



January 18, 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](mailto:matthew.graybar@ci.stpaul.mn.us) or [stephan.suon@ci.stpaul.mn.us](mailto:stephan.suon@ci.stpaul.mn.us).

**Property Address:** 1617 Marshall Ave., 1621 Marshall Ave. and 1627 Marshall Ave.

**Date of Hearing:** Monday, March 8, 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 and 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: [Click here to join the meeting](#)
2. Join by phone: (612)-315-7905, Conference ID: 936868838#

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](mailto: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](mailto:matthew.graybar@ci.stpaul.mn.us) or [stephan.suon@ci.stpaul.mn.us](mailto:stephan.suon@ci.stpaul.mn.us). Any comments and materials submitted by 2:00 p.m. on March 5 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 on staffing, any comments and materials received after 2:00 p.m. on March 5 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 4<sup>th</sup> St.  
Saint Paul, MN 55102-1634  
(651) 266-6583

### Zoning Office Use Only

File # \_\_\_\_\_  
Fee Paid \$ \_\_\_\_\_  
Received By / Date Feb. 16, 2021  
Tentative Hearing Date Mar. 8, 2021

### APPLICANT

Name Grand Investments, LLC  
*(must have ownership or leasehold interest in the property, contingent included)*  
Address 6101 W. Old Shakopee Rd #385231 City Bloomington State MN Zip 55438  
Email jeremy.exley@gmail.com Phone 952-484-2776  
Name of Owner (if different) \_\_\_\_\_ Email \_\_\_\_\_  
Contact Person (if different) \_\_\_\_\_ Email \_\_\_\_\_  
Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

### PROPERTY INFO

Address / Location 1617, 1621 and 1627 Marshall Ave St. Paul, MN 55104  
PIN(s) & Legal Description 332923440068, 332923440067, 332923440066  
*(attach additional sheet if necessary)*  
Lots 2,3,&4 Block 8 of COLLEGE PARK Lot Area 0.31 Current Zoning T2

**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. 66.331 Front Setback  
\_\_\_\_\_. State the requirement and variance requested. \_\_\_\_\_  
Sec. 66.331 Front Setback of 5' versus required 13.6'

**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 Jeremy Exley Date 02/16/2021

## **Supporting information – 1617-1627 Marshall Ave Variance Request**

### **Property ID & Description:**

**332923440068, 332923440067, 332923440066**

**Lots 2, 3, & 4 Block 8 of COLLEGE PARK  
EX AVE LOT 2, 3, & 4 BLK 8  
EX N 22 5/10 FT OF E 32 FT LOT 4 BLK 8**

### **1. The applicant has established that there are practical difficulties in complying with the provision, that the property owner proposes to use the property in a reasonable manner not permitted by the provision.**

The purpose of providing setbacks is to ensure buildings are not impeding on the abutting properties, that there is adequate access to light and air, and any accessory uses such as parking, is proposed within reason. This is a corner lot at Marshall & Fry and by granting these variances would increase sunlight and airflow to this building and the neighboring building. This design would also anchor the corner and create more green space in the rear of the building.

The proposed building exceeds the required setback on the East side (10' versus 6'). The South (front) setback is proposed at 5' versus the required 13.6' for a variance of 8.6'. A 5' front setback was granted for the project across the street at 1619 Dayton Ave in May 2020. The West side is proposed at 0' along a side street with a boulevard as was the project across the street.

The practical difficulties in complying with the provision include development challenges associated with a tight urban site. It is not practical to move the building to the north to accommodate a 13.6' front yard setback at it requires more variances for the parking. The vacated portion of the lot in the NE corner from 1956 also creates practical difficulties. The applicant proposes to use the property in a reasonable manner.

By moving the building forward no parking or parking lot variances are required.

No height variance is required for this proposal

The parking lot is much more efficient with front yard setback reduced. About 15% less pavement for the same number of parking spaces.

3,888 sq-ft of blacktop for 15 spaces with front setback variance

4,530 sq-ft of blacktop for 15 spaces

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

There is a cutout in the NE corner of the lot from 1956 which makes the parking lot inefficient and requires variances for setbacks. By moving the building forward, the parking lot and control of the storm water is greatly improved.

### **3. The variance will not permit any use that is not allowed in the zoning district where the affected land is located.**

The proposed development is an allowed use in the T2, traditional neighborhood district. It aligns with neighboring developments and provides an increase in housing of 11 units.

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

There is a new apartment building on the east side of this property and multifamily buildings planned directly across the street. This type of housing aligns with the development pattern of the area and will not alter its essential character.

## **Additional Information:**

### **The variance is in harmony with the general purposes and intent of the zoning code.**

The applicant is proposing to demolish 2 single family homes and a converted triplex in order to construct a multi-family development consisting of sixteen units. Eight three-bedroom units and eight two-bedroom units.

Based on the number of bedrooms in each unit, twenty-four off-street parking spaces are required. The proposed site plan indicates there will be bicycle parking which allows for the reduction of 10% or 2.4 parking spaces pursuant to Sec.63.207(b). Additionally, pursuant to section Sec. 66.341 (a) this building will have more than 6 units which allows for a reduction of 25% or 6 parking spaces, bringing the total number of required spaces to 15.6, which will be provided in the rear yard.

The T2 traditional neighborhood district is designed for use in existing or potential pedestrian and transit nodes. Its intent is to foster and support compact, pedestrian-oriented commercial and residential development that, in turn, can support and increase transit usage. It encourages, but does not require, a variety of uses and housing types, with careful attention to the amount and placement of parking and transitions to adjacent residential neighborhoods.

This property is located within a block of a commercial node at the corner of Marshall and Snelling Avenues, near BRT bus stops, and the University of St. Thomas, Macalester College and Concordia University. The proposed development meets the intent of the zoning district and is in harmony with the general purposes and intent Sec. 60.103 of the zoning code to:

- encourage a compatible mix of land uses, at densities that support transit, that reflect the scale, character and urban design of Saint Paul's existing traditional neighborhoods
- to provide housing choice and housing affordability;
- to lessen congestion in the public streets by providing for off-street parking of motor vehicles.

### **The variance is consistent with the comprehensive and Union Park Community plan.**

At the SW corner of this development is a bus stop supporting the BRT.

LU1.1 Maintain and establish zoning that encourages compact development in commercial areas and in mixed use corridors; specifically, initiate and support zoning studies and adjustments, especially along Snelling Avenue and Marshall Avenue east of Snelling, to encourage more traditional neighborhood, mixed-use zoning where appropriate.

LU2.1 Maintain and establish zoning that preserves lower density, single-family homes and duplexes outside of mixed use corridors.

LU3.2 Explore opportunities to increase density levels and promote new development along key corridors that support transit-oriented development, including along Snelling Avenue and Marshall Avenue between Snelling and Hamline Avenues, and on mixed-use transit routes, while maintaining the historic human scale of the neighborhood.

H3.5 Prioritize the development of multi-unit student housing in mixed-use corridors over the expansion of single-family rental units in traditional neighborhoods

Furthermore, the Land Use Section LU1.2 calls for the maintenance of zoning that encourages compact development along mixed-use corridors. This property is zoned RM2 along the Grand Avenue mixed-use corridor and this development is consistent with this Neighborhood Plan.

### **The same front yard variance was granted to 1619 Dayton Avenue in May 2020.**

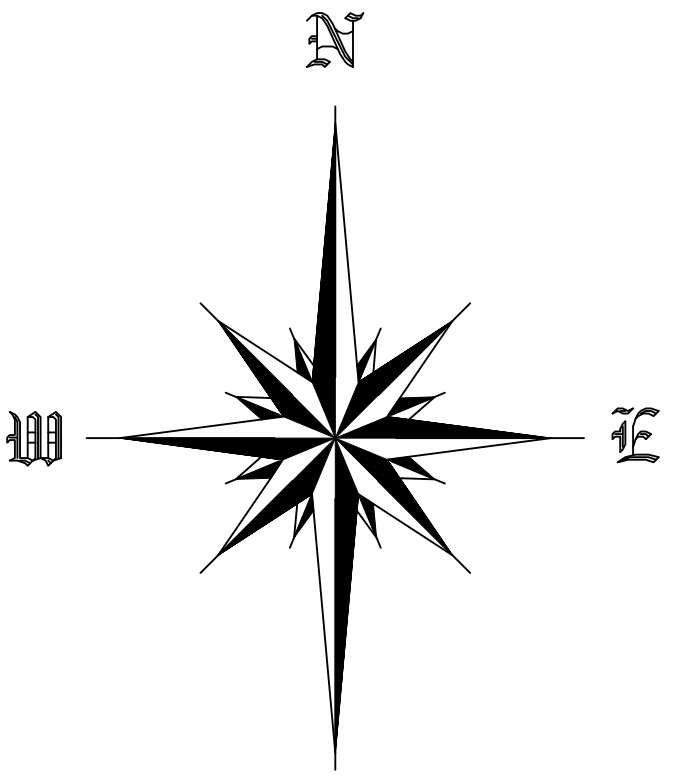
Sincerely,



02/16/2021

Jeremy Exley  
Grand Investments, LLC  
952-484-2776  
Jeremy.Exley@gmail.com

# CERTIFICATE OF SURVEY



(1617 Marshall Avenue)  
Legal Description: (Warrant Deed)  
Lot 4, EXCEPT North 22.05 feet of East 32 feet, Block 8, COLLEGE PARK, Ramsey County, Minnesota.  
Subject to Avenue.

SITE ADDRESS: 1617 Marshall Avenue, St Paul, Minnesota 55104  
TOTAL AREA: 4776 sq. ft. or 0.11 acres  
NET AREA LESS RIGHT-OF-WAY: 4095 sq. ft. or 0.09 acres

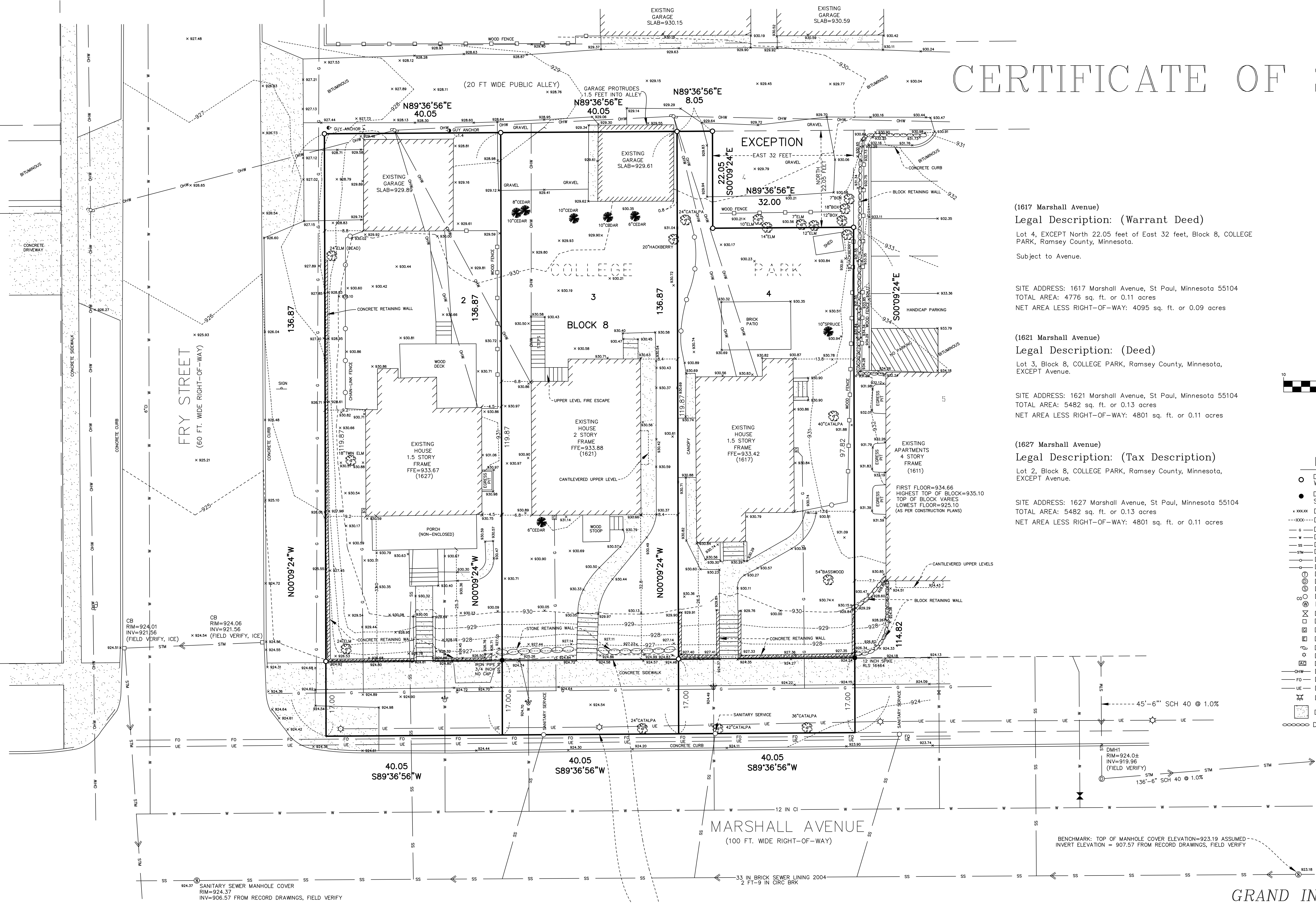
(1621 Marshall Avenue)  
Legal Description: (Deed)  
Lot 3, Block 8, COLLEGE PARK, Ramsey County, Minnesota, EXCEPT Avenue.

SITE ADDRESS: 1621 Marshall Avenue, St Paul, Minnesota 55104  
TOTAL AREA: 5482 sq. ft. or 0.13 acres  
NET AREA LESS RIGHT-OF-WAY: 4801 sq. ft. or 0.11 acres

(1627 Marshall Avenue)  
Legal Description: (Tax Description)  
Lot 2, Block 8, COLLEGE PARK, Ramsey County, Minnesota, EXCEPT Avenue.

SITE ADDRESS: 1627 Marshall Avenue, St Paul, Minnesota 55104  
TOTAL AREA: 5482 sq. ft. or 0.13 acres  
NET AREA LESS RIGHT-OF-WAY: 4801 sq. ft. or 0.11 acres

- ### LEGEND
- DENOTES 12 INCH COMMON SPIKE SET WITH WASHER STAMPED RLS 16464 OR AS NOTED.
  - DENOTES IRON MONUMENT FOUND SIZE, TYPE, & R.L.S. AS NOTED.
  - xxx DENOTES EXISTING SPOT ELEVATION
  - xxx--- DENOTES PROPOSED GRADE CONTOUR
  - g- DENOTES UNDERGROUND GAS LINE
  - w- DENOTES WATER MAIN OR SERVICE
  - ss- DENOTES SANITARY SEWER OR SERVICE
  - stm- DENOTES STORM SEWER OR SERVICE
  - o- DENOTES CHAIN-LINK FENCE
  - f- DENOTES WOOD FENCE
  - ⊙ DENOTES TELECOM MANHOLE
  - ⊕ DENOTES STORM SEWER MANHOLE
  - ⊗ DENOTES SANITARY SEWER MANHOLE
  - ⊙ DENOTES SANITARY SEWER CLEAN OUT
  - ⊗ DENOTES WATER MAIN MANHOLE
  - ⊕ DENOTES WATER VALVE
  - ⊗ DENOTES CATCH BASIN
  - ⊕ DENOTES GAS METER
  - ⊗ DENOTES ELECTRIC METER
  - ⊕ DENOTES UTILITY POLE
  - ⊗ DENOTES LIGHT POLE
  - ⊕ DENOTES AIR CONDITIONER COMPRESSOR
  - ⊗ DENOTES OVERHEAD UTILITY WIRES
  - fo- DENOTES UNDERGROUND FIBER OPTIC WIRE
  - ue- DENOTES UNDERGROUND UTILITY WIRE
  - ⊕ DENOTES FIRE HYDRANT
  - ⊕ DENOTES CONCRETE SURFACE
  - ⊕ DENOTES EXISTING BLOCK OR STONE RETAINING WALL



DUE TO WINTER CONDITIONS, AT THE TIME THE SURVEY WORK WAS PERFORMED, SOME FEATURES SHOWN ON THE GRAPHICS MAY DIFFER FROM THOSE FOUND IN THE FIELD.

Client:		Design by	Original date	I certify that this survey, plan or report was prepared by me or under my direct supervision, and that I am a duly registered Land Surveyor under the laws of the State of Minnesota.  Jonathan L. Faraci Date 2-5-21 Minnesota Reg. No. 16464 Page title Existing Conditions Sheet number of
GRAND INVESTMENTS, LLC 6101 W OLD SHAKOPEE RD #385231 BLOOMINGTON, MN 55438		JF	2-5-21	
LAKE AND LAND SURVEYING, INC. SURVEYING/CIVIL ENGINEERING 1200 CENTRE POINT, SUITE 375 ST. PAUL, MN 55102 PHONE (651) 776-0211 E-MAIL: JONFARACI@HOTMAIL.COM		Drawn by JK/RP	Revisions	
		Survey book No.		
		S.A.P. number 2020.436/2021.024		



1  
A1.0 BUILDING & SITE INFORMATION

UNIT / PARKING CALCULATION:				
PER FLOOR				
4 Room/3 BR = 1.5 Space / Unit	2 Units Per Floor = 3 Spaces/Flr.			
3 Room/2 BR = 1.5 Space / Unit	2 Units Per Floor = 3 Spaces/Flr.			
BLDG. TOTAL				
Residential	6 (4)	= 24.0		
	25% Reduction	- 6.0		
	10% Reduction	- 2.4		
	Total	15.6		
PARKING TOTAL: Required 15.6				
	15 Spaces Provided			
	8 Standard		7 Compact	
	Accessible Space		1 Required	
BICYCLE: Within Parking Area				

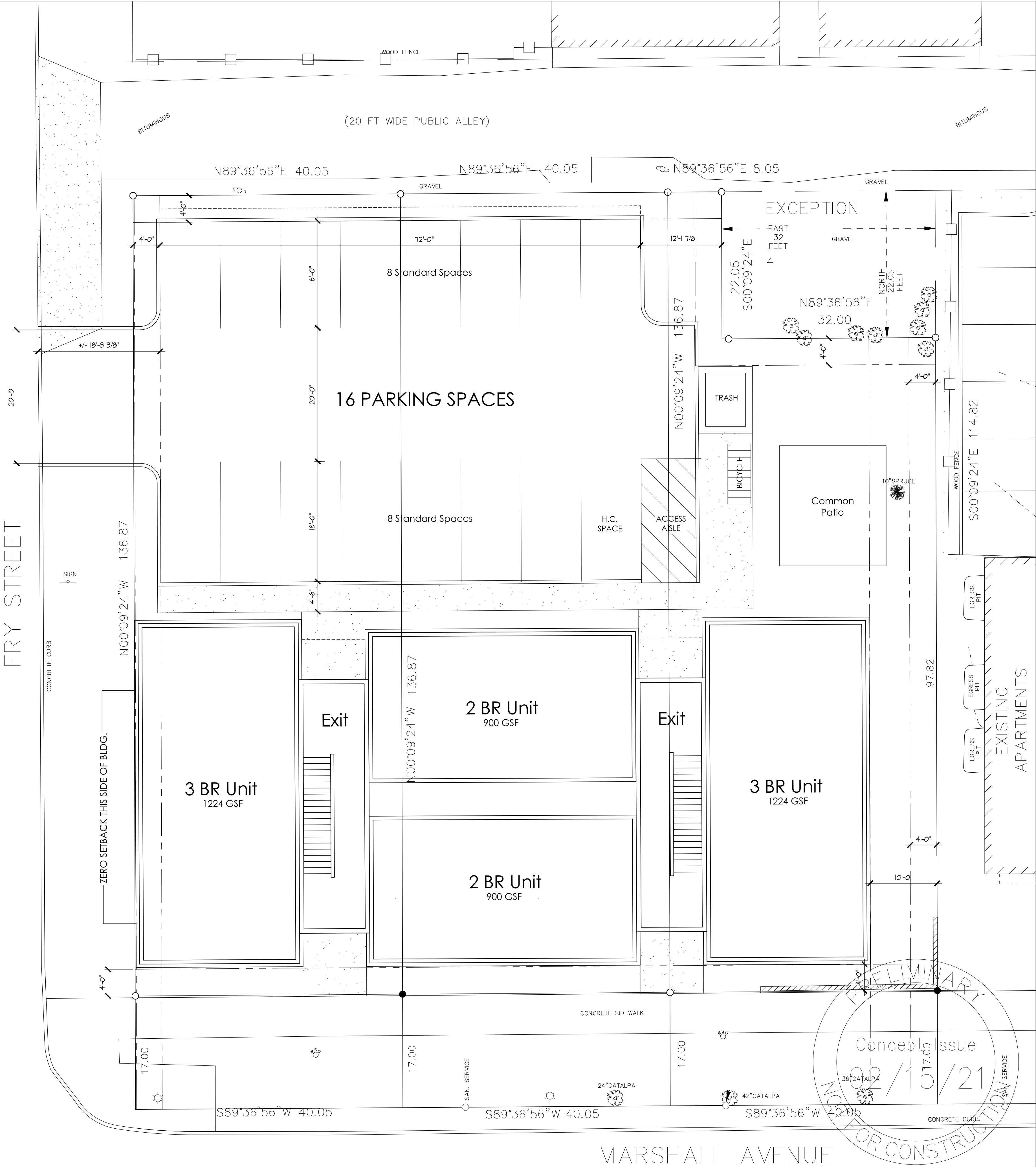
FAR CALCULATION:		
TOTAL SITE AREA	14,579 GSF [Includes 1/2 Alley & Zero Blvd.property]	
BUILDING GSF		
1st-4th Levels	= 5,393 GSF	
Total Bldg.	= 21,572 GSF	
FAR CALCULATION		
	21,572/ 14,579 = 1.48 FAR	



MARSHALL AVENUE ELEVATION

2  
A1.0 PROPOSED ELEVATIONS

3  
A1.0 PROPOSED SITE PLAN - OPTION B



CSO  
Architects

3434 Emerson Avenue, North  
651.490.5454  
www.csoarchitects.com

Saint Paul, MN 55126

Concept Issue

DATE 02/15/21  
PROJECT NO. 02-21-57221

DRAWING SCALE

REVISIONS	DATE	DESCRIPTION

PROJECT TITLE

Marshall Avenue Apts

1617/1621/1627 Marshall Avenue, Saint Paul, MN

Conceptual Site  
Option B  
Bldg.Info & Elevs

A1.1

OF 2