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 # 25-033875
Fee Paid $ 547.00
Received By / Date D. Eide - 5/9/2025
Tentative Hearing Date 6/9/2025

APPLICANT

Name Stronger Sober House (Lessee of Stronger Homes)
(must have ownership or leasehold interest in the property, contingent included)
Address 1790 Spinaker Drive City Woodbury State MN Zip 55125
Email strongersoberhouse@gmail.com Phone 651-247-3091
Name of Owner (if different) _____ Email _____
Contact Person (if different) _____ Email _____
Address _____ City _____ State _____ Zip _____

PROPERTY INFO

Address / Location 519 Farrington Street, Saint Paul, MN 55103
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 _____
Sec. 65.162. - Supportive housing facility. State the requirement and variance requested. _____
Requirement: The facility must be a minimum distance 1,320 feet from any other congregate living facilities with more than six (6) adult residents. Variance requested: 804 feet - Separation requirement by Board of Zoning

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.

   See attachment

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

   See attachment

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

   See attachment

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

   See attachment

☑ 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 Chad Unger **Date** 5/9/25

Zoning Variance Application
Stronger Sober House at 519 Farrington Street, St Paul, MN 55103
Variance Request Supporting Information for 519 Farrington Street

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.

The practical difficulty in complying with the 1,320-foot separation requirement arises from the density of congregate living facilities within the area, which limits opportunities for supportive housing in neighborhoods where demand is high. The property at 519 Farrington Street is ideally suited for sober living based on its location, size, and community accessibility. Notably, this location has been a sober home for at least 10 years and is currently operating as a sober home with 10 men living there. The continued use of this property as a sober living home aligns with community support services and provides a critical resource for individuals in recovery, which is a reasonable and socially beneficial use that meets the goals of transitional and supportive housing.

Additionally, Stronger Sober House has successfully managed other homes/properties in similar areas, demonstrating responsible operations and strong community contributions. These properties have been well-maintained, compliant with city regulations, and have contributed to the overall safety and stability of their neighborhoods. Allowing the variance would not only maintain the character of the neighborhood but also enhance it through continued quality management and community support.

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

The separation distance issue is a result of pre-existing facilities that were established prior to the acquisition of 519 Farrington Street The landowner did not contribute to or create the density of these facilities. Furthermore, the layout and zoning of the neighborhood inherently cluster congregate living homes in accessible, service-oriented areas, which is beyond the control of the current property owner. This unique concentration of supportive housing in the area is a community-driven circumstance, not one 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.

