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APPLICATION FOR ZONING VARIANCE
Department of Safety and Inspections
375 Jackson Street
Suite 220
Saint Paul, MN 55101-1806
General: 651-266-9008
Fax: (651) 266-9099

Zoning office use only
File Number: # 1A-199020
Fee: \$ 815
Tentative Hearing Date: 5/20/14 - 5/28/14
Section(s) 66.231
City agent TB

APPLICANT

Name Rebecca Krull Kraling Company HGA Architects & Engineers
Address 420 5th Street North, Suite 100
City Minneapolis St. MN Zip 55401 Daytime Phone 612-758-4378
Property Interest of Applicant (owner, contract purchaser, etc) St Paul Academy & Summit School
Name of Owner (if different) Paul Johnson Phone 612-359-3208

PROPERTY INFORMATION

Address / Location 1712 Randolph Avenue, St Paul, MN 55105
Legal Description Lot 1, Block 1, Saint Paul Academy Grounds, Ramsey County, Minnesota (see also attached survey)
Lot Size ~159,000 SF Present Zoning R4 Present Use School-Junior/Senior High
Proposed Use No change

Variance[s] requested: Height Variance

Supporting Information: Supply the necessary information that is applicable to your variance request, provide details regarding the project, and explain why a variance is needed. Duplex/triplex conversions may require a pro forma to be submitted. Attach additional sheets if necessary.

The project consists of the addition of a 650-seat theater and associated support spaces to the St Paul Academy and Summit School's Randolph Campus on the site of an existing parking lot immediately west of the existing gym.

The R4 zoning allows for a maximum height of 30'-0" and the theater addition has two portions of the building that functionally require heights higher than the 30'-0" allowed; the Stage which is 50'-1" to top of roof deck and the Audience Chamber/Seating Area which is 35'-6" to the top of roof deck. Find the Building Elevations and Roof Plan attached for reference. Top of Roof Deck & Top of Roof Insulation elevations have been noted on the Roof Plan.

To minimize the impact of these heights on the adjacent neighborhood, the taller elements of the building are surrounded by elements of the project that are of heights lower than the 30'-0" allowed. The addition also is set back from Randolph Avenue a distance greater than the required 25'-0" front yard set back. See Site Plan.

Additionally, a sun study was done to assess the impact of the building on adjacent properties, images of which are attached to this application for reference.

Attachments as required: [] Site Plan [] Attachments [] Pro Forma

Applicant's Signature [Signature] Date 24 April 2014



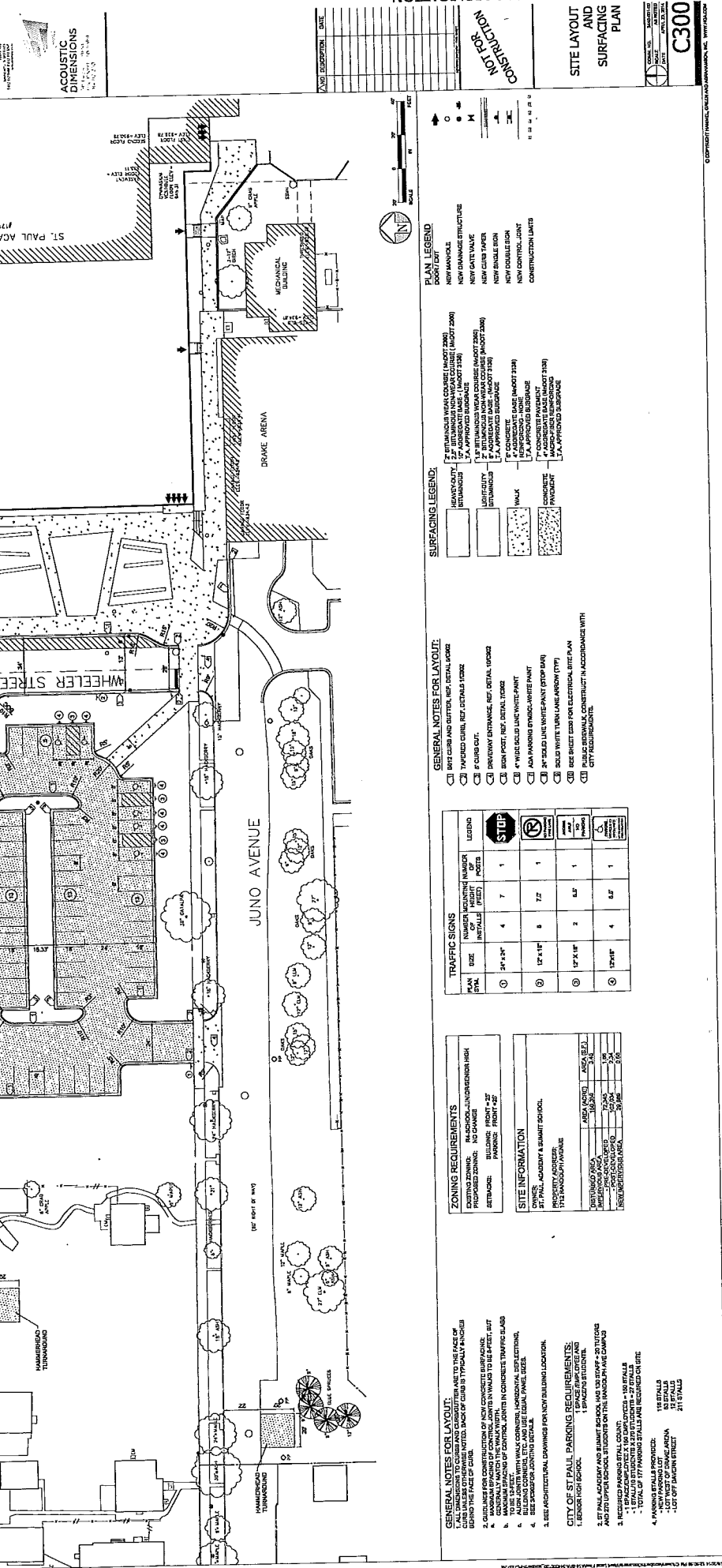
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ACUSTIC DIMENSIONS
 145-2111-12
 145-2111-12

PROPOSED BUILDING
 ADDITION
 FLECHARD'S 45
 ARCH-10142

ST. PAUL ACADEMY & SUMMIT SCHOOL
 #172 RANDOLPH AVENUE

WHEELER STREET
 JUNO AVENUE
 DRAKE ARENA



GENERAL NOTES FOR LAYOUT:

- SEE ARCHITECTURAL CHANGES ON NEW BUILDING LOCATION.
- SEE CITY OF ST. PAUL, PARKING REQUIREMENTS.
 - 1 BRIDGE PARK DRIVE AND
 - 1 SENIOR HIGH SCHOOL.
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TRAFFIC SIGNS

PLAN SYM	SIZE	NUMBER INSTALL	NUMBER PRESET PORTS	LEGEND
1	36" x 36"	4	7	STOP
2	12" x 18"	8	72	NO PARKING
3	12" x 18"	2	66	ONE WAY
4	12" x 18"	4	66	NO PARKING

ZONING REQUIREMENTS

EXISTING ZONING: RES-40
 PROPOSED ZONING: NO CHANGE
 SETBACKS: FRONT = 25' SIDE = 15' REAR = 15'

SITE INFORMATION

PROPERTY ADDRESS: 172 RANDOLPH AVENUE

CITY BLOCK AREA	15000	AREA (S.F.)	3150,000
LOT AREA	15000	AREA (S.F.)	3150,000
LOT COVERED	7200	AREA (S.F.)	1,548,000
UNCOVERED	7800	AREA (S.F.)	1,602,000
TOTAL COVERED	14400	AREA (S.F.)	3,150,000

PLAN LEGEND

NEW HANDICAP
 NEW DRIVEWAY STRUCTURE
 NEW DATE VAULT
 NEW CURB PAVEN
 NEW SCHEDULED
 NEW CONTROL JOINT
 CONSTRUCTION LIMITS

SURFACING LEGEND:

- HEAVY DUTY BITUMULOUS
- LIGHT DUTY BITUMULOUS
- WALK
- CONCRETE PAVEMENT
- MACRO-DRAIN TRANSPARENT PAVEMENT

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