



The City That Soars!

REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date	May 27, 2014
Agenda Item	1
Title	Setback Variance at 1565 Hamline Avenue
Submitted By	Deborah Jones, Zoning and Planning Director

Description	A setback variance is requested to allow the building of an addition on the south side of the automobile service business at 1565 Hamline Avenue North.
Background	<p>1565 Hamline Avenue North, Falcon Heights, 55108, PIN 222923210161, is located on the northwest corner of the intersection of Hamline Avenue and Hoyt Avenue. The legal description is <i>The South half of Lot 3 and all of Lots 1 and 2, Block 8, Cable's Hamline Heights Addition</i>. The parcel is zoned B-1 Neighborhood Convenience District.</p> <p>The neighborhood predates most of the present City Code, and the auto servicing business, which has been in place since in one form or another since 1942, is considered a legally nonconforming use, "grandfathered" at the time the 1993 city code was adopted.</p> <p>The applicant wishes to improve the business by building a ten foot addition on the south side, creating a customer waiting area with accessible rest rooms and other amenities the present building has no room to accommodate. The south side of the building is about 36.5 feet from the property line; the required setback is 30 feet. Therefore, the applicant seeks a setback variance of 3.5 feet in order to build the ten foot addition.</p> <p>The applicant will replace the non-impervious surface lost to the addition by removing pavement and adding landscaped space greater than or equal to the loss at the north end of the property. There will be enough parking left to meet code requirements.</p> <p>Notice of a public hearing on this matter was published in the Roseville Review on May 13. On May 12, notice was mailed to the owners of all properties within 350 feet as required by statute. The only public comment received prior to May 22 was a telephone message from the Mike Larson, the neighbor at 1570 Hamline Avenue, supporting the proposed variance.</p>

Analysis

In reference to Section 113-62 Variances, staff finds the following:

a. That the variance would be in harmony with the general purposes and intent of Chapter 113.

Staff finds that the variance requested is in harmony with the purpose and intent of the zoning chapter as stated in Section 113-1.

b. That the variance would be consistent with the comprehensive plan.

Staff finds that the variance requested is consistent with the comprehensive plan and that it will not impair or diminish property values or improvements in the area.

c. That there are practical difficulties in complying with this chapter.

Staff finds that there are practical difficulties in complying with the letter of Section Section 113-177 B-1 Neighborhood Convenience District. Although 1565 Hamline is not unique in the city as a lot, it is the only auto service business. It is typical of the City's B-1 properties in being a long established neighborhood business on a relatively small lot. An attractive and comfortable customer waiting area is an amenity businesses of this type are expected to provide in order to be competitive in today's market. There is insufficient space inside the existing building to carve out such a space without sacrificing workspace. Due to the arrangement of service bays, the south side of the existing building is really the only option for expanding the building in such a way as to provide the waiting area.

d. That the granting of the variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety.

Staff finds that the variances will not impair an adequate supply of light and air to adjacent properties, will have no effect on traffic on the public street and will not increase the danger of fire or endanger the public safety.

e. That the requested variance is the minimum action required to eliminate the practical difficulties.

Although the building could be extended about 6.5 feet without encroaching into the required setback, this would provide an extremely narrow footprint for the type of amenity the applicant wishes to provide. The requested 3.5 foot extension (to allow a 10 foot addition is reasonable.

f. The provisions regarding earth-sheltered construction and temporary use stated in Section 113-62(e)(6) do not apply to this variance.

Budget Impact	None
Attachment(s)	<ul style="list-style-type: none">• Application for setback variance for expansion of the auto service business building at 1565 Hamline Avenue, including site maps showing existing configuration, proposed addition and proposed new planted area.• 2011 Aerial photo (Ramsey County GIS)• Hearing notice published in the Roseville Review and mailed to owners of properties within 350 feet, with map showing properties that received mailed notice.
Actions Requested	<ul style="list-style-type: none">• Hold a public hearing on the variances requested for 1565 Hamline Avenue• Make a recommendation to the City Council



City of Falcon Heights
Planning Application

MAY 05 REC'D

rd. 5/5/14
Receipt # 31969

Action Requested By:

Name of Property Owner Steven Horazdovsky

Phone (h) 651-484-5271 (w) _____

Address of Property Owner 3635 Arcade St N Vadnais Hts MN 55127

Name of Applicant (if different) _____

Address _____ Phone _____

Property Involved:

Address 1565 Hamline Ave N Falcon Hts MN

Legal Description PID 22-29-23-21-0161

South 1/2 of 3 and all of Lots 1 and 2, Block 8,
Cable's Hamline Heights Addition.

