



Highland District Council
1978 Ford Parkway Saint Paul, Minnesota 55116
Phone: 651-695-4005
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Resolution in Support of the Variances for 1325 Hartford Ave

WHEREAS, the applicant is requesting three variances in order to build a second floor addition to a 1½-story single-family dwelling.

1) In the R4 zoning district in which located, the design standards in Planning District 15 allow a maximum height of 22 feet. The applicant proposes a height of 24'-6½", for a height variance of 2'-6½".

2) The design standards in Planning District 15 require a sidewall articulation for building faces that exceed 35' feet in length. The applicant proposes a sidewall of 40.5' in length and is requesting a variance from this requirement for no articulation on the west sidewall.

3) The zoning code requires a 4' side yard setback from the property line. The existing house is set back 3.7' from the west property line; the applicant is proposing that the second floor have the same side setback as the first floor for a variance of 0.3'.

WHEREAS, the Community Development Committee (CDC) of the Highland District Council met with David Lundy, the property owner and applicant for the variances requested at 1325 Hartford Ave, on January 17th, February 21st and March 21st, and

WHEREAS, the intent of the zoning code change for sidewall articulation was to require a physical break in walls over a certain length... intended to prevent the monotonous appearance of long unbroken building facades from streets or adjacent properties, and

WHEREAS, the neighbors have written letters of support for him to proceed without the sidewall articulation, so as not to increase the side yard setback needed, and

WHEREAS the sideyard setback is required because the applicant is using the existing foundation; and

WHEREAS the height requirement is supported by the neighbor, will allow the 2nd floor to be habitable to code and the 7/12 pitch will be in keeping with the design of the other homes in the neighborhood; therefore,

BE IT RESOLVED that the Community Development Committee of the Highland District Council recommends approval of the height variance because the existing 1 ½ story is not habitable by City Code, the 7/12 pitch is in keeping with the other homes in the neighborhood, and neighbors support construction of an addition on the existing foundation; and

BE IT FURTHER RESOLVED that the Community Development Committee of the Highland District Council recommends approval of a Sidewall Articulation variance because the proposed addition has windows and siding changes that is just a different means to that same end; and

The Highland District Council's mission is to foster opportunities for the people that live, learn, work, and play in Highland Park to engage and connect with neighbors, businesses and local government and to help build a more vibrant, welcoming, and safe neighborhood.

The HDC is a registered 501(c)3 non-profit.



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BE IT FURTHER RESOLVED that the CDC recommends approval of the sideyard setback to allow the applicant to build on the same foundation, thus keeping in mind the city's desire for sustainability and the reuse as much as possible of existing foundations.

Approved March 21, 2017
By the Community Development Committee of the Highland District Council

Resolution 2017 – 05D