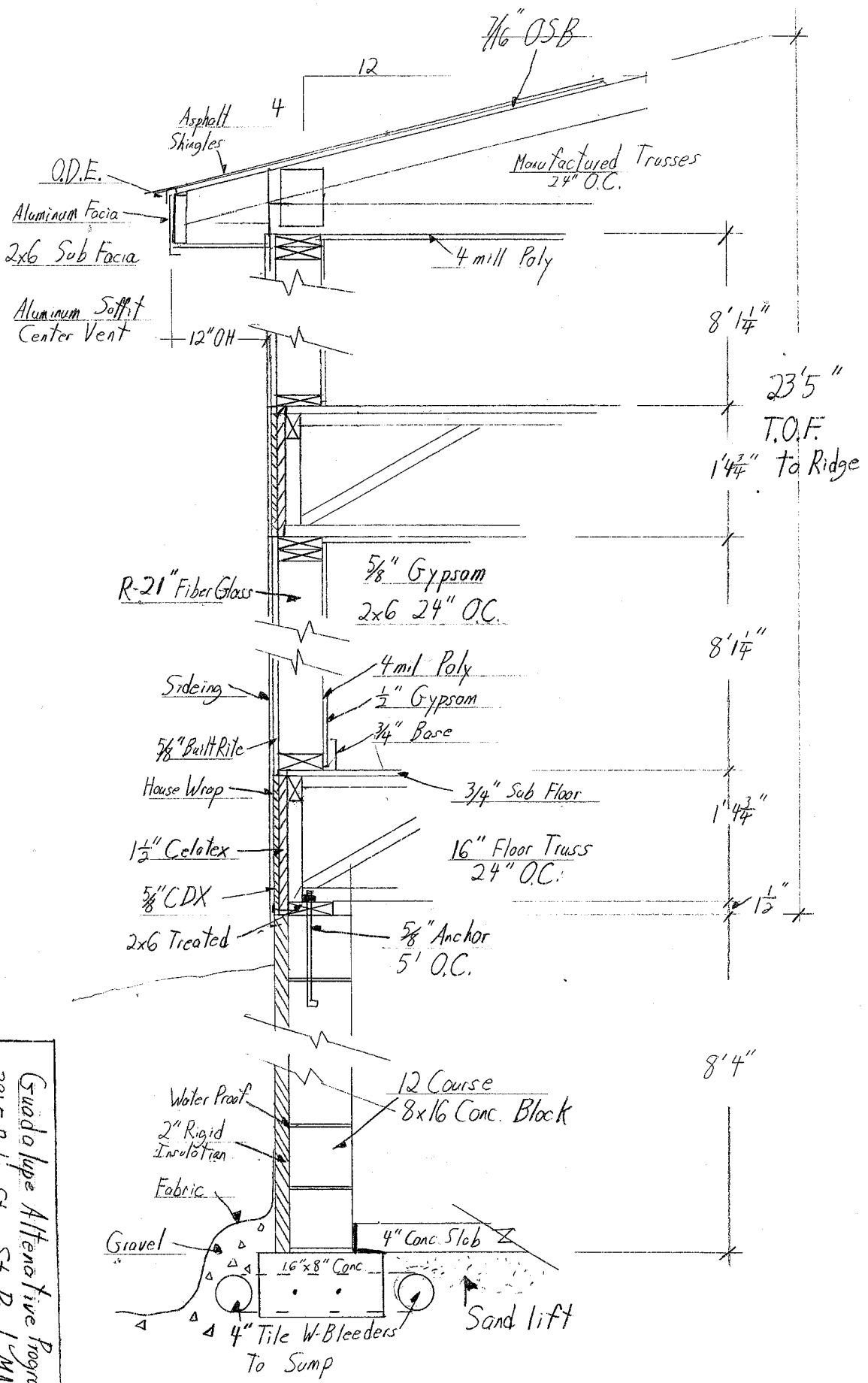
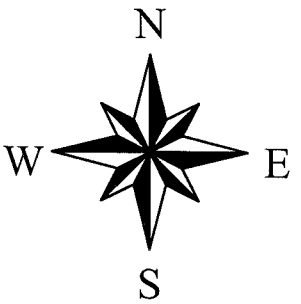


Guadalupe Alternative Program
381 E. Robie St. St. Paul, MN
Don Ludzack (651) 222-0757
Property #: 472 Concord
4" = 1'0"

PROPERTY WITHIN 350 FEET OF PARCEL: 472 CONCORD STREET

CREATED BY: DSI



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