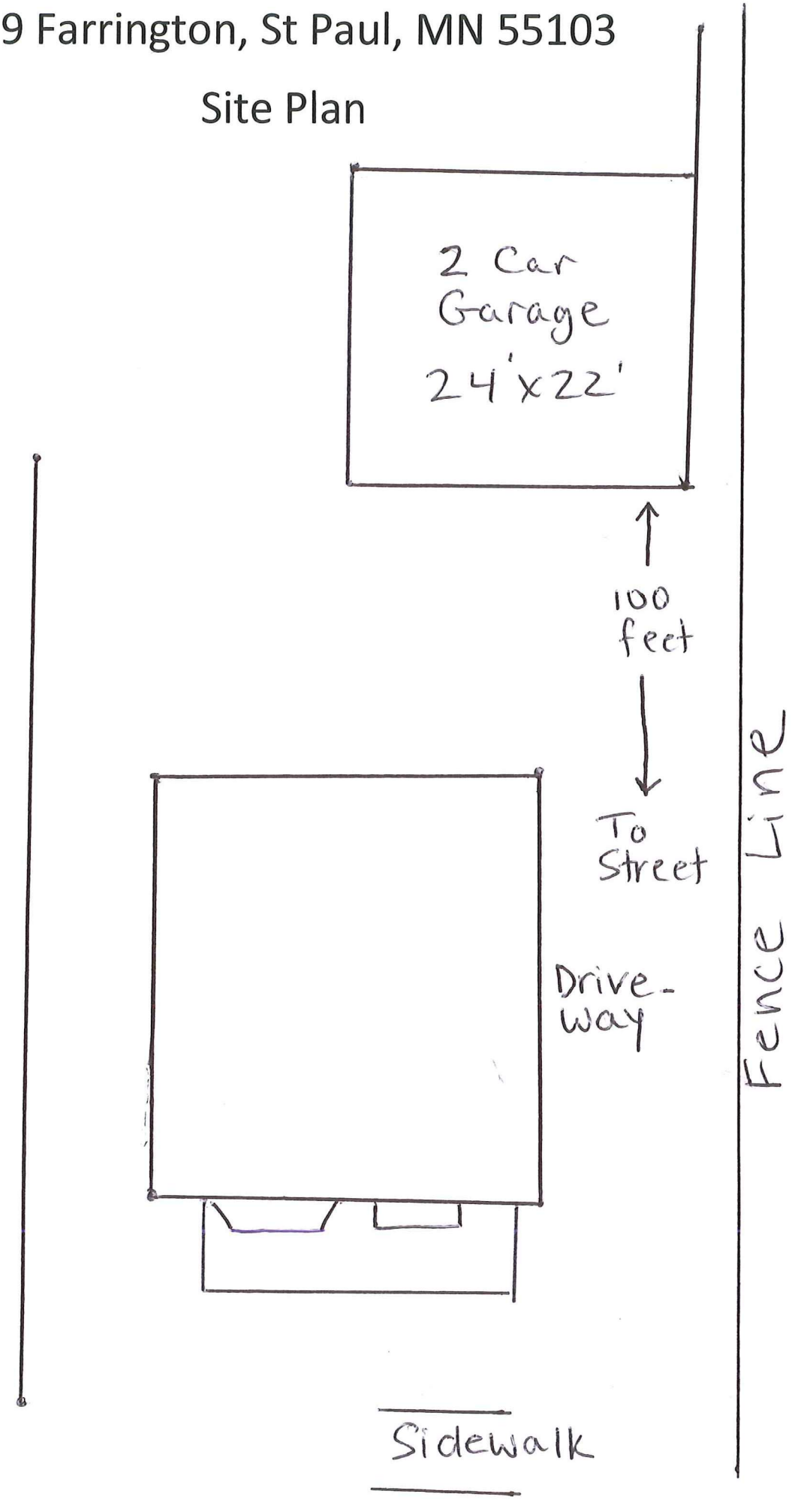
The variance request is specifically for the separation distance requirement and not for a change of use. 519 Farrington Street will continue to operate as a supportive housing facility, which is a permitted use within the zoning district. The property will comply with all other zoning regulations, building codes, and occupancy standards required for sober living homes.

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

The proposed use of 519 Farrington Street as a sober living home is consistent with the residential and community-focused character of the surrounding area. The property has been maintained to reflect the architectural and community standards of the neighborhood, and its use as supportive housing contributes positively to community welfare. No structural changes are planned that would disrupt the aesthetic or function of the property, and its operation is designed to integrate seamlessly with neighboring residences.

