



BOARD OF ZONING APPEALS INFORMATION COVER SHEET

REVISED

Type of Application: Major Variance **File #**16-006502

Hearing Date: February 17, 2016

Location: 673, 677, 681, 685, 689, 693, 697, 701, 705, 709, 713, &
717 RIVOLI STREET

Purpose: The applicant is proposing to construct twelve new single family homes with attached garages in front as part of a development project for the "Village on Rivoli". The zoning code specifies that garages must be set back from the front lot line at least as far as the principal structure (in case of attached garages, this refers to the non-garage part of the structure). The applicant is requesting a variance from this requirement.

Applicant/Representative: GARY FINDELL & JIM ERCHUL
823 7TH STREET EAST
ST PAUL MN 55116
USA

Telephone: (651) 774-6995

Property Owner: HOUSING AND REDEV AUTHORITY
25 4th Street West 12th Floor
St Paul MN 55102-1634

Telephone: (651) 266-6608

Legal Description: Proposed: LOT 11, BLOCK 1, VILLAGE ON RIVOLI

Date Received: January 19, 2016

Notification Sent: February 8, 2016

Land Use Map:

Present Zoning: R4

Planning District: 5

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 01/19/16
ck # 27392
front corner

Zoning office use only

File Number:

Fee: \$

Tentative Hearing Date:

Section(s)

City agent

16-006502
520.55
02/17/16
63.501(2)(3)
Y DATTAR

APPLICANT

Name Gary Findell / Jim Erchul Company Dayton's Bluff Neighborhood Housing

Address 823 East Seventh Street Services

City St. Paul St. MN Zip 55116 Daytime Phone 651-774-6995

Property Interest of Applicant (owner, contract purchaser, etc) Developer

Name of Owner (if different) City of St. Paul HRA

Phone

PROPERTY INFORMATION

Address / Location Intersection of Rivoli Street and Mt Ida

Legal Description See attached

(attach additional sheet if necessary)

Lot Size Min. 5,000 s.f. Present Zoning R-4 Present Use Vacant

Proposed Use Single family homes

Variance[s] requested: Dayton's Bluff Neighborhood Housing Services requests a variance from Section 63.501.2.3 of the zoning code, which reads as follows. "Garages shall be set back from the front lot line at least as far as the principal structure (in the case of attached garages, this refers to the non-garage part of the structure). "

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.

See attached

Attachments as required:

☒ Site Plan

☒ Attachments

☒ Pro Forma

Applicant's Signature

J. Erchul

Date

1-15-16

**Dayton's Bluff Neighborhood
Housing Services**

THIS SQUARE APPEARS 1/2" x 1/2" ON ALL SIZE SHEETS.

2	09/05/15	BD SET
1	05/20/15	REVIEW
0	DATE	ISSUED FOR

HEREBY CERTIFY that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

SIGNATURE *John M. ...*
 TYPED OR PRINTED NAME: LYNN MAJOR
 DATE: 05-05-2015 REG. NO.: 49911

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RIVOLI BLUFF
DEVELOPMENT

ISSUING TITLE:
LANDSCAPE PLAN
(SOUTH)

FILE: J150132500 Drawings\J15013211 Landscape Plan.dwg
 DRAWN BY: SCM
 CHECKED BY: LAU
 PROJ NO: 150132
 DRAWING NO: 112

✓ L12

PLANTING NOTES:

- [illegible]

PROTECTIONS

6. THE CONTRACTOR SHALL AVOID DAMAGING EXISTING TREES. DO NOT STORE OR DRIVE HEAVY MATERIALS OVER TREE ROOTS. DO NOT DAMAGE TREE BARK OR BRANCHES.
7. THE CONTRACTOR SHALL KEEP PAVEMENTS, CURBS, FENCES, AND BUILDINGS CLEAN AND UNSTAINED. ANY DAMAGE TO EXISTING CURBS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE PROJECT SITE SHALL BE KEPT CLEAR OF CONSTRUCTION WASTES AND DEBRIS.
8. ALL AREAS SEEDED AND SODDED BY CONTRACTOR SHALL BE MAINTAINED.

PLANT SCHEDULE SOUTH AREA

GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME
	2,615 sf	Rain Garden (See Detail Callout)
	405 sf	Shrub and Perennial Garden (See Detail Callout)
	20,096 sf	Sod (See Spec)

SEE L1.4 FOR PLANTING DETAILS

