

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** TJJ Development Variances **FILE #:** 20-029-745
 2. **APPLICANT:** TJJ Development **HEARING DATE:** May 21, 2020
 3. **TYPE OF APPLICATION:** PC Variance
 4. **LOCATION:** 156 Dale St N and 594 Selby, SE corner of Dale Street and Selby Avenue
 5. **PIN & LEGAL DESCRIPTION:** 01.28.23.22.0169 & 0307; Woodland Park Addition, Block 6, Lot 7, Lot 8, except W 31.39 ft of N 42.65 ft Lot 9, E 28 ft of S 130.24 ft of Lot 10, S 73.10 ft of W 22 ft of Lot 10, and S 73.03 ft of Lot 11.
 6. **PLANNING DISTRICT:** 8 **PRESENT ZONING:** B2, RM2
 7. **ZONING CODE REFERENCE:** §§ 60.306, 61.202(b), and 61.601
 8. **STAFF REPORT DATE:** May 19, 2020 **BY:** Tony Johnson
 9. **DATE RECEIVED:** April 28, 2020 **60 DAY DEADLINE FOR ACTION:** June 27, 2020
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A. **PURPOSE:** Variances for the following:

156 Dale (proposed T3 zoning) portion of the zoning lot: front yard setback from Selby (20' minimum, 0' proposed), and 2 parking spaces in front of the existing building on Dale;

594 Selby (RM2 zoning) portion of the zoning lot: density (9 dwelling units maximum, 22 proposed), side yard setback for balconies (9' min., 5' proposed), rear yard setback for balconies (25' min., 21' proposed), lot coverage (35% max., 58% proposed), height (50' max., 53' proposed), and access to parking in the T3 portion of the building across the RM2 portion. Parking is proposed to have access from the alley as well as from Selby Avenue.

B. **PARCEL SIZE:** 26,571 sq. ft. (156 Dale), 8,625 sq. ft. (594 Selby). The zoning lot has a total area of 35,196 sq. ft.

C. **EXISTING LAND USE:** Vacant auto garage (B2, 156 N Dale) & vacant land (RM2, 594 Selby)

D. **SURROUNDING LAND USE:**

North: Commercial (B2)

East: Residential (RM2)

South: Residential (RM2)

West: Commercial (B2)

E. **ZONING CODE CITATION:** § 60.306 permits uses to be developed on zoning lots with multiple zoning designations provided the use is permitted in the zoning districts. § 61.202(b) authorizes the planning commission to grant variances when related to rezoning when considered at the same public hearing. § 61.601 lists required findings that must be made to grant variances.

F. **PARKING:** The applicant is proposing to construct an apartment building across to two existing parcels of land at 156 Dale and 594 Selby with two different zoning designations. There is an existing vacant auto repair garage on the 156 Dale Street parcel, which the applicant is proposing to convert into a hair salon. The 156 Dale Street parcel is proposed to be rezoned to T3 traditional neighborhood, and the 594 Selby parcel is and will remain zoned RM2 multi-family residential. Per Zoning Code § 60.306, when a building is constructed over multiple zoning designations the portion of the building in those respective zoning districts must comply with all the provisions of that district, including any provisions specific to those zoning districts that pertain to minimum parking requirements.

Zoning Code § 66.342(a) applies to the residential units proposed on the 156 Dale Street parcel that are proposed to be in the T3 portion of the site and reduces the parking requirement for the residential units by 25%. § 66.342(a) also allows on-street parking along the frontage of the 156 Dale parcel to count towards the minimum parking requirements for the parcel. The units that are being proposed on the RM2 portion of the site would not receive either of these minimum parking requirement reductions.

There are 22 units proposed on the RM2 portion of the zoning lot and 60 units proposed on the T3 portion of the zoning lot. Zoning Code § 63.207 requires a minimum of 24 spaces for the 22 units proposed on the RM2 portion of the zoning lot. Factoring in the 25% parking reduction for residential units on the portion of the site proposed to be rezoned to T3, a minimum of 52 parking spaces are required for the 60 units proposed on that portion of the zoning lot. The proposed hair salon would not require any additional parking to be provided for the use to be established because the minimum parking requirement for the former auto repair garage is higher than the minimum parking requirement for the proposed salon. The available on-street parking along the frontage of the T3 parcel would count toward meeting the minimum parking requirement for both the salon and the 60 units, reducing the minimum off-street parking requirement by 7 spaces.

The minimum off-street parking requirement for the proposed apartment building and hair salon is 69 spaces total, and 110 off-street spaces are proposed.

- G. **HISTORY/DISCUSSION:** The applicant, T.J.L. development, has a purchase agreement for 156 Dale Street and 594 Selby Avenue, and is proposing to develop a hair salon and an apartment building on the zoning lot. In conjunction with this application, the applicant is requesting to rezone the 156 Dale Street parcel from B2 community business to T3 traditional neighborhood. The 594 Selby parcel will remain zoned RM2 multiple family residential. A multi-family dwelling is a permitted use in both RM2 and T3.

MN Stat. 462.357, Subd. 5, for a city of the first class, requires a consent petition for rezoning from residential to commercial. Not including 594 Selby in the rezoning request avoids the consent petition requirement. The applicant is proposing to develop an apartment building on a zoning lot that includes both 156 Dale and 594 Selby parcels. Zoning Code 60.306 provides that *a use may be developed on a zoning lot that has two (2) or more zoning district designations so long as the use is permitted in each of the zoning districts. The minimum zoning requirements of each district shall apply to that part of the zoning lot in each zoning district. Parking for the use may be allowed anywhere on the lot as otherwise regulated by the code for each zoning district.* T3 standards will apply to the portion of the apartment building on the T3 portion of the site, and RM2 standards will apply to the portion of the apartment building on the RM2 portion of the site.

The subject parcels are located in the Historic Hill Heritage Preservation District, and therefore any proposal is subject to review and approval by the Heritage Preservation Commission (HPC). Prior to submitting this application, the applicant submitted a request to the HPC to demolish the existing auto repair garage in order to construct the hair salon in a new mixed-use building with additional units on that portion of the lot above the new commercial space. The HPC found that the vacant auto repair garage had historical significance, and as a result, that application was denied. On April 20, 2020, the applicant submitted a new application to rehabilitate the vacant auto garage as a stand-alone commercial building with a stand-alone apartment on the same zoning lot. That application was approved by the HPC on a 5 to 2 vote and the site plan that was approved by HPC was submitted as a part of this application.

- H. **DISTRICT COUNCIL RECOMMENDATION:** No recommendation from District 8 at the time of this staff report.

I. **FINDINGS:**

1. The applicant is proposing to develop an apartment building and hair salon at 156 Dale Street and 594 Selby Avenue. The location of the proposed salon will be entirely on the 156 Dale Street parcel. The proposed apartment building will be constructed over two zoning designations and two lots of record that are intended to be combined at a later date. The 156 Dale Street Parcel is proposed to be rezoned to T3 traditional neighborhood and the 594 Selby parcel will remain zoned RM2. Zoning Code § 60.306 permits development of the apartment

building on a split zoned RM2/T3 zoning lot, but the portions of the building are subject to all the standards for these two districts of their underlying zoning district. Although these two zoning districts both permit multifamily residential development, the two zoning districts differ in regard to setback requirements, dimensional standards, parking, and how density is regulated.

There are two variances requested for the 156 N Dale portion of the zoning lot, where T3 is proposed for the underlying zoning.

- **Placement of parking in front yard:** The proposed T3 zoning district does not permit parking to be established in a front yard. The applicant is proposing to construct 2 parking spaces in front of the vacant commercial building, one for drop offs only and one handicap parking stall. The rest of the accessory parking for the proposed hair salon will be behind the commercial use in the apartment building. Front yard parking is permitted under the current B2 zoning and it's likely that there was parking in front of this commercial building historically. According to the 1925 Sanborn map the original commercial building was built at a 0 foot setback from Dale Street. Sometime after 1925, part of the building was demolished and the front setback was increased to where it is today, most likely to accommodate accessory parking in front of the building. The applicant chose to request this variance and rezone all of 156 N Dale to T3 instead of applying to create 3 zoning designations on one zoning lot or submitting a site plan separately for these parking spaces under the current zoning.
- **Front Set-Back:** The front setback requirement for stand-alone residential structures in T3 is based on the average setback of the existing structures on the block, which is 20 feet. The subject parcels are in between commercial uses and structures with 0-foot setbacks at intersection of Selby and Dale and residential uses and structures along Selby Avenue with 20 to 30 foot setbacks. Given this site context, the applicant is requesting a variance for the front setback in order to match 0 foot setback of the commercial buildings on the portion of the front facade adjacent to those buildings, and is proposing to set the building back 25' for the RM2 portion of the building next to existing residential buildings.

The following variances are requested for the 594 Selby portion of the zoning lot, which will retain RM2 zoning.

- **Density.** A maximum of 9 units, with the density bonus for structured parking and including half of the width of the alley, are permitted by right on the 8,625 sq. of feet of the zoning lot (594 Selby Ave) zoned RM2, and 22 units are proposed. In the RM2 zoning district, density is regulated by a minimum lot area per unit requirement. With the density bonus applied for having 2 structured parking spaces per unit, the minimum lot required per unit would 900 sq. ft. In the T3 zoned portion of the lot, density is regulated by a maximum floor area ratio of 3.0 and the 60 residential units and hair salon could be built on this portion of the zoning lot by right.
- **Side Yard Set Back.** A side yard setback of 9 feet is required in the RM2 multifamily residential zoning district. The main wall of the apartment building meets this setback requirement, but the proposed balconies project 4 feet into the required setback. Unlike things like porches and decks, there is no provision in the zoning code for projections into required setbacks for balconies. If the variance is not granted the balconies would need to be moved, inset into the building, or the entire wall would need to be moved an additional 4 feet so that the balconies are outside of the required setback.
- **Rear Yard Setback.** A rear yard setback of 25 feet is required in the RM2 multifamily residential zoning district. The main wall of the apartment building meets this back

requirement, but the proposed balconies project 4 feet into the required setback. Unlike things like porches and decks, there is no provision in the zoning code for projections into required setbacks for balconies. The portion of the apartment that is proposed on the T3 portion of the zoning lot would have a required rear-setback 13 feet from the center line of the alley. The balconies as shown would be permitted by right in a T3 zoning district.

- **Lot Coverage.** The maximum lot coverage for principal structures in residential districts is 35% and the applicant is requesting 58% lot coverage on the 594 Selby parcel. This lot coverage requirement only applies to the portion of the zoning lot zoned RM2. The portion of the apartment building of the T3 part of the zoning lot no has maximum lot coverage requirement and is permitted by right in this regard.
 - **Height.** The maximum height in the RM2 district is 50' feet and the applicant is requesting a height of 53' feet to match the height of the rest of the building. The portion of the apartment building with T3 zoning can get to 53' building height by right by steeping the building back from the setback lines. A similar provision does not exist in the RM2 zoning district.
 - **Parking Access.** Per Zoning Code § 63.310 (b), *entrances and exits to and from a parking facility in a commercial or industrial zoning district shall not be across land in a residential district.* The applicant is proposing access to the structured parking on the 594 Selby parcel, zoned RM2. RM2 is a residential zoning district and the proposed T3 zoning is a commercial zoning district. Because parking spaces are proposed on the 156 Dale parcel, where T3 is proposed for the underlying zoning, a variance of § 63.310 is necessary because parking access for these spaces goes across residentially zoned land. If the variance is denied, this entrance to the parking facility would either need to be moved to a portion of the lot zoned T3 or removed entirely.
2. Section 61.601 states that the Planning Commission shall have the power to grant variances from the strict enforcement of the provisions of this code upon a finding that:
- (a) *The variances are in harmony with the general purposes and intent of the zoning code.* This finding is met. An intention of the zoning code is 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. The applicant is seeking a rezoning and multiple variances in order to facilitate the development of an apartment building and a hair salon. The subject parcels are served by an east – west (the 21) and a north - south transit line (the 65), and additionally, the B-Line bus rapid transit extension is planned for Selby Avenue. The majority of the variances pertain to the portion of the zoning lot to remain RM2. The variances are necessary for the full lot to be developed in manner that respects the existing context of the commercial and residential development, on and near the site, as well as consistency in the urban design of the apartment building that spans across two different zoning designations with different dimensional standards. This proposal will add a new commercial use in a vacant building, which adds to the mix of uses, and it will add density that supports existing and future transit use. The proposal as a whole and the requested variances are consistent with this intent of the zoning code.

- (b) *The variances are consistent with the comprehensive plan. This finding is met.* The variances are consistent with both the 2030 and 2040 comprehensive plan. The 2030 comprehensive plan identifies Selby Avenue as a mixed-use corridor. The variances will enable a mix of uses to be established on the parcel by providing relief from the strict application of a number of standards in the code. Land Use Plan Policy LU 1.24 calls for supporting a mix of uses on mixed use corridors and the mix of uses that the variances will help enable are consistent with this policy. Policy LU1.2 of the 2030 comprehensive plan calls for permitting high density development in mixed use corridors at 30 – 150 dwelling units per acre. The proposed 82-unit apartment building is within this density range at 102 dwelling units per acre, consistent with the housing density called for by this policy.

The 2040 comprehensive plan identifies the Selby-Dale intersection as a neighborhood node. Policy LU-30 calls for focusing increasing density toward the center of the node and transitioning in scale to surrounding land uses. The proposed variances, and more specifically the variance for the front setback, is consistent with this policy because it will enable the building to match the form and scale of the adjacent commercial buildings and then transition into the residential area by increasing the front setback closer to the residential uses to the east.

- (c) *The applicant has established that there are practical difficulties in complying with the provisions; that the property owner proposes to use the property in a reasonable manner not permitted by the provisions. Economic considerations alone do not constitute practical difficulties. This finding is met.* The applicant is seeking to develop an apartment and hair salon on a zoning lot with multiple zoning designations and an existing historically significant commercial structure on the site. The two zoning districts, RM2 and T3, differ in how density and dimensional standards are regulated. There are practical difficulties in designing a cohesive building on a split zoned lot that is more permissive in the building typologies that would be permitted by right on one portion of the lot (T3) and more prescriptive on another portion of the lot (RM2). Additionally, the historic structure on the site significantly limits the developable area of the parcel because the applicants request to demolish the structure was denied, so it is not possible to shift the building mass and units in the RM2 portion of the zoning lot to this area. Rezoning the entire lot to T3 would eliminate the majority of the variance requests but would require a consent petition that may be onerous with current social distancing guidelines. These factors constitute practical difficulties in complying with the provisions of the zoning code, resulting in multiple variance requests.
- (d) *The plight of the landowner is due to circumstances unique to the property not created by the landowner. This finding is met.* The subject zoning lot is an irregular shaped flag lot with frontage on both Selby Avenue and Dale Street. There is an existing auto repair garage building that was found to be historically significant on roughly 6,850 square feet of the lot area, and there is RM2 zoning on roughly 8,625 feet of the lot. The subject parcels are in between commercial buildings that anchor corner of the Selby and Dale intersection with 0 foot setbacks and residential uses that are setback 20 – 30 feet. These are all circumstances that are unique to the property that were not caused by the landowner.
- (e) *The variances will not permit any use that is not allowed in the zoning district where the affected land is located. This finding is met.* The variances will not result in a use being permitted which is not allowed in the RM2 or T3 zoning districts.
- (f) *The variances will not alter the essential character of the surrounding area. This*

finding is met. The subject parcel is located in between existing commercial buildings and residential buildings of varying densities. Based on this context, the proposed uses are incorporating elements of the commercial form into the design that require a variance, such as the zero-foot front setback. The majority of multi-family structures in the immediate area were built before the first zoning code was enacted in 1922, and those structures would likely require some of the same variances of the RM2 dimensional standards that the applicant is requesting in this application if they were built today. The variances will enable the development to be in keeping with the essential character of the area, and the proposed apartment building will serve as a transitional structure between the commercial structures at the corner of Selby and Dale and the residential structures along Selby Avenue to the east.

- J. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of variances for the following: 156 Dale portion of the site: front yard setback from Selby (20' minimum, 0' proposed), and 2 parking spaces in front of the existing building on Dale; 594 Selby (RM2) portion of the site: density (9 dwelling units maximum, 22 proposed), side yard setback for balconies (9' min., 5' proposed), rear yard setback for balconies (25' min., 21' proposed), lot coverage (35% max., 58% proposed), height (50' max., 53' proposed), and access to parking in the T3 portion of the building across the RM2 portion; subject to the following additional conditions:
1. Final plans approved by the Zoning Administrator for this use shall be in substantial compliance with the plan submitted and approved as part of this application.
 2. The application to rezone 156 Dale Street from the B2 general business to T3 traditional neighborhood is approved by the Mayor and City Council.



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 _____

Tentative Hearing Date _____

APPLICANT

Name TJL DEVELOPMENT LLC
(must have ownership or leasehold interest in the property, contingent included)

Address 2416 EDGECUMBE RD City ST PAUL State MN Zip 55116

Email LAVALLEJIM@COMCAST.NET Phone 6127511919

Name of Owner (if different) JIM LAVALLE Email LAVALLEJIM@COMCAST.NET

Contact Person (if different) JIM LAVALLE Email _____

Address 2416 EDGECUMBE RD City ST PAUL State MN Zip 55116

PROPERTY INFO

Address / Location 156 DALE + 594 SELBY

PIN(s) & Legal Description 156 = 012823220307 594 = 012823220169
(attach additional sheet if necessary)

SEE SURVEY FOR LEGALS Lot Area .81 Current Zoning B2 + RM2

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 SEE ENCLOSED LETTER. State the requirement and variance requested. _____

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.
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 Date 4.22.2020

**TJL Development LLC
2416 Edgcumbe Road
St Paul MN, 55116
612-751-1919**

4/23/20

Tony Johnson
Paul Dubruiel
City of Saint Paul
Planning and Economic Development Department
25 West Fourth Street
1400 City Hall Annex
Saint Paul, MN 55102

Re: Redevelopment of 594 Selby Avenue and 156 Dale Street, Saint Paul

Tony and Paul,

I am excited to be involved in the redevelopment of two properties located at the south east quadrant of Selby Avenue and Dale Street. The two properties, a bare land parcel, 594 Selby Avenue, and a vacant building with land area, 156 Dale Street have been dormant for several years, are in disrepair and pose blight on the neighborhood and community. I have a binding purchase agreement with the owner of the properties.

On Monday April 20th 2020 the Saint Paul Heritage Preservation Commission approved our development plan as presented to the zoning committee.

We are proposing to rehabilitate the vacant building consistent with previous HPC approvals for a retail use, remediate the existing pollution and develop a market rate apartment building and parking to serve those uses. The site is located in a vibrant, mature and sophisticated urban environment that has access to the transit system, access to numerous retail and restaurant, entertainment, and educational establishments. It's important to recognize these built in neighborhood amenities. The project will emphasize and promote healthy living by utilizing and promoting the pedestrian and transit environment that already exists. The building mass has been articulated, setback and stepped to respect the surrounding neighbors, give the building individuality and comply with the design standards of the zoning code. The building is clad with high quality materials that are consistent with many of the buildings in the district and neighborhood.

The proposed building will consist of one level of underground parking containing approximately 59 parking stalls with ingress and egress from Selby Avenue. This parking will serve the residential component of the project. The parking garage will also contain a pet washing station, bicycle parking racks, trash management areas and mechanical and electrical facilities. The first floor of the project will contain a lobby with fitness and amenity spaces for the residents of the building, a bicycle repair shop for

the resident's use. The project will also incorporate an outdoor amenity plaza located on the second floor above the enclosed parking below. The first floor will also have public and private parking, (approximately 48 stalls) accessed from Selby Avenue and the existing alley to serve both the retail and residential uses. In the second through sixth floors the project proposes approximately 80 market rate apartments. We are proposing a unit mix that contains alcove, studio, one, two-bedroom and three-bedroom units. We are planning to coordinate real time Metro Transit monitors in the lobby and work with one of the shared cars providers to promote shared vehicles located at the building.

The Development is intended to cater to various income levels and family types that are prevalent in the neighborhood and found throughout the city.

Please consider this letter, enclosed applications and supporting materials our formal request to grant a rezoning of the land area of 156 Dale Street from B-2 to T-3. Also please consider this our formal application for variances that have been determined by St Paul Planning staff:

Variances for 594 Selby Parcel are the following:

- Sec. 66.231 for density. A maximum of 9 units are permitted on this parcel and 22 are proposed. (the zoning line will go through the one of the units and so it was determined as half in the RM2 half in The T3 parcel which is how we arrived at 22)
- Sec. 66.231 for side yard setbacks. A 9 foot setback is required. 9 balconies are proposed at a 5 foot setback.
- Sec. 66.231 for a rear yard setback. A 25 foot setback is required, 4 balconies are proposed at a 21 foot setback.
- Sec. 66.231 for height. A maximum height of 50 feet is permitted in the RM2 district, 53 feet is proposed.
- Sec. 66.232 for lot coverage a maximum of 35% lot coverage is permitted, 58% is proposed.
- Sec. 63.310 entrance to the parking facility in a T3 district across an RM2 parcel.

Variances for 156 Dale Parcel:

- Sec. 66.331 (i) for the front setback. The front setback is determined by the average setback of existing structures on the block. The existing front setback of 28 feet is proposed.
- Sec. 66.341 (b) placement of parking for the two spaces in front of the commercial building.

Findings for the Variances:

(a) 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 existing zoning code in RM-2 has several density restrictions that cause practical difficulty. I understand city staff and commissioners are advancing new density standards that relax the existing RM-2 density constraints. Practical difficulties also occur due to The Historic Preservation Commission requirements to preserve the single-story existing structure on Dale Street that requires densification to facilitate vacant land development. The Heritage Preservation Commission denied a request to demolish the vacant single-story building or add on the front of the building that causes the practical difficulty.

(b) The plight of the landowner is due to circumstances unique to the property and not created by the landowner:

The zoning of the property is unique as there are two adjacent zoning classifications and was not controlled or guided or zoned by the current landowners. Complying with the requirements of the City of St Paul Heritage Preservation Commission were not created by the landowner nor the applicant and are unique to the property.

(c) The variance will not permit any use that is not allowed in the zoning district in which the property is located:

The proposed uses for the redevelopment comply with all City Codes and Ordinances and will not contribute to the ability of a non-allowed use to be allowed.

(d) The variance will not alter the essential character of the surrounding area:

The surrounding area contains similar size multi-unit housing facilities, office buildings, retailers, entertainment and restaurant venues, parking facilities and educational facilities. The proposed new multi-unit market rate apartment community with public parking compliments the surrounding uses and character as the proposed use already exists in the surrounding area. This finding was also met as determined by the City of St Pauls Heritage Preservation Commission approval of the project on April 20, 2020.

The proposed use will allow for and contribute to blight removal, pollution cleanup, additional public safety for the community and increase surrounding property values due to the significant contemplated capital investment.

We believe the project is consistent with all the regulations and intent of the Saint Paul Comprehensive Plan and the Summit University District Council small area plan.

We respectfully request the city schedule to required hearing to allow approvals to be secured.

Sincerely,
Jim LaValle

EXISTING CONTEXT

VIEW EAST ON SELBY AVE



VIEW WEST ON SELBY AVE



STREET FACING FACADE



VIEW NORTH ON DALE AVE BY BACK ALLEY





VIEW WEST ON SELBY AVE

Fiber Cement Lap Siding
Cobble Stone
8" Exposure

Fiber Cement Lap Siding
Aged Pewter
4" Exposure

Brick Color 1
Dark Range Brick

Brick Color 2
Medium Range Brick

Fiber Cement Lap Siding
Cobble Stone
8" Exposure

STREET FACING FACADE / SELBY AVE



VIEW EAST ON SELBY AVE



VIEW EAST ALONG ALLEY FROM DALE AVE



VIEW WEST ALONG ALLEY



Fiber Cement Lap Siding
Aged Pewter
4" Exposure

Fiber Cement Lap Siding
Cobble Stone
8" Exposure

Brick Color 1
Dark Range Brick

Brick Color 2
Medium Range Brick

Fiber Cement Lap Siding
Cobble Stone
8" Exposure

VIEW EAST ALONG ALLEY



Fiber Cement Lap Siding
Aged Pewter
4" Exposure

Fiber Cement Lap Siding
Cobble Stone
8" Exposure

Fiber Cement Lap Siding
Cobble Stone
8" Exposure

Brick Color 2
Medium Range Brick

Brick Color 1
Dark Range Brick

BUILDING MATERIALS



Brick Color 2
Medium Range Brick



Fiber Cement Lap Siding
Aged Pewter
4" Exposure



Brick Color 1
Dark Range Brick



Fiber Cement Lap Siding
Cobble Stone
8" Exposure



Selby Ave

Hague Ave

Dale St N

Laurel Ave

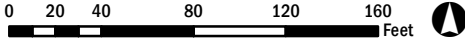


FILE #20-029-745 | AERIAL MAP
Application of TJL Development

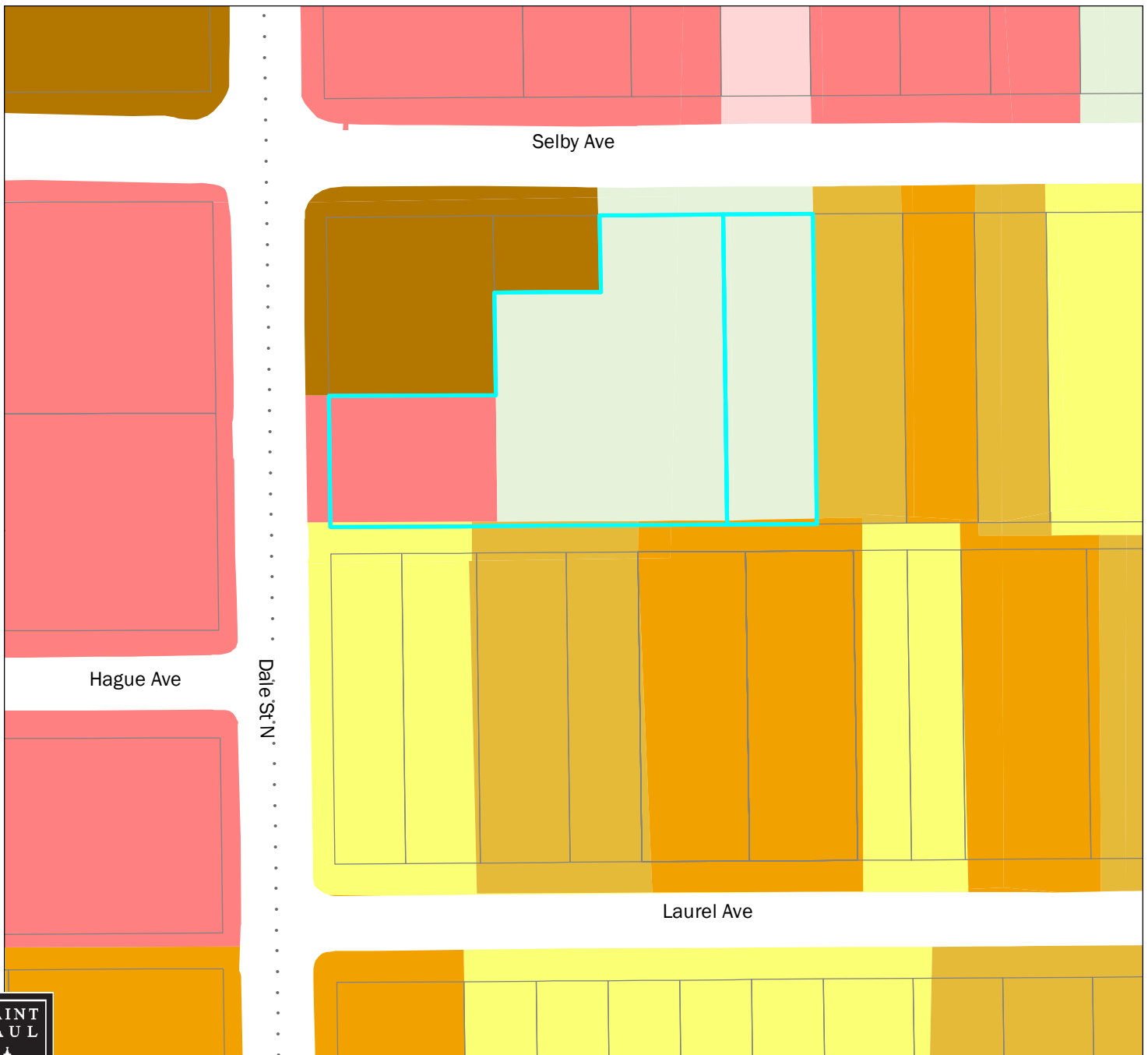
Application Type: Variance
 Application Date: April 23, 2020
 Planning District: 8

Subject Parcel(s) Outlined in Blue

ParcelPoly on

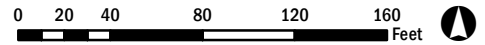


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FILE #20-029-745 | Existing land use
Application of TJL Development

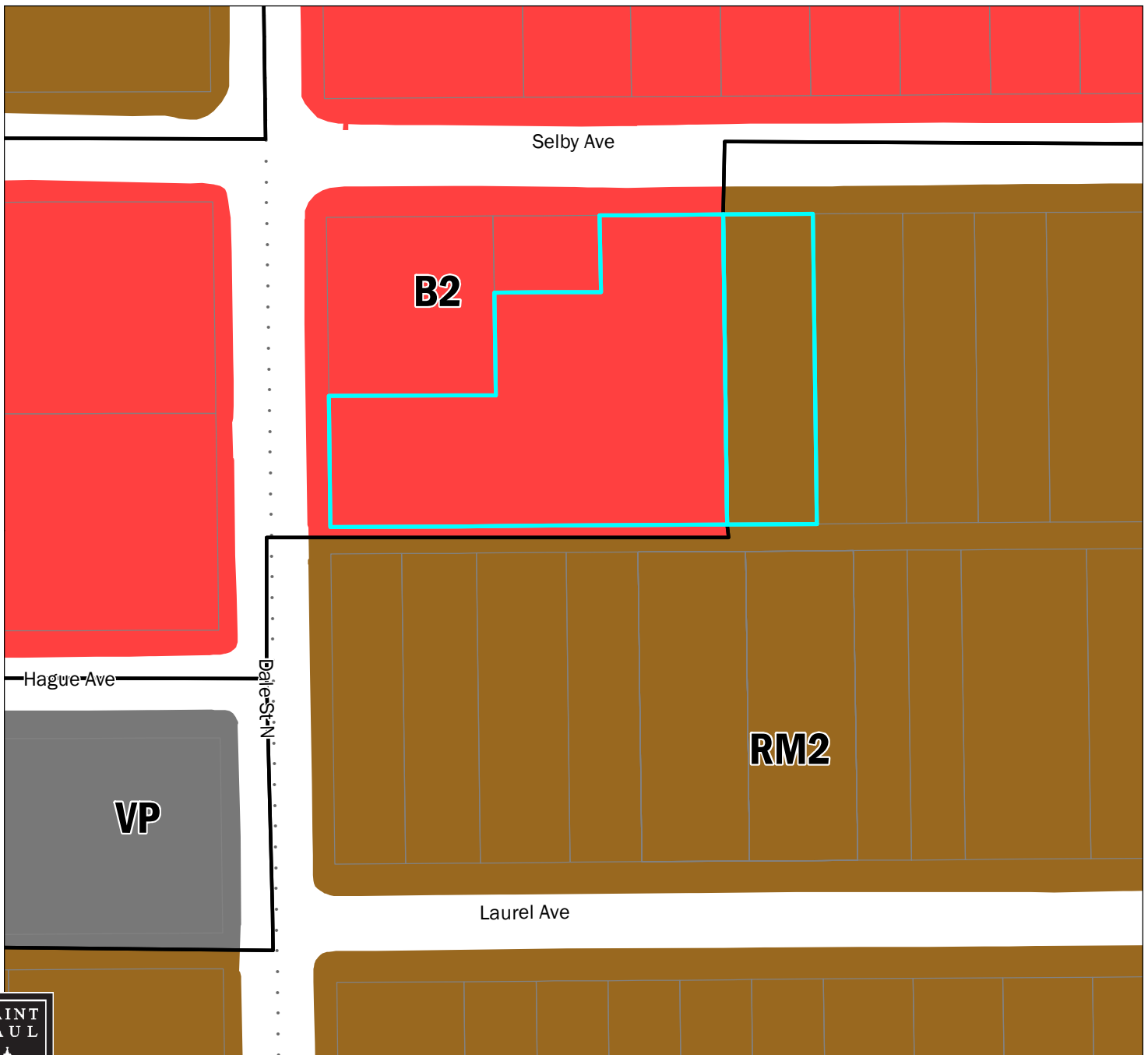
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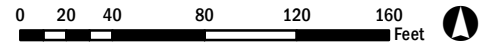
Subject Parcel(s) Outlined in Blue

- | | | | |
|---------------------------|--------------------------------|--------------------------------|--------------|
| ParcelPoly on | Multifamily | Industrial and Utility | Railway |
| Farmstead | Office | Extractive | Airport |
| Seasonal/Vacation | Retail and Other Commercial | Institutional | Agricultural |
| Single Family Detached | Mixed Use Residential | Park, Recreational or Preserve | Undeveloped |
| Manufactured Housing Park | Mixed Use Industrial | Golf Course | Water |
| Single Family Attached | Mixed Use Commercial and Other | Major Highway | |



FILE #20-029-745 | ZONING MAP
Application of TJL Development

Application Type: Variance
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Subject Parcel(s) Outlined in Blue

Parcel Poly on	RM3 Multiple-Family	B2 Community Business	F2 Residential Low
RL One-Family Large Lot	T1 Traditional Neighborhood	B3 General Business	F3 Residential Mid
R1 One-Family	T2 Traditional Neighborhood	B4 Central Business	F4 Residential High
R2 One-Family	T3 Traditional Neighborhood	B5 Central Business Service	F5 Business
R3 One-Family	T3M T3 with Master Plan	IT Transitional Industrial	F6 Gateway
R4 One-Family	T4 Traditional Neighborhood	ITM IT with Master Plan	VP Vehicular Parking
RT1 Two-Family	T4M T4 with Master Plan	I1 Light Industrial	PD Planned Development
RT2 Townhouse	OS Office-Service	I2 General Industrial	CA Capitol Area Jurisdiction
RM1 Multiple-Family	B1 Local Business	I3 Restricted Industrial	
RM2 Multiple-Family	BC Community Business (converted)	F1 River Residential	