519 Farrington, St Paul, MN 55103

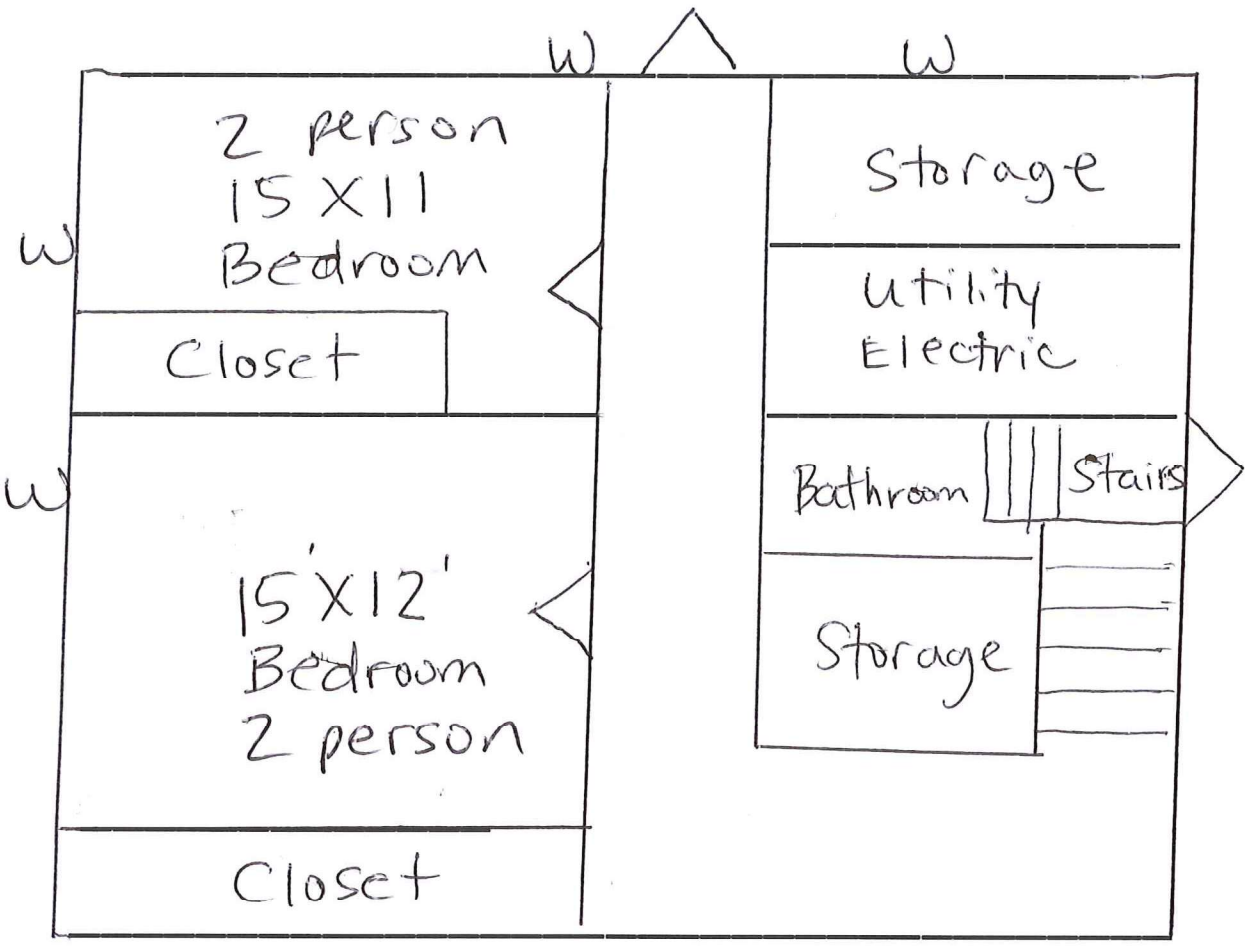
Site Plan



519 Farrington, St Paul, MN 55103

Lower Level

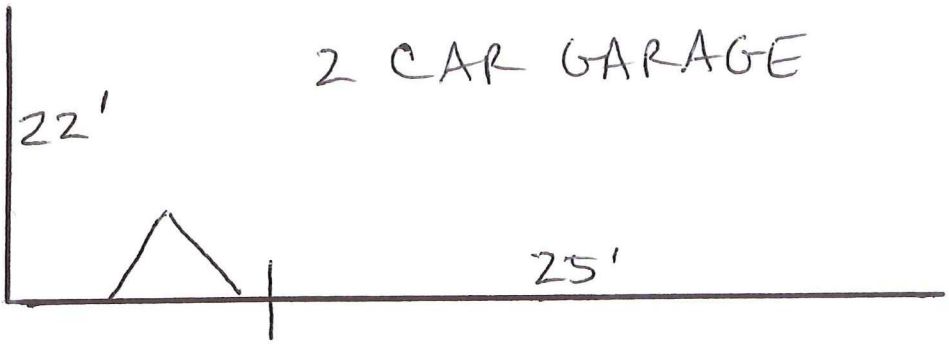
W = Window



Street

519
Farrington

MAIN
LEVEL



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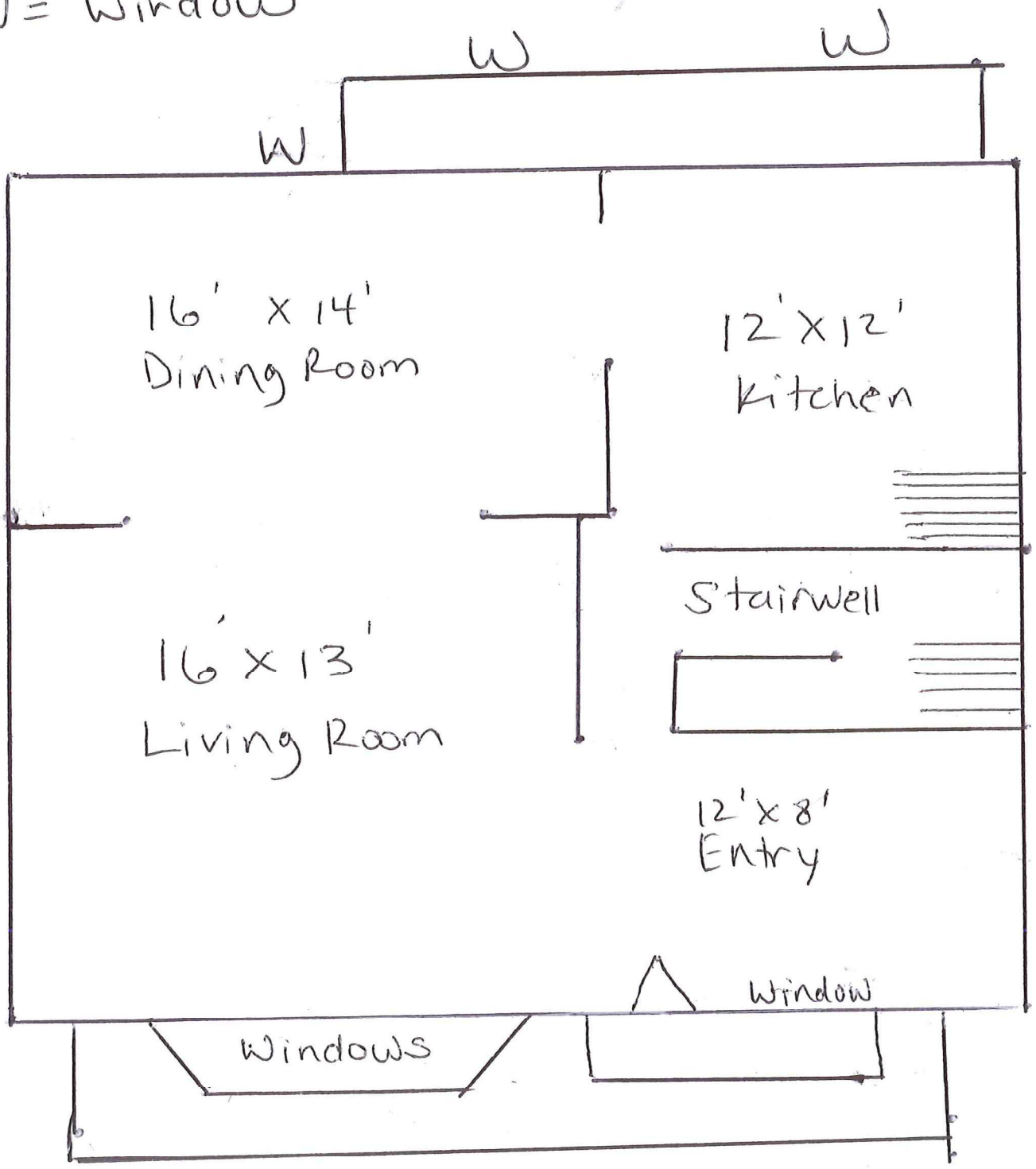
