



January 6, 2021

EARLY NOTIFICATION SYSTEM NOTICE (ENS) – BOARD OF ZONING APPEALS

Purpose: The Department of Safety and Inspections received the attached variance application. This application has not been reviewed for completeness and additional variances may be required to complete this project. No additional ENS will be sent after this application has been reviewed. If you would like more information regarding this project, please contact matthew.graybar@ci.stpaul.mn.us or stephan.suon@ci.stpaul.mn.us.

Property Address: 1509 Marshall Ave.

Date of Hearing: Monday, January 25, 2021

Time: 3:00 p.m.

Location: 15 Kellogg Boulevard West (Room 330 – Courthouse)

NOTE TO COMMISSIONERS AND MEMBERS OF THE PUBLIC: The Chairperson of the Board of Zoning Appeals (BZA) has determined that it is not practical nor prudent for the BZA to meet in-person or pursuant to Minnesota Statutes, Section 13D.02. In light of the COVID-19 health pandemic, it is not feasible for any member of BZA to be present at the regular location, and all members of the BZA will attend this meeting by telephone or other electronic means.

It is also not feasible for members of the public to attend the meeting at its regular location due to the health pandemic and emergency. Accordingly, no meeting will be held in City Hall Council Chambers, Room 300, at 15 W. Kellogg Boulevard.

Members of the public may monitor this meeting remotely at:

1. Online meeting: <https://meet.ci.stpaul.mn.us/matthew.graybar/Y76YCJ75>

2. Join by phone – choose one: (651) 267-3988, Conference ID: 633472
(651) 266-5758, Conference ID: 633472
(651) 266-5767, Conference ID: 633472

This property is located in the area represented by the Union Park District Council, an independent organization that provides advisory recommendations to the City about a variety of issues. They may choose to discuss this item at a neighborhood meeting and provide a recommendation to the BZA. Please contact the Union Park District Council at (651) 645-6887 or at henry@unionparkdc.org if you are interested in participating in the neighborhood review process.

Public comment can be submitted to matthew.graybar@ci.stpaul.mn.us or stephan.suon@ci.stpaul.mn.us. Any comments and materials submitted by 2:00 p.m. on January 22 will be provided to the BZA for their review. You must include your name and address for the public record. Please note, due to the COVID-19 health pandemic and its impact of staffing, any comments and materials received after 2:00 p.m. on January 22 will not be provided to the BZA.



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 # _____
Fee Paid \$ _____
Received By / Date 01/04/2021
Tentative Hearing Date 01/25/2021

APPLICANT

Name James W Tindall Jr Matt Borowy acting as owner's rep
(must have ownership or leasehold interest in the property, contingent included)
Address 2400 Blaisdell Ave. City Minneapolis State MN Zip 55404
Email jamestindalljr@yahoo.com Phone 952.258.9905
Name of Owner (if different) _____ Email _____
Contact Person (if different) Matt Borowy Email matt@brightpixeldesign.com
Address 802 Lower Johnson Circle City St. Peter State MN Zip 56082

PROPERTY INFO

Address / Location 1509 Marshall Ave.
PIN(s) & Legal Description 342923330151 34 /029 /023
(attach additional sheet if necessary)
Lot Area .5341 Current Zoning T3

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 66.331, note (i), 63.308
State the requirement and variance requested. Zoned setback = 17'
Requested setback 10'
Maneuvering lanes required for off-street parking. Request to allow existing alley to allow maneuvering for parallel parking

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 attached

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

Matt Borowy

Date 12-29-20



802 Lower Johnson Circle
St. Peter, MN 56082
507-720-1398
matt@brightpixeldesign.com

In Partnership With



4900 Highway 169 Suite #303
New Hope, MN 55428
612-810-9628
rstorlien@comcast.net

To: Matthew Graybar
From: Matt Borowy
Date: 12/29/2020
Re: 1509 Marshall Ave - Variances

Variance to zoning code Sec. 63.308: Allow for maneuverability in north alleyway for parking access in-lieu of dedicated maneuvering lane

The existing ordinance with minimal parking reductions makes providing the required stalls difficult for a high density residential development.

The design team understands the ordinance is intended to ensure that the alleyways remain open and functional for vehicular, cycling and pedestrian traffic. A large, busy parking area that is reliant on maneuverability in the alleyways could impede flow and create a dangerous space. We feel that the proposed site plan with 6 parallel parking stalls does not create a hazardous condition.

However, for this solution to work, vehicular circulation is dependent on the use of the alleyway.

The granting of the this variance does not negatively affect the character of the neighborhood or permit any forbidden uses.

Variance to zoning code Sec. 66.331 note (i) Allow for 10' building setback from southern property line in lieu of calculated setback of 17'

Using the average setback calculation for a block that is more than 50% built up would push the building to the north and remove a row of parking stalls and at least two 5th floor residential units. The designed solution with required variances locates the building out of the parking lanes and away from shadow encroachment to the adjacent single family residences to the north.

The essential character of the locality is set to be improved through acceptance of this variance. Street scape frontage is preserved, vehicular parking gridlock will be avoided, and space is still available on the south lawn for gathering areas along the sidewalk.

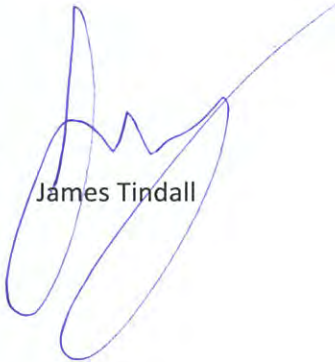
The granting of the this variance does not negatively affect the character of the neighborhood or permit any forbidden uses.

9-14-20

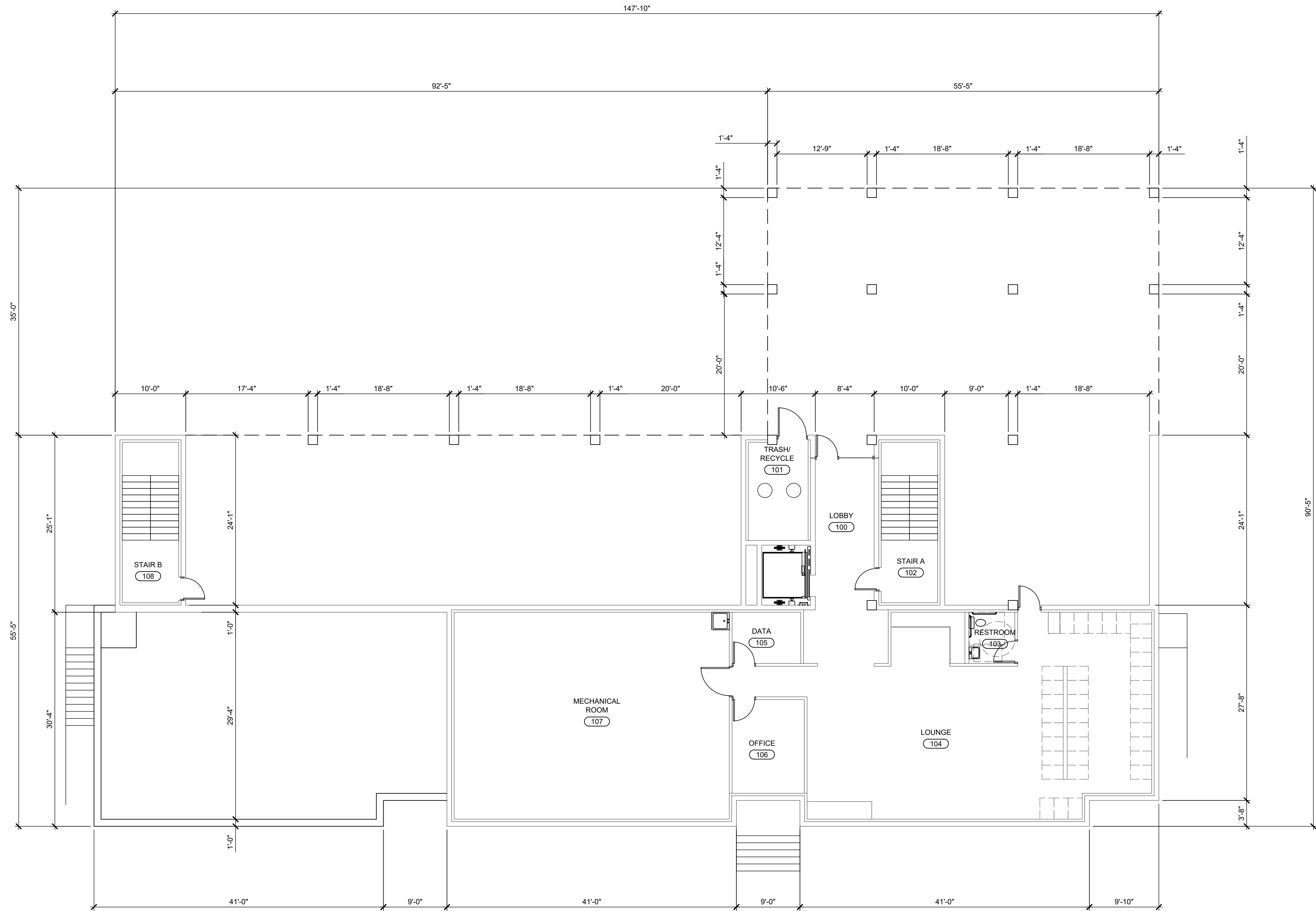
To Whom it may concern,

I hereby authorize Matt Borowy of Bright Pixel design to act as my application representative for all required correspondence.

Best Regards,

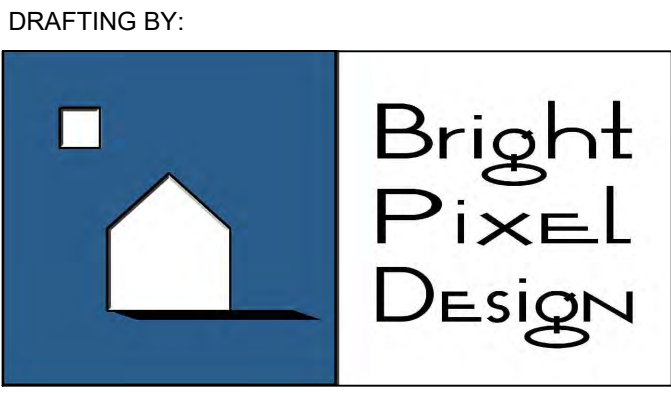
A handwritten signature in blue ink, appearing to read 'James Tindall', with a large, sweeping flourish extending from the end of the signature.

James Tindall



1 FIRST LEVEL FLOOR PLAN
0 4 8 SCALE: 1/8"=1'-0"

GLAZING AREA =
10.4% OF ELEVATION

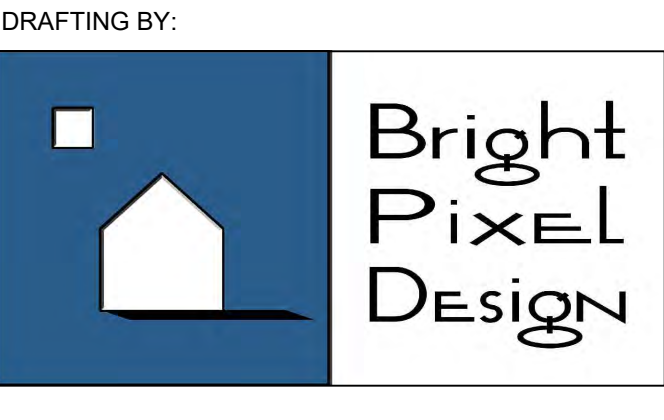


PROJECT TITLE:
THE GRADIENT
APARTMENTS
1509 MARSHALL AVE.
ST. PAUL, MN

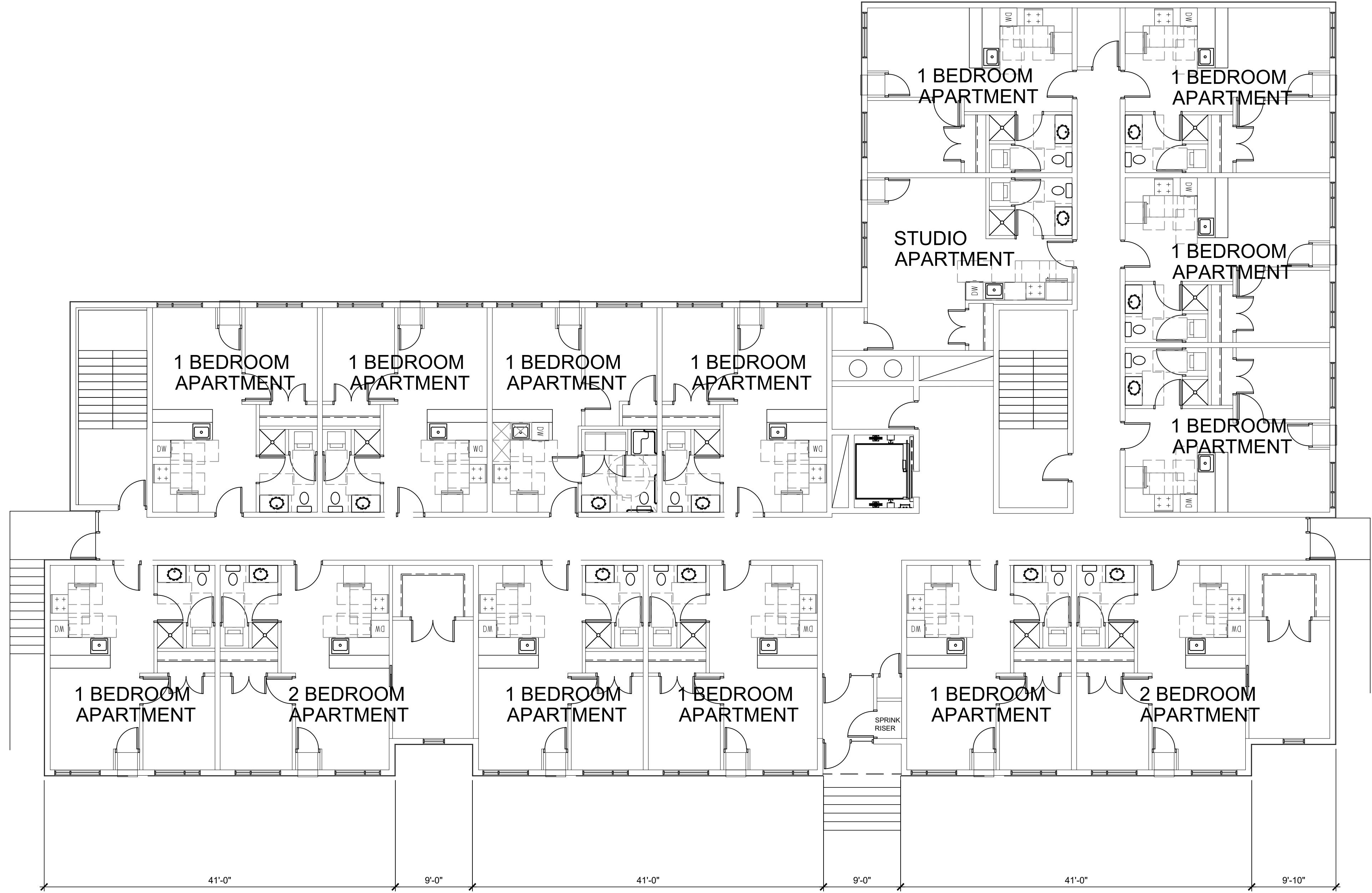
No.	SUBMISSIONS & REVISIONS	Date

FIRST LEVEL FLOOR
PLAN

JOB NO.:	20.18.1
DATE:	1-4-21
DRAWN BY:	MJB



PROJECT TITLE:
THE GRADIENT
APARTMENTS
1509 MARSHALL AVE.
ST. PAUL, MN

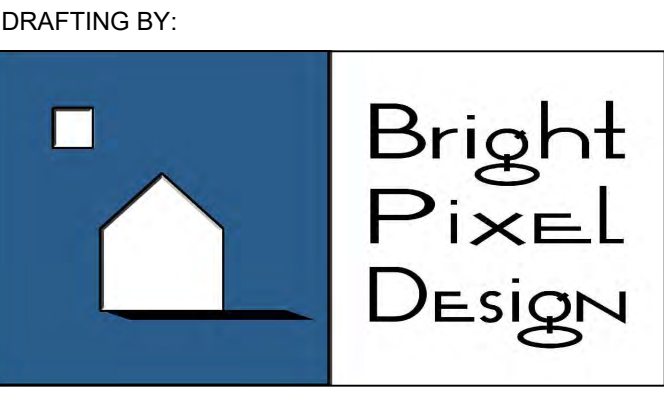


① SECOND LEVEL FLOOR PLAN
0 4' 8' SCALE: 1/8"=1'-0"

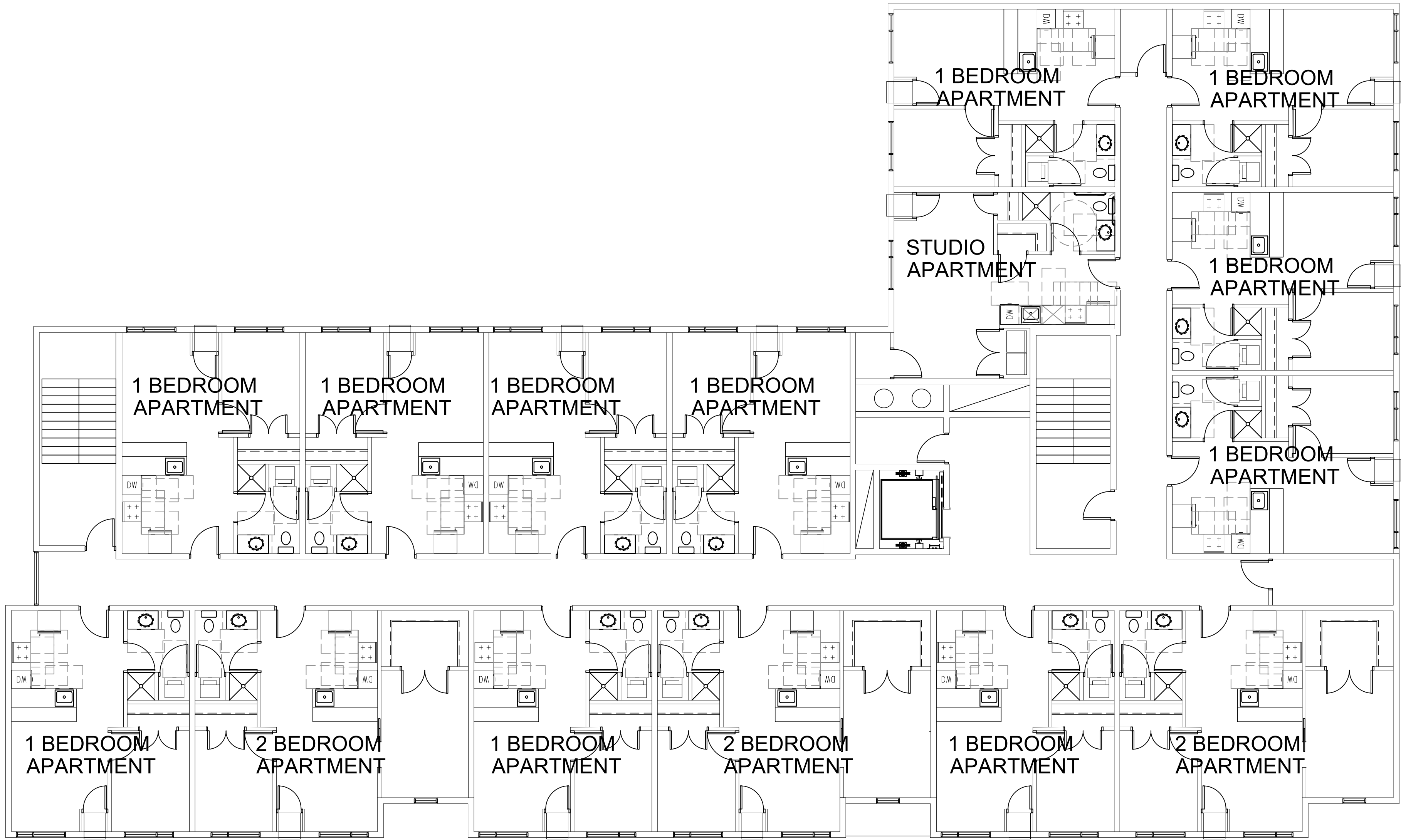
No.	SUBMISSIONS & REVISIONS	Date

SECOND LEVEL FLOOR
PLAN

JOB NO.:	20.18.1
DATE:	1-4-21
DRAWN BY:	MJB

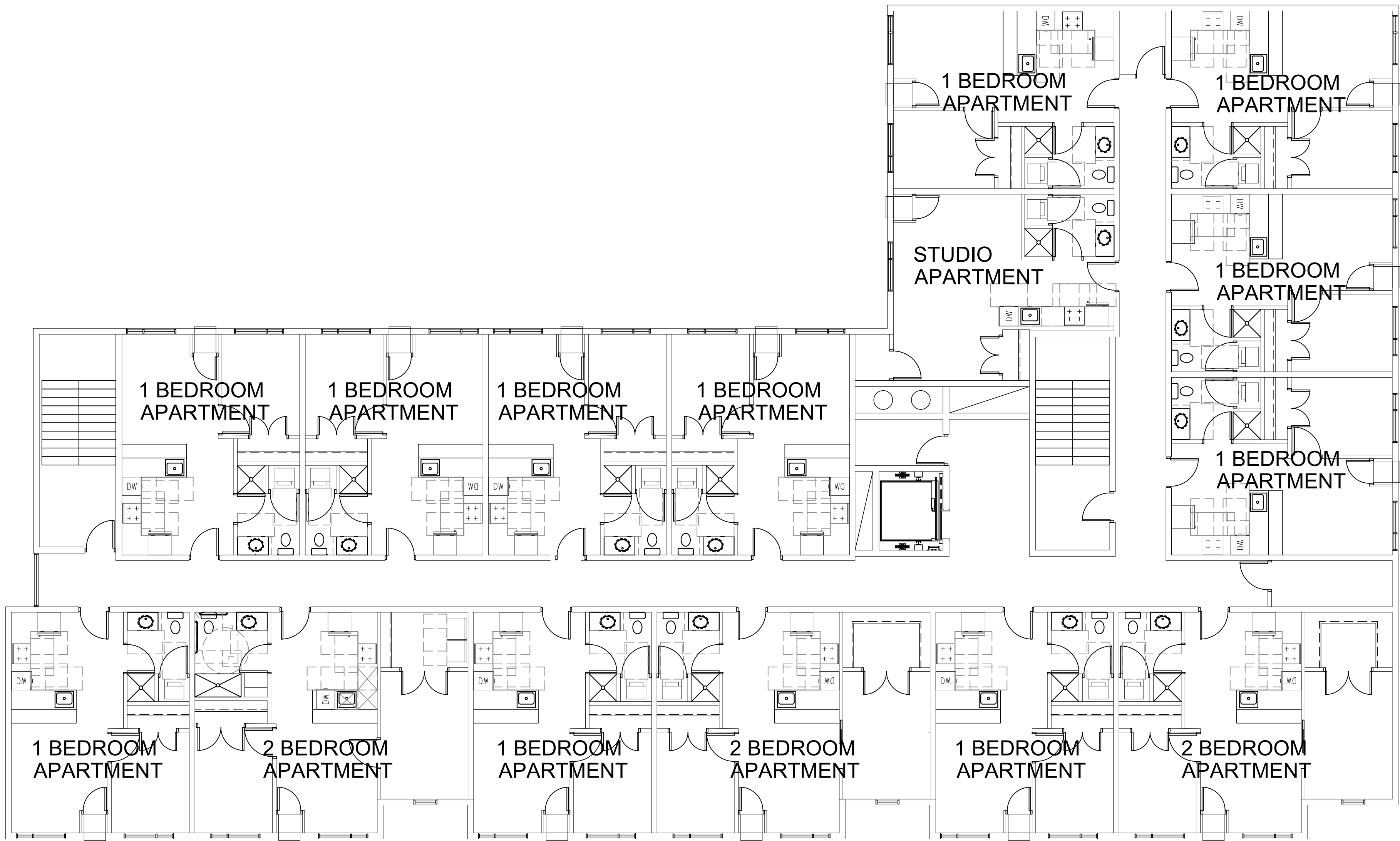


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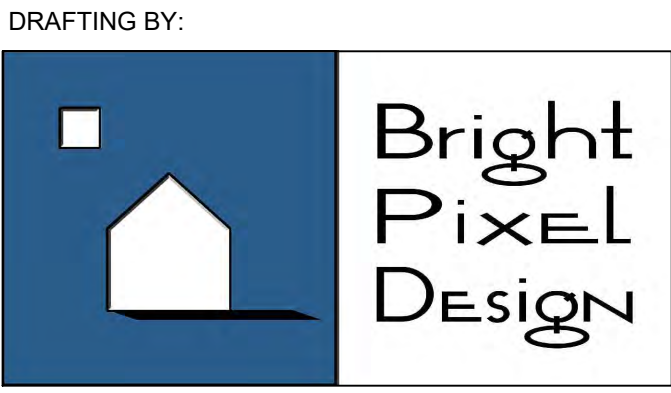


① THIRD LEVEL FLOOR PLAN
0 4' 8' SCALE: 1/8"=1'-0"

No.	SUBMISSIONS & REVISIONS	Date
THIRD LEVEL FLOOR PLAN		
JOB NO.:	20.18.1	
DATE:	1-4-21	
DRAWN BY:	MJB	



① FOURTH LEVEL FLOOR PLAN
0 4' 8' SCALE: 1/8"=1'-0"

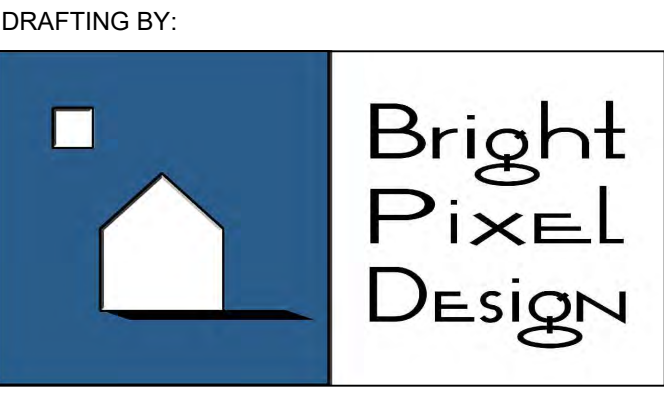


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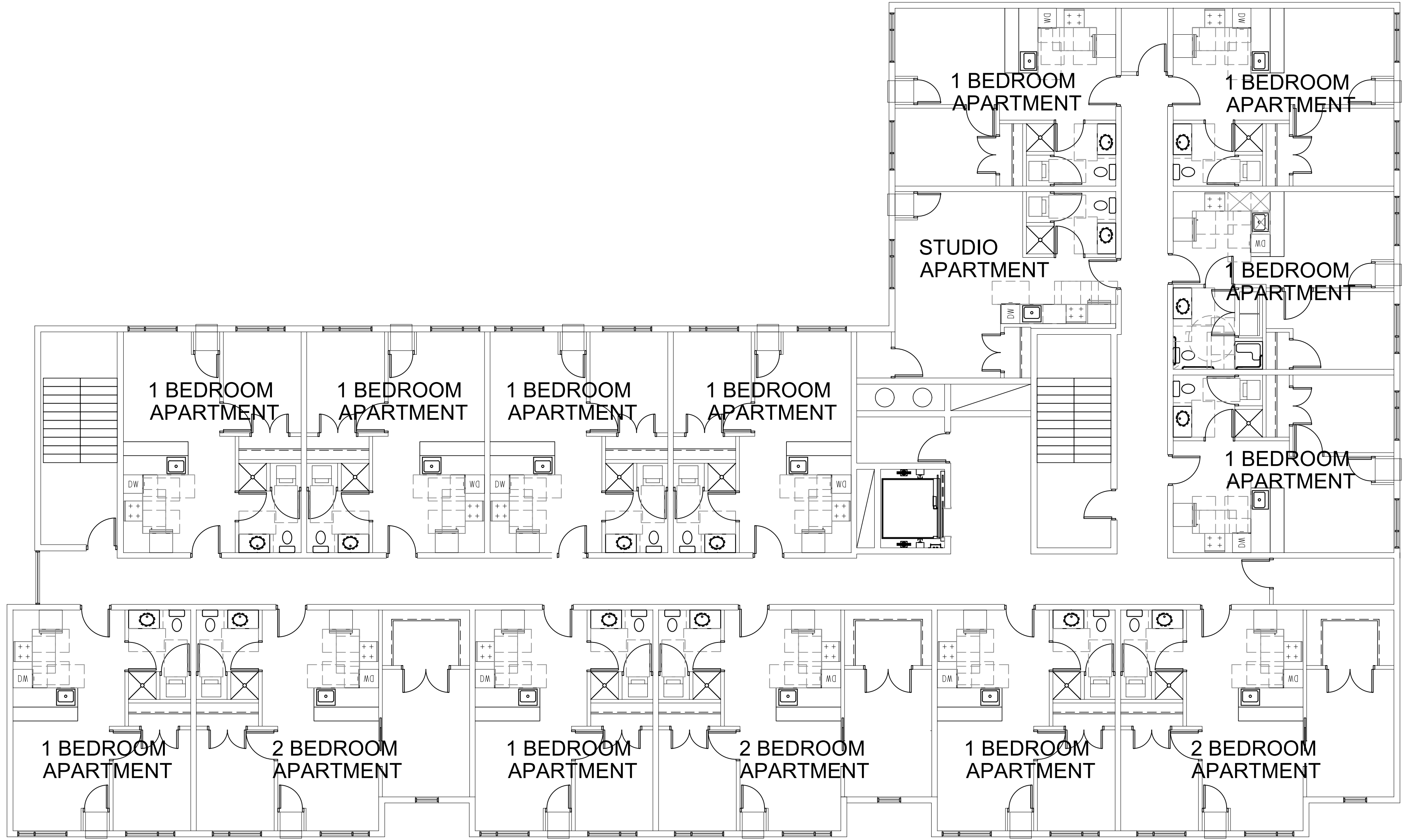
No.	SUBMISSIONS & REVISIONS	Date

FOURTH LEVEL FLOOR
PLAN

JOB NO.:	20.18.1
DATE:	1-4-21
DRAWN BY:	MJB

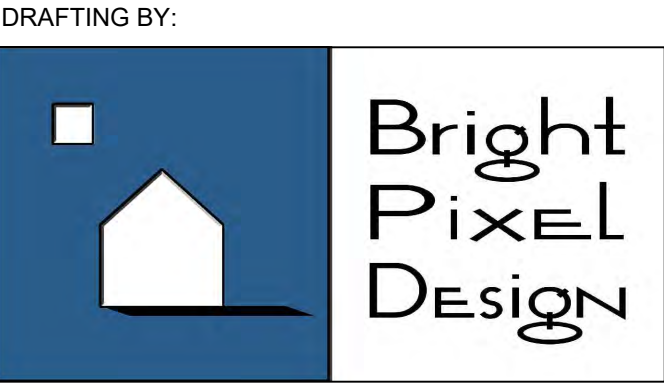


PROJECT TITLE:
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1509 MARSHALL AVE.
ST. PAUL, MN



① FIFTH LEVEL FLOOR PLAN
0 4' 8' SCALE: 1/8"=1'-0"

No.	SUBMISSIONS & REVISIONS	Date
FIFTH LEVEL FLOOR PLAN		
JOB NO.:	20.18.1	
DATE:	1-4-21	
DRAWN BY:	MJB	



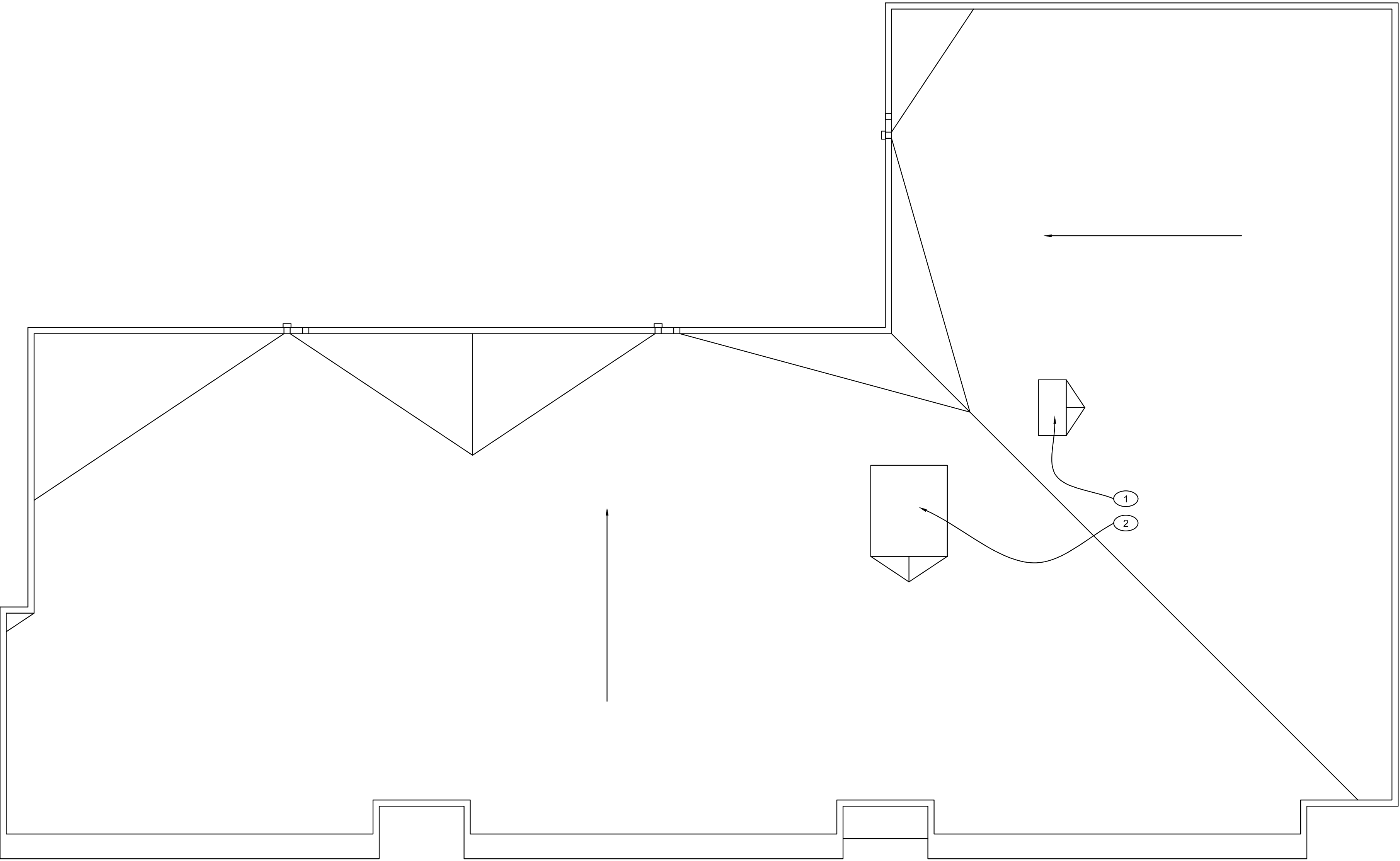
PROJECT TITLE:
THE GRADIENT
APARTMENTS
1509 MARSHALL AVE.
ST. PAUL, MN

GENERAL NOTES:

CONTRACTORS TO FOLLOW
MANUFACTURER'S INSTRUCTIONS AND
INDUSTRY BEST PRACTICES FOR ALL
PRODUCT INSTALLATIONS.

SHEET NOTES:

- 1 ROOF HATCH
- 2 ELEVATOR ROOF

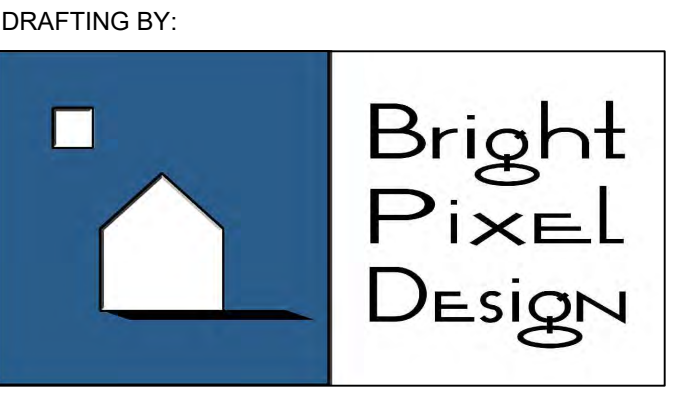


1 ROOF PLAN
0 4 8 SCALE: 1/8"=1'-0"

No.	SUBMISSIONS & REVISIONS	Date

ROOF PLAN

JOB NO.:	20.18.1
DATE:	1-4-21
DRAWN BY:	MJB



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GENERAL NOTES:

CONTRACTORS TO FOLLOW
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PRODUCT INSTALLATIONS.

SHEET NOTES:

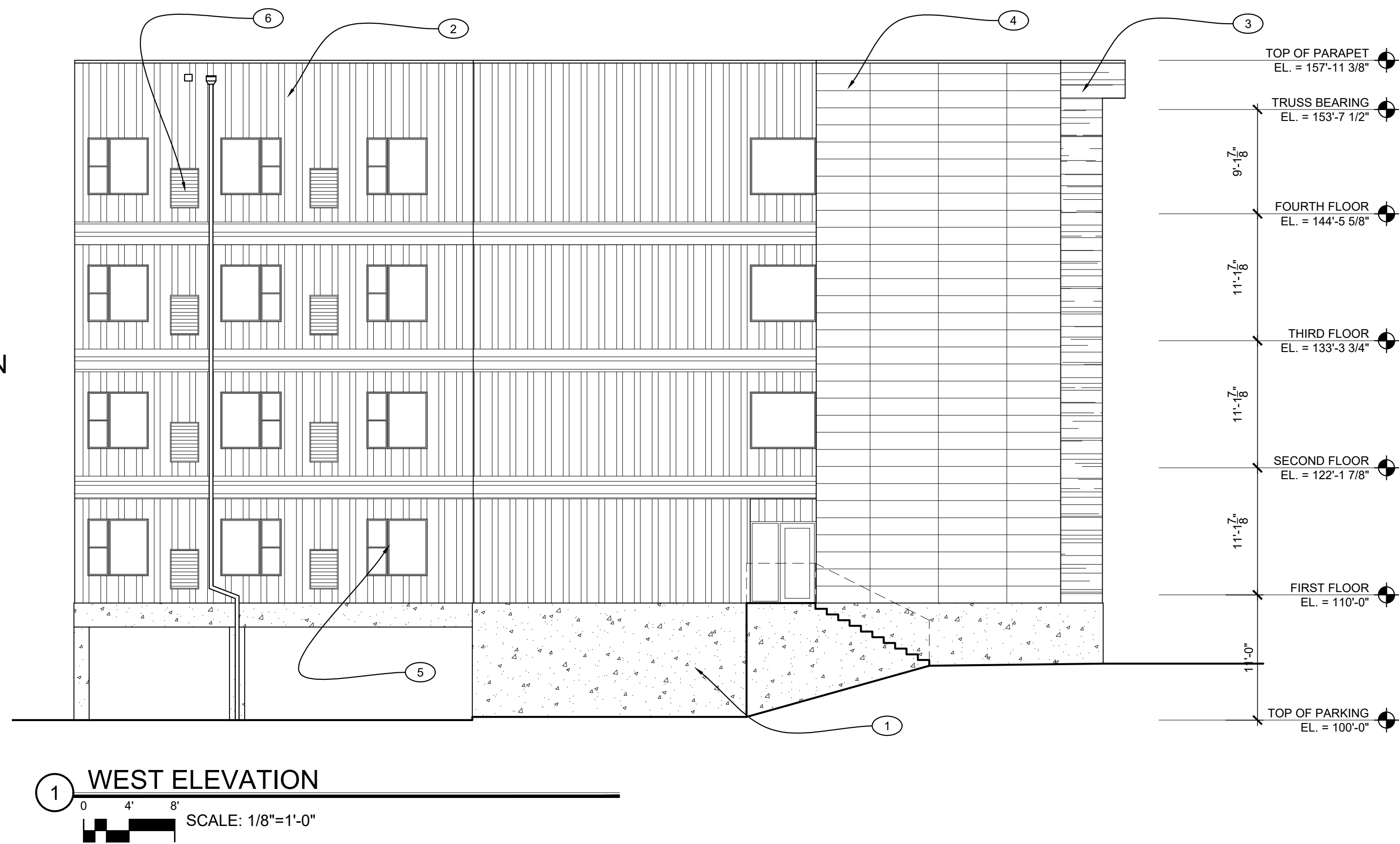
- 1 CAST IN PLACE CONCRETE
- 2 PREFINISHED METAL PANELS
- 3 TRESPA PURA SIDING
- 4 NICHHA CEMENTITIOUS PANELS
- 5 VPI QUALITY WINDOWS - ENDURANCE SERIES - WHITE
- 6 MECHANICAL LOUVER - WHITE

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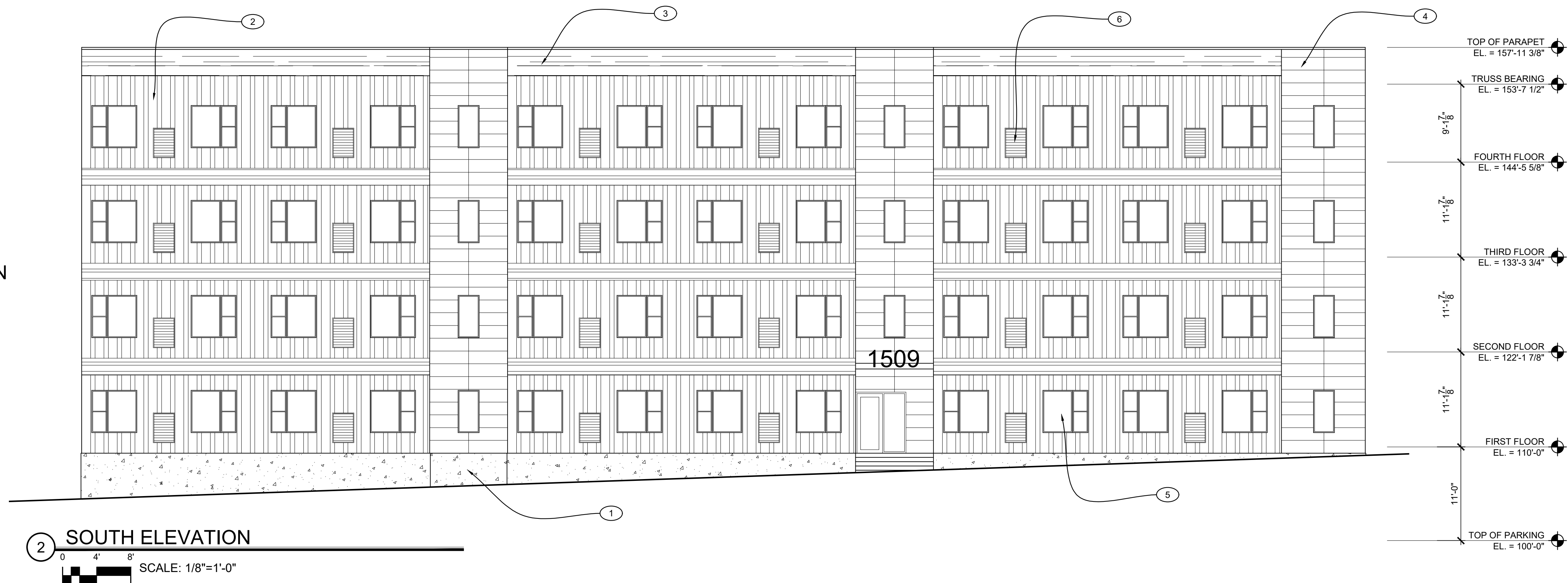
EXTERIOR ELEVATIONS

JOB. NO.:	20.18.1
DATE:	1-4-21
DRAWN BY:	MJB

A2.1



GLAZING AREA =
10.4% OF ELEVATION



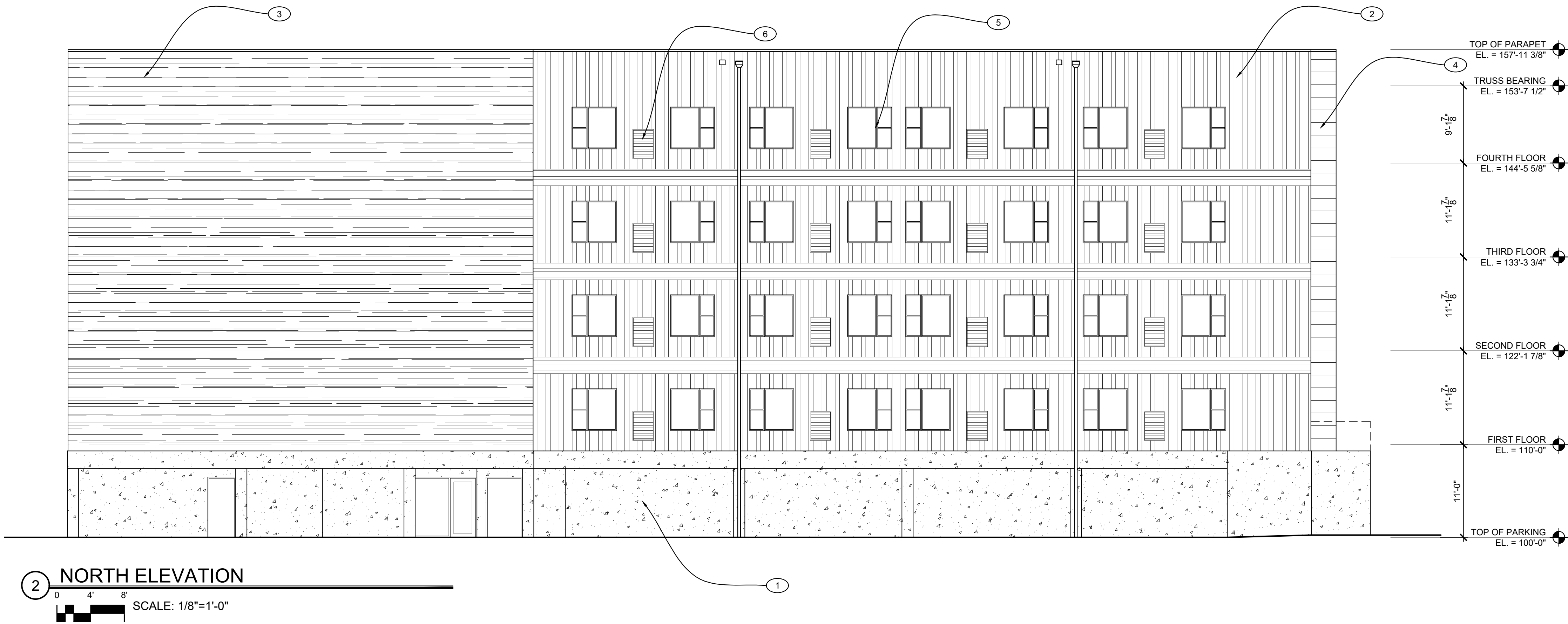
GLAZING AREA =
20.2% OF ELEVATION

GLAZING AREA =
15.6% OF ELEVATION



1 EAST ELEVATION

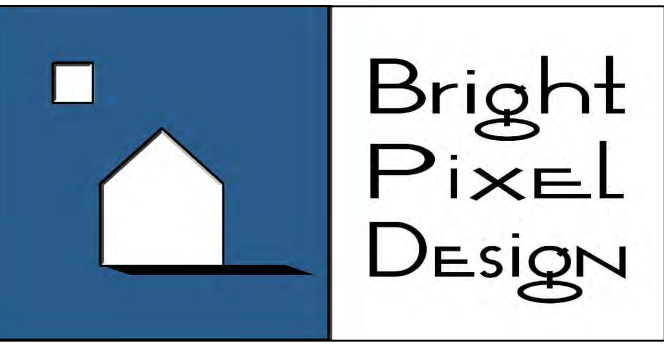
GLAZING AREA =
11.9% OF ELEVATION



2 NORTH ELEVATION



DRAFTING BY:



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ST. PAUL, MN

GENERAL NOTES:

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PRODUCT INSTALLATIONS.

SHEET NOTES:

- 1 CAST IN PLACE CONCRETE
- 2 PREFINISHED METAL PANELS
- 3 TRESPA PURA SIDING
- 4 NICHHA CEMENTITIOUS PANELS
- 5 VPI QUALITY WINDOWS - ENDURANCE SERIES
- WHITE
- 6 MECHANICAL LOUVER - WHITE

No.	SUBMISSIONS & REVISIONS	Date

EXTERIOR ELEVATIONS

JOB NO.:	20.18.1
DATE:	1-4-21
DRAWN BY:	MJB

A2.2



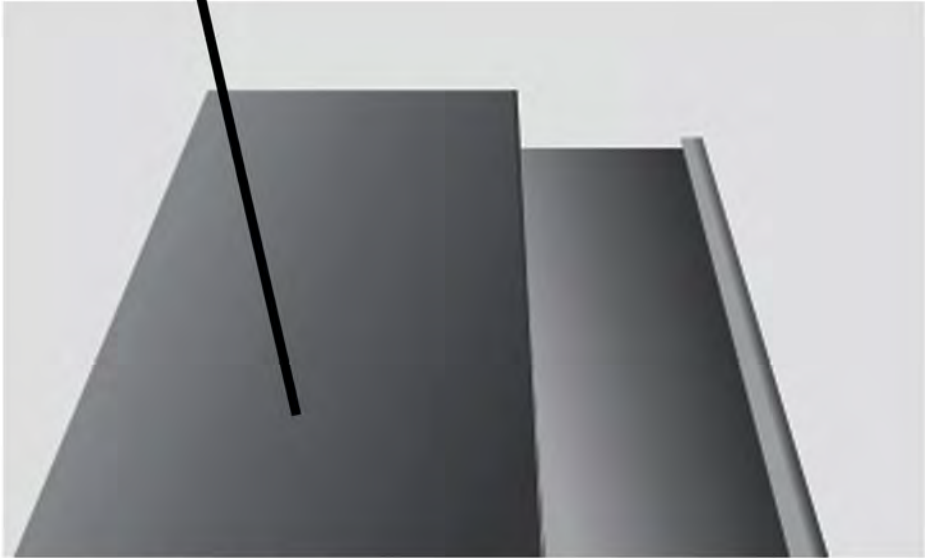
VIEW FROM SOUTH EAST



NICHIHA CEMENTITIOUS PANELS - GREY



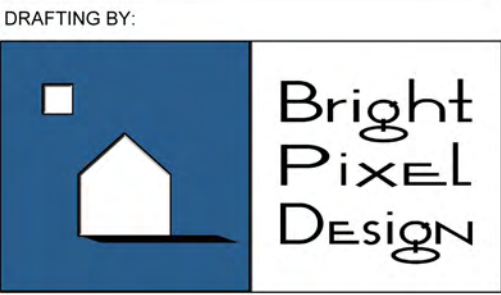
TRESPA PURA 'MYSTIC CEDAR'



METAL PANELS



CAST IN PLACE CONCRETE



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1509 MARSHALL AVE.
ST. PAUL, MN

No.	SUBMISSIONS & REVISIONS	Date

EXTERIOR MATERIALS

JOB NO.:	20.18.1
DATE:	1-4-21
DRAWN BY:	MJB



SOUTH ELEVATION



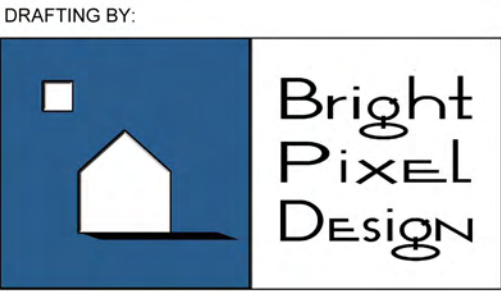
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



DRAFTING BY:

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1509 MARSHALL AVE.
ST. PAUL, MN

No.	SUBMISSIONS & REVISIONS	Date
RENDERED EXTERIOR ELEVATIONS		
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DATE:	1-4-21	
DRAWN BY:	MJB	