

**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

Board of Zoning Appeals**Information Cover Sheet****Type of Application:** Major Variance**File #**19-016696**Hearing Date:** March 25, 2019**Location:** 5 HEATHER PLACE

Purpose: There are two residential structures on this property; a principal building and an accessory building that includes a three-car garage and dwelling unit. The applicant is proposing to split the zoning lot so that each structure is on its own, separate parcel. Once the lot is split, the accessory building becomes a principal building and must meet all setback and lot coverage requirements. The following variances are being requested: 1) A minimum rear yard setback of 25' is required; a setback of 5.1' is existing for a variance request of 19.9'. 2) Accessory buildings and uses must not be established in a required yard except a rear yard. The minimum required side yard is 8' in the R2, single family zoning district; The proposed side yard setback for the accessory structure is 5' for a variance request of 3'.

Applicant

/Representative: JEFFREY S. ARUNDEL
5 Heather Place
St Paul MN 55102-2615

Telephone: (612) 812-1883

Property Owner: JEFFREY S. ARUNDEL
5 Heather Place
St Paul MN 55102-2615

Legal Description: GOODKIND TERRACE PART OF LOTS 3 & 4 ELY OF FOL
DESC L BEG AT NELY COR OF SD LOT 3 TH SELY
ALONG ELY L THEREOF 53.06 FT TH SLY AT AN ANGLE
OF 153 DEG 43 MIN 56 FT TO CENTER OF TOP STONE OF
STAIRWAY TH WLY ALONG TOP OF SD STAIRWAY L
THEREOF TH SLY ALONG SD

Date Received: March 4, 2019

Notification Sent: March 12, 2019

Land Use Map: 3C

Present Zoning: R2; HPL-Hill

Planning District: 16

Staff Person Assigned: Jerome Benner II



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ZONING VARIANCE APPLICATION

19-016696

ZONING VARIANCE APPLICATION

Applicant Contact Information

| | | |
|---|--------------------------------------|----------------------------|
| Name: JEFF ARUNDEL | Email: JEFF@LUCKYCLUBMAIL.COM | Phone: 612 812 1883 |
| Address: 5 HEATHER PLACE | | |
| City, State, Zip: ST. PAUL MN. | | |
| Property interest of applicant (owner, contractor, purchaser, etc.): OWNER | | |
| Property owner (if different): | | |

Subject Property Information

| | | | | |
|--|----------------------------------|----------------------------------|----------------------------|------------------------------------|
| Address: 3 HEATHER PLACE | | | | |
| Legal Description: SEE ATTACHED | | | | |
| Lot size: 10394 SF | Existing use: RESIDENTIAL | Proposed use: RESIDENTIAL | Zoning District: R2 | Planning District: HPL-Hill |

(AFTER SPLIT)

Please select the type(s) of variance or review being requested and a brief description of the proposed project:

| | |
|--|--|
| <input type="checkbox"/> Lot Area | <input type="checkbox"/> Separation from Specific Uses |
| <input checked="" type="checkbox"/> Setbacks (please specify: front / side (Year)) | <input type="checkbox"/> Design Standards |
| <input type="checkbox"/> Density | <input type="checkbox"/> Off-street Parking |
| <input type="checkbox"/> Floor Area Ratio (FAR) | <input type="checkbox"/> Signage (requires additional application) |
| <input type="checkbox"/> Height | <input type="checkbox"/> Lot Coverage |
| <input type="checkbox"/> Sidewall Articulation (only Districts 14 & 15) | <input type="checkbox"/> Administrative Review (Appeal) |

Applicant Signature:

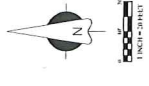
| | | |
|------------|----------------------|--------------|
| Signature: | Date: 2/14/19 | Received by: |
|------------|----------------------|--------------|

17017 Highway No. 7
Minnetonka, Minnesota 55345
www.advancemn.com

PROJECT: VERIFY THAT THE PLAN, SURVEY OR RECORD IS CORRECT AND ACCURATE FOR THE PROJECT PURPOSES AND THAT I AM A duly Licensed Professional Engineer under the laws of the State of Minnesota.