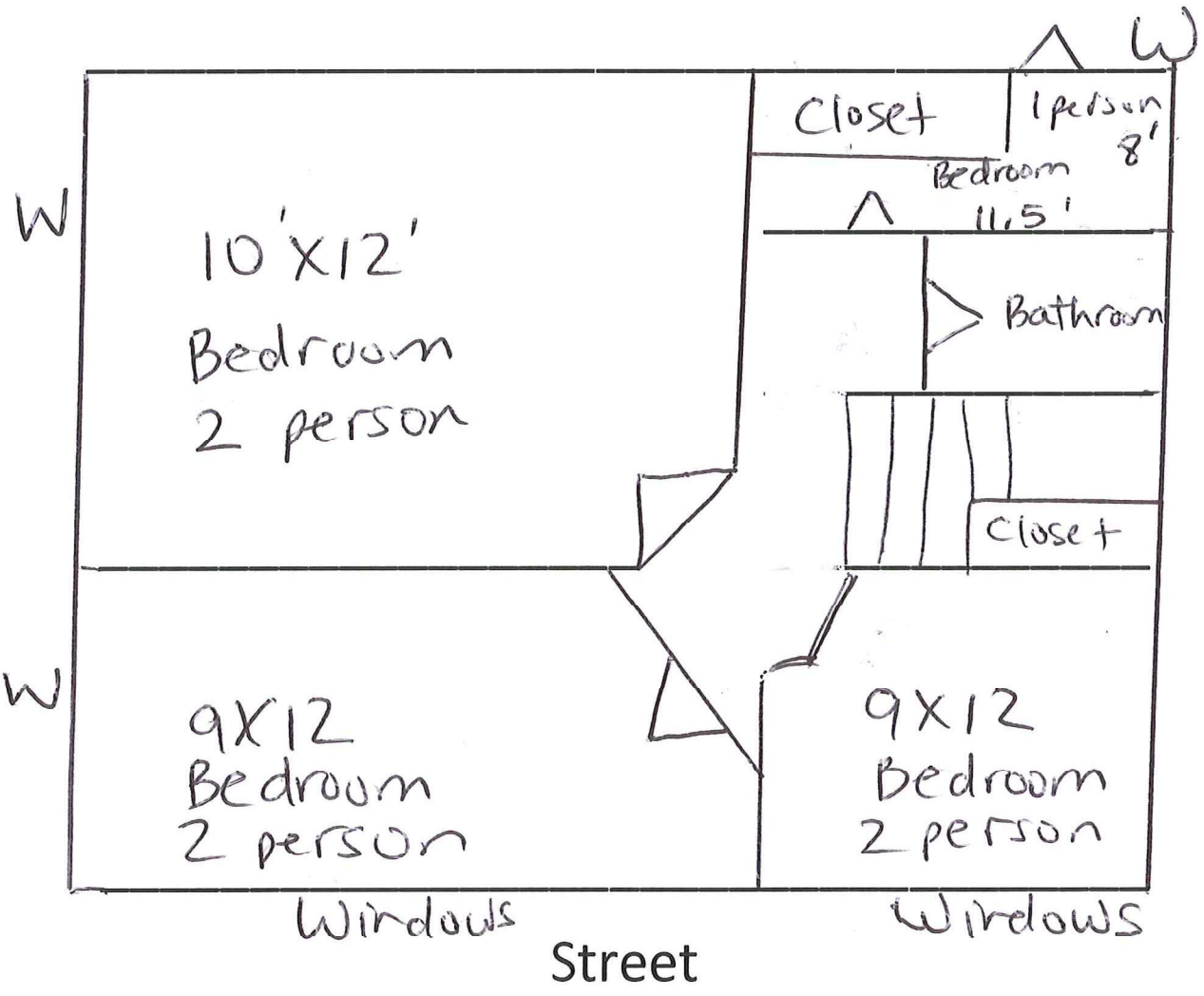


519 Farrington, St Paul, MN 55103

2nd Level

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