



Highland District Council
1978 Ford Parkway Saint Paul, Minnesota 55116
651-695-4005
Email: info@highlanddistrictcouncil.org

Resolution for 1691 Highland Parkway Lot Split Variances

WHEREAS the applicant at 1691 Highland Parkway met with the Highland District Council's Community Development Committee on Tuesday, October 18, 2016, to discuss the application for two variances related to a potential lot split at this property: 1) a lot size of 6,000 square feet is required in this R3 single family zoning district, and the proposed new lot would be 5,836 square feet in size for a variance of 164 feet; and 2) a minimum lot width of 50 feet is required, and a width of 45.74 feet is proposed for the new lot, for a variance of 4.26 feet; and

WHEREAS the applicant, Mary Barrie, appeared at the meeting with many members of her family to explain how a new home to be built on the proposed new lot would be occupied by her and her 80-year-old, wheelchair-bound mother; and that the existing home on the adjacent lot would be occupied by her daughter and her husband and family, creating an intergenerational living arrangement of the kind being encouraged by local officials and the State of Minnesota; and that Ms. Barrie and her family are long-time Highland Park residents with existing ties in and a deep commitment to our community; and

WHEREAS the variance reflects a difference of less than 3 percent of the required lot size, and the minimum lot width is 8.5 percent less than the required width, such that the differential and impact will be minimal; and

WHEREAS the Barries studied architecture in the neighborhood and propose to build an approximately 1,500 square foot Tudor-style home on the proposed new lot using old, recycled brick to have it fit into Highland Parkway and to employ other building materials in keeping with the Parkway's character; and

WHEREAS some neighbors in attendance at the meeting feared the new house would be too tall but were informed by the Committee that the structure would have to comply with the City's new residential design standards and building code for Highland Park, and Ms. Barrie explained that the cost of obtaining detailed plans for the new house is prohibitive considering that purchase of the property is contingent on this variance request; and

WHEREAS several other neighbors through letters and testimony welcomed her to Highland Parkway and approved of her proposal for the variance given the intergenerational family goal and small differentials required for the variance;

Therefore,

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BE IT RESOLVED that the Community Development Committee of the Highland District Council unanimously supports both variances to allow Ms. Barrie to purchase the property and proceed with construction of a new home as proposed for herself and her mother.

Adopted on October 18th, 2016

By the Community Development Committee of the Highland District Council