Property Identification Number (PIN) 22-29-23-21-0161

Present Use of Property (check one):

- Single Family Dwelling
- Duplex/Two Family Dwelling
- Multi Family Complex
- Business/Commercial
- Government/Institutional
- Vacant Land

Action Requested (NON-REFUNDABLE):

- Variance (\$350.00)
- Conditional Use Permit (\$500.00)
- Rezoning, Zoning Amendment (\$500.00)
- Comprehensive Plan Amendment (\$550.00)
- Lot Split (\$250.00)
- Site Plan Review (\$100.00)
- Subdivision (Fee on request)
- Other (Please Specify) _____

The above Application Fees do not include any additional fees that might be required, including legal, engineering, consulting and additional City services. Applicants should meet with City Staff prior to submitting application to discuss applicable ordinances, required attachments, timelines and fees.

Brief Summary of Request (applicant may submit letter to Planning Commission with details of request):

Requesting variance of 3-5 ft. from existing lot line.
Add. 10 ft. ^{from existing wall} is requested to accommodate a new lobby
and restroom reconfiguration.

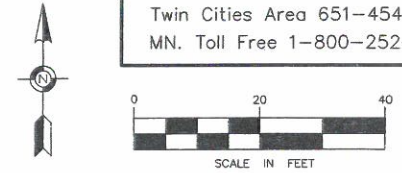
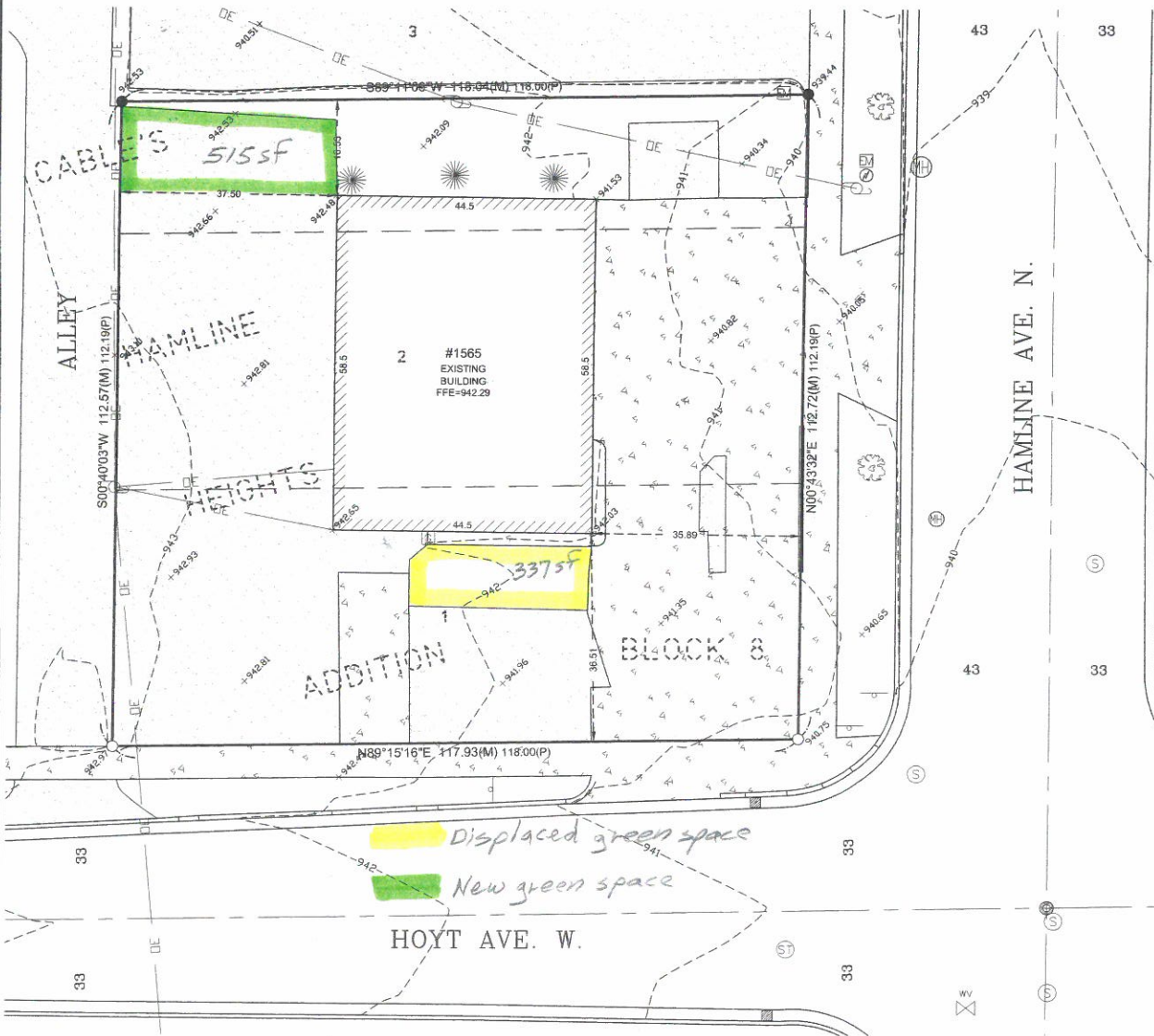
I certify that all statements on this application are true and correct:

Steven Horazdovsky
Signature of Property Owner (required)

Signature of Applicant (if applicable)

CERTIFICATE OF SURVEY

Call 48 Hours before digging
GOPHER STATE ONE CALL
 Twin Cities Area 651-454-0002
 MN. Toll Free 1-800-252-1166



LEGEND

- DENOTES FOUND PROPERTY IRON
- DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "PLS 25105"
- ⊙ DENOTES CAST IRON MONUMENT
- - - 999 DENOTES EXISTING CONTOUR LINE
- x999.99 DENOTES EXISTING ELEVATION
- [Pattern] DENOTES CONCRETE SURFACE
- [Pattern] DENOTES BITUMINOUS SURFACE
- [Pattern] DENOTES STORM CATCH BASIN
- [Pattern] DENOTES ELECTRIC TRANSFORMER
- ⊕ DENOTES SANITARY MANHOLE
- ⊕ DENOTES STORM SEWER MANHOLE
- ⊕ DENOTES MANHOLE (UNKNOWN UTILITY)
- FFE DENOTES FINISH FLOOR ELEVATION
- DENOTES BOUNDARY LINE
- DENOTES LOT LINE
- ⊕ DENOTES DECIDUOUS TREE
- ⊕ DENOTES CONIFEROUS TREE
- ⊕ DENOTES ELECTRIC METER
- ⊕ DENOTES GAS METER
- ⊕ DENOTES WATER VALVE
- ⊕ DENOTES GAS VALVE
- ⊕ DENOTES SIGN/POST
- ⊕ DENOTES DRAINAGE FLOW
- ⊕ DENOTES POWER POLE
- ⊕ DENOTES OVERHEAD ELECTRIC
- (M) DENOTES MEASURED DISTANCE
- (P) DENOTES PLATTED DISTANCE

LEGAL DESCRIPTION

The south half of Lot 3 and all of Lot 1 and Lot 2, Block 8, CABLE'S HAMLINE HEIGHTS ADDITION, Ramsey County, Minnesota, according to the recorded plat thereof.

BUILDING SETBACKS

ZONING: B-1 = BUSINESS: NEIGHBORHOOD CONVENIENCE
 HOUSE: FRONT = 30 FT
 SIDE = 30 FT
 REAR = 20 FT

HARDCOVER

EXISTING IMPERVIOUS SURFACES 11,667 SQ. FT.
 TOTAL LOT AREA 13,286 SQ. FT.
 EXISTING HARDCOVER 87.8 %

REFERENCE BENCHMARK

ELEVATION = 944.01 @ TOP NUT OF HYDRANT SE QUAD OF HAMLINE AVE. N. & HOYT AVE. W.

