



Highland District Council  
1978 Ford Parkway Saint Paul, Minnesota 55116  
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Email: hdc@visi.com

**Resolution in Support of the Major Variance for 1311 Eleanor Ave**

WHEREAS, the Community Development Committee of the Highland District Council met with Sean Doyle of SD Custom Homes, the property owner of 1311 Eleanor Avenue on Tuesday, October 20, 2015; and,

WHEREAS, the 1300 block of Eleanor Avenue has experienced a number of home tear-downs and additions in recent years; and,

WHEREAS, three neighbors attended the meeting and supported the property owner's plan for reconstruction of 1311 Eleanor Avenue a relatively older and smaller home on the block; and,

WHEREAS, the HDC's Community Development Committee believes reusing the existing foundation and infrastructure to replace a home and preserving existing green space are significant means towards sustainable and affordable housing goals; and,

WHEREAS, the existing foundation is legally nonconforming as to the front and Western side-yard setbacks; and,

WHEREAS, if the proposed home included a front yard 3-season porch over the existing foundation rather than enclosed sun room, a front yard setback variance would not be required; and,

WHEREAS, requiring a West sidewall articulation would extend further into the side yard setback; and,

WHEREAS, the HDC's Community Development Committee believes the spirit of the required sidewall articulation requirement to visually break up a long sidewall is met on the East side by the "T" shaped articulation created by a first floor fireplace and the 2nd floor cantilever; and,

WHEREAS, the HDC's Community Development Committee was told by the owner of 1311 Eleanor Avenue that the proposed home height to roof mid-line will be between 23 - 24', requiring less than a 2' midline height variance; and,

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WHEREAS, the 30' peek height of the new home at 1311 Eleanor Avenue will not be taller than the existing house to the West and visually, will appear shorter than the neighboring home to the East due to a 2 foot grade increase. Therefore,

BE IT RESOLVED, that the Community Development Committee of the Highland District Council recommends approval of a 3.5 foot variance of the front yard setback requirement and a .4 foot variance of the side yard setback requirement if the existing foundation is reused at 1311 Eleanor Avenue, and

BE IT FURTHER RESOLVED that the CDC recommends approval of the midline height variance so long as the roof peek is no more than 30' tall, and,

BE IT FURTHER RESOLVED that the CDC recommends approval of the West side wall articulation variance to avoid further extending into the side yard setback, so long as windows and/or other architectural means of providing visual interest are installed, and

BE IT FURTHER RESOLVED that the CDC recommends approval of the East side wall articulation variance if 1311 Eleanor Avenue is rebuilt with the proposed "T" shaped articulation.

Approved October 20, 2015  
By the Community Development Committee of the Highland District Council

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