Surveyor: *Wayne W. Pridemore*
#43503
LICENSE NO.
DATE: OCTOBER 17, 2018

DRAWING ORIENTATION & SCALE



CLIENT JOB ADDRESS
STRAND DESIGN
5 HEATHER PLACE
ST. PAUL, MN

| DATE | REVISION DESCRIPTION |
|--------|----------------------|
| 1/2/19 | CITY COMMENTS |
| 1/2/19 | ADD ADJACENT GARAGE |

SURVEYED DATE: SEPTEMBER, 2018
DRAFTED DATE: SEPTEMBER 20, 2018

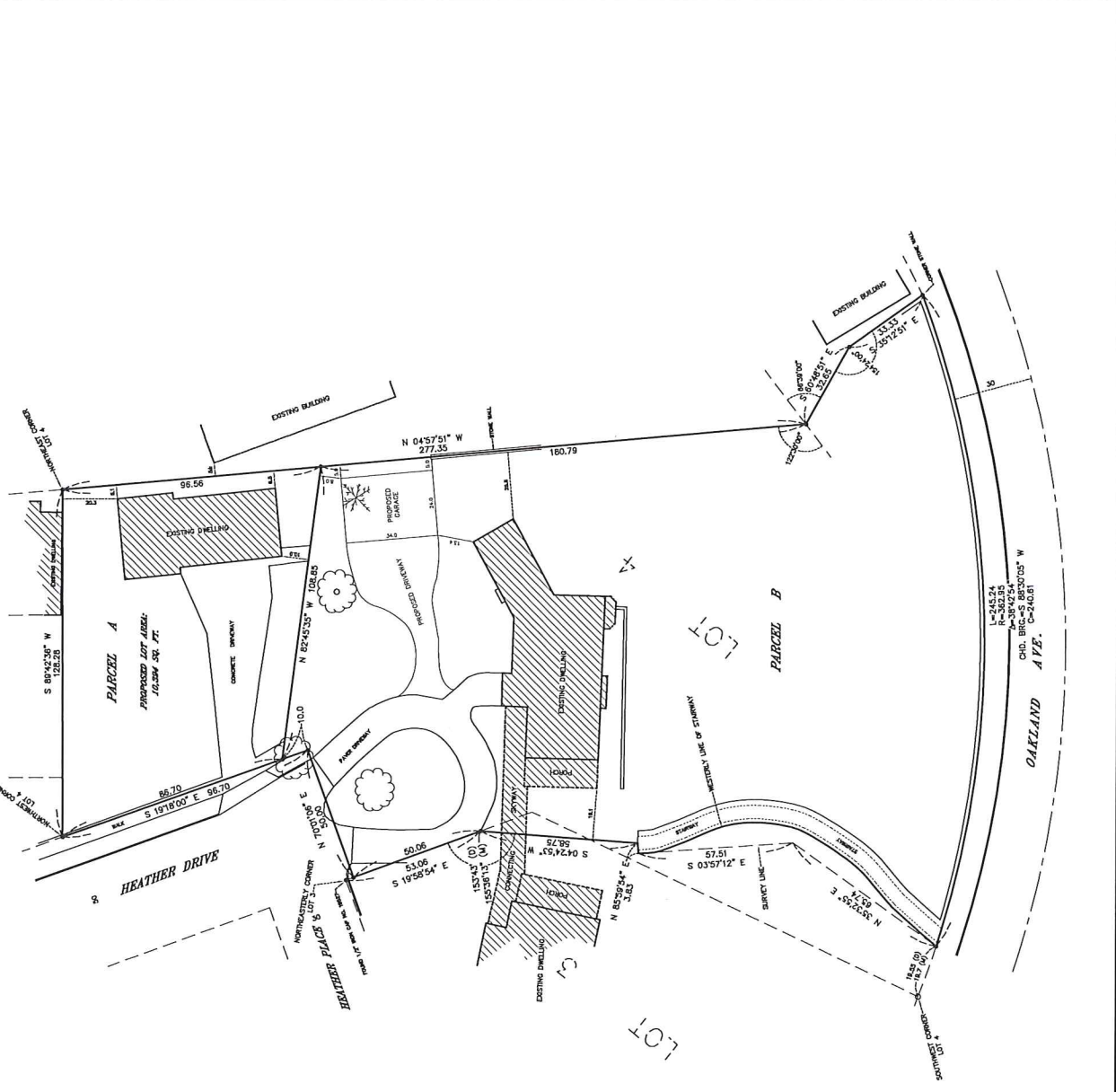
SHEET TITLE
LOT SUBDIVISION

SHEET SIZE: 24" x 34"

DRAWING NUMBER
180945 WP

SHEET NUMBER
1

19-016698



ORIGINAL LEGAL DESCRIPTION:
All those parts of Lots 3 and 4 of Goodkind Terrace, St. Paul, Minn., lying Easterly of a line described as follows: Beginning at the Northerly corner of said Lot 3 and running thence Southwesterly along the line of said Lot 3 a distance of 153 degrees 43 minutes, 56 feet more or less to a point, thence southerly at an angle of 153 degrees 43 minutes, 56 feet more or less to the center of the said driveway to the Westerly line thereof; thence Southwesterly along the said Westerly line of said Lot 4, a distance of 108.85 feet, more or less, to a point on the East line of said Lot 4, a point being 96.56 feet Southerly of the Northeast corner of said Lot 4, and said line there terminating.

PROPOSED LEGAL DESCRIPTION PARCEL A:
That part of Lot 4, Goodkind Terrace, St. Paul, Minn., Ramsey County, Minnesota, lying Northerly of a line described as follows: Beginning at the Northerly corner of said Lot 4, a distance of 86.70 feet, to the center of the said driveway to the Westerly line of said Lot 4, a distance of 108.85 feet, more or less, to a point on the East line of said Lot 4, a point being 96.56 feet Southerly of the Northeast corner of said Lot 4, and said line there terminating.

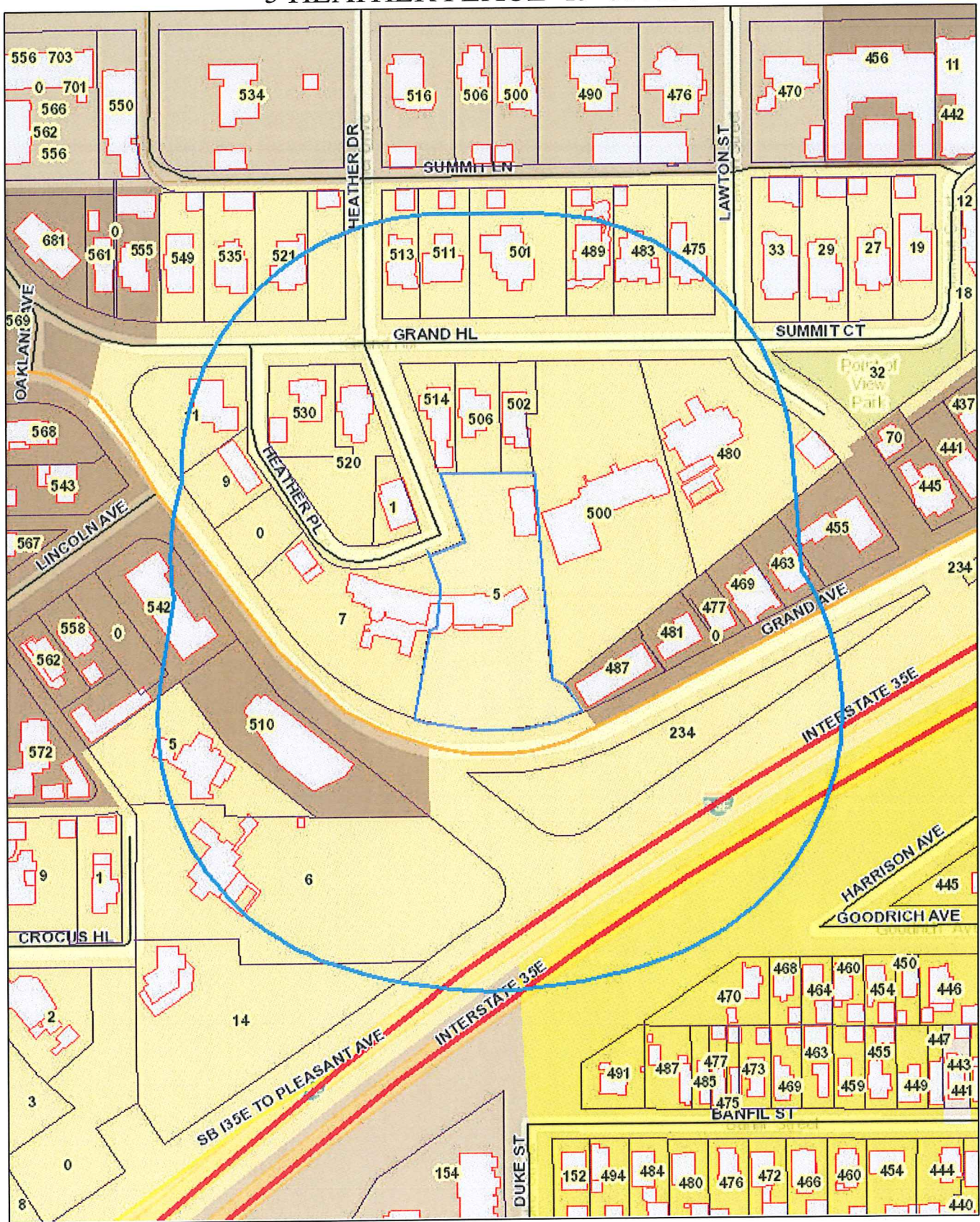
PROPOSED LEGAL DESCRIPTION PARCEL B:
All those parts of Lots 3 and 4 of Goodkind Terrace, St. Paul, Minn., lying Easterly of a line described as follows: Beginning at the Northerly corner of said Lot 3 and running thence Southwesterly along the line of said Lot 3 a distance of 153 degrees 43 minutes, 56 feet more or less to the center of the said driveway to the Westerly line thereof; thence Southwesterly along the said Westerly line of said Lot 4, a distance of 108.85 feet, more or less, to a point on the East line of said Lot 4, a point being 96.56 feet Southerly of the Northeast corner of said Lot 4, and said line there terminating.

SCOPE OF WORK & LIMITATIONS:
1. Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the plat are shown.

2. Showing the location of existing improvements we deem necessary for the survey.
3. Setting survey markers or verifying existing survey markers to establish the corners of the property.
4. Existing building dimensions and setbacks measured to outside of siding or stucco. There may be existing easements or other encumbrances that would be revealed by a current title commitment. Therefore, this survey does not purport to show any easements or encumbrances other than the notes shown on this plat.
5. We show a proposed division of the property per your instructions. Please review the proposed division to verify that it is what you intended. We suggest you submit this survey to the governmental agencies that have jurisdiction over it to obtain their approvals, if you can, before making any decisions regarding the property.

STANDARD SYMBOLS & CONVENTIONS:
• Denotes 1/2" iron survey marker with RLS No. 45503, to be set, unless otherwise noted.

5 HEATHER PLACE 19-016696



004090.018
0.18 Miles

Date: 3/7/2019 Time: 8:15:52 AM

Service Layer Credits: City of Saint Paul - Public Works
For technical background on this GIS data, contact PED
Research Analyst Bob Spaulding at 651-266-6635 or

The City of Saint Paul Office of Technology cannot accept any responsibility for errors, omissions, or positional inaccuracy in this map.