NOTES

- THE BASIS OF THE BEARING SYSTEM IS ASSUMED.
- NO SPECIFIC SOIL INVESTIGATION HAS BEEN COMPLETED
- NO TITLE INFORMATION WAS PROVIDED FOR THIS SURVEY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.
- EXISTING UTILITIES AND SERVICES SHOWN HEREON OWNER LOCATED EITHER PHYSICALLY ON THE GROUND DURING THE SURVEY OR FROM EXISTING RECORDS MADE AVAILABLE TO US OR BY RESIDENT TESTIMONY. OTHER UTILITIES AND SERVICES MAY BE PRESENT. VERIFICATION AND LOCATION OF UTILITIES AND SERVICES SHOULD BE OBTAIN FROM THE OWNERS OF RESPECTIVE UTILITIES BY CONTACTING GOPHER STATE ONE CALL AT (651) 454-0002 PRIOR TO ANY DESIGN, PLANNING OR EXCAVATION.

NO.	DATE	DESCRIPTION	BY

EDS ENGINEERING DESIGN & SURVEYING
 6480 Wayzata Blvd. Minneapolis, MN 55426
 OFFICE: (763) 545-2800 FAX: (763) 545-2801
 EMAIL: info@edsmn.com WEBSITE: http://edsmn.com

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Vladimir Sviriver
 VLADIMIR SVIRIVER L.S. NO. 25105 DATED: 05/05/14

JOB NAME: STEVEN J. HORAZDOVSKY

LOCATION: 1565 HAMLINE AVE.
 FALCON HEIGHTS, MN 55108

FIELD WORK DATE: 05/01/14

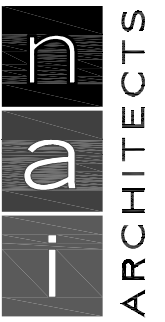
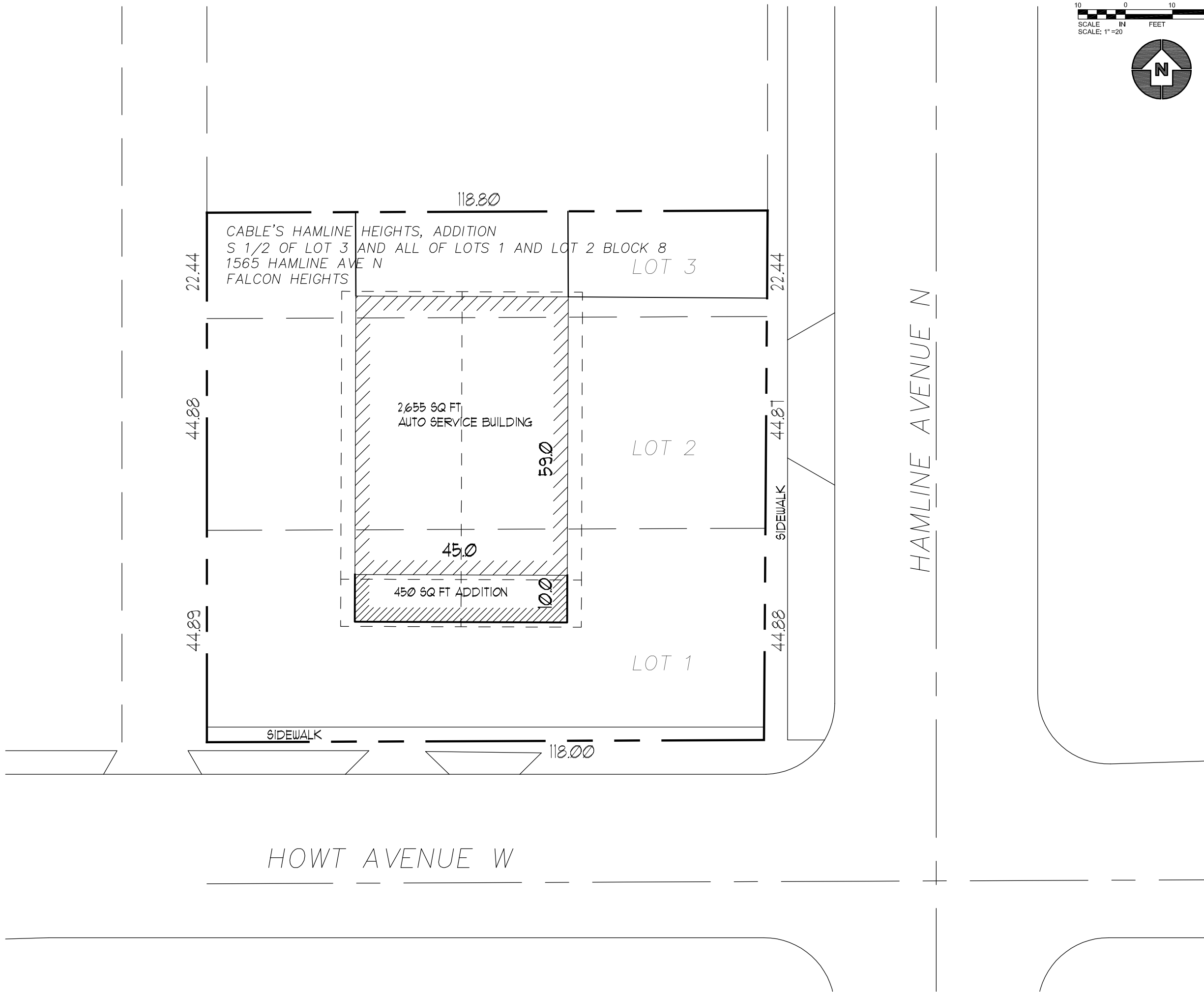
FIELD BOOK NO.: EDS-12

DRAWN BY: EP

CHECKED BY: VS

PROJECT NO.: 14-031

SHEET NO. 1 OF 1



1959 Sloan Place, Suite 100
Maplewood, MN 55117
Phone: (651) 487-3281
Fax: (651) 487-3283
NAI-Architects.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of Minnesota.

Signature: _____
Typed Name: JOHN K. GASPARI
Date: / / 2014 Reg. No. 16430

RJ MARCO
CONSTRUCTION
GENERAL CONTRACTOR

HONEST 1
AUTO
CARE

1565 HAMLINE AVE N
FALCON HEIGHTS, MN

File Name: W:\2014039_HonestOne_Hamline\cadd\2014039_C101-07E_0513.dwg
Last Modified: May 13, 2014
Plot Date: May 13, 2014 at 01:24pm
CONSTRUCTION DOCUMENTS INCLUDING THE DESIGN AND IDEAS ARE THE EXCLUSIVE PROPERTY OF NAI ARCHITECTS, INC. ©2014.

Issues & Revisions:

No.	Description	Date

Comm. No.: 2014039
Drawn By: SGB
Date: 05/13/2014

Sheet Name:
**SITE
PLAN**

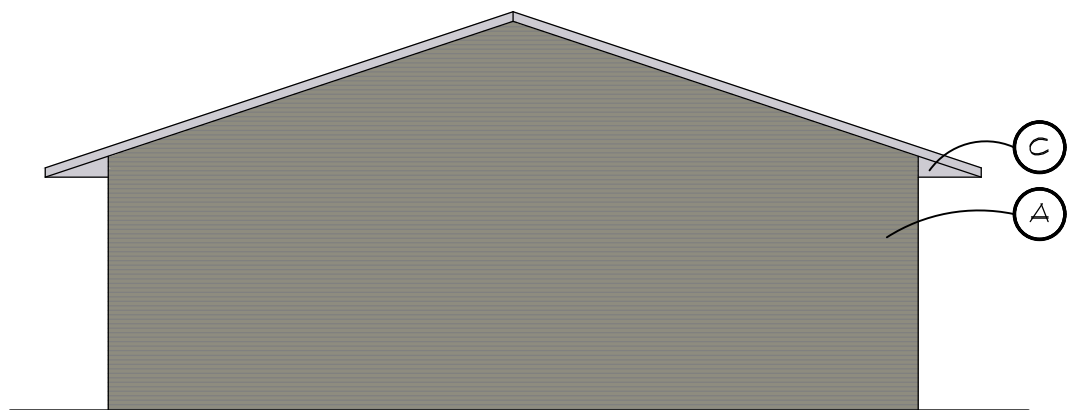
Sheet No.:
C101



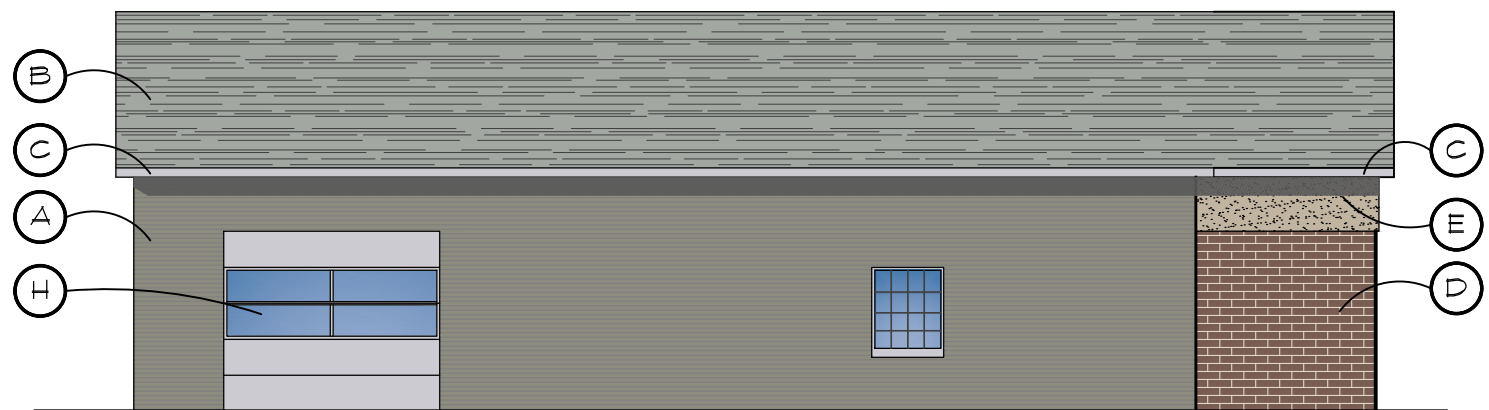
1 EXTERIOR ELEVATION - EAST
A202 SCALE: 3/32" = 1'-0



2 EXTERIOR ELEVATION - SOUTH
A202 SCALE: 3/32" = 1'-0



3 EXTERIOR ELEVATION - NORTH
A202 SCALE: 3/32" = 1'-0



4 EXTERIOR ELEVATION - WEST
A202 SCALE: 3/32" = 1'-0









FINISH SCHEDULE	
	MATERIAL
A	EXISTING SIDING
B	ASPHALT SHINGLES
C	METAL FASCIA
D	SPEC BRICK
E	EIFS
F	ANODIZED ALUMINUM w/ LOW 'E' GLASS
G	METAL CANOPY
H	METAL OVERHEAD DOOR w/ CLEAR GLASS

No.	Description



Legend



-  City Halls
-  Schools
-  Hospitals
-  Fire Stations
-  Police Stations
-  2 Recreational Centers
-  Parcel Points
-  Parcel Boundaries

69.7 0 34.85 69.7 Feet

NAD_1983_HARN_Adj_MN_Ramsey_Feet
© Ramsey County Enterprise GIS Division

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Hamline Hoyt Service - 2011 Aerial Photo - Ramsey County

CITY OF FALCON HEIGHTS, MINNESOTA

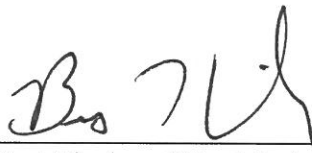
PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN, that the Falcon Heights Planning Commission will meet on Tuesday, May 27, 2014 at approximately 7:00 p.m. at Falcon Heights City Hall, 2077 Larpenteur Avenue West, Falcon Heights, Minnesota 55113, to consider a 3.5 feet +/- setback variance to construct a building addition along the South property line of property located at 1565 Hamline Avenue, Falcon Heights, Minnesota, legally described as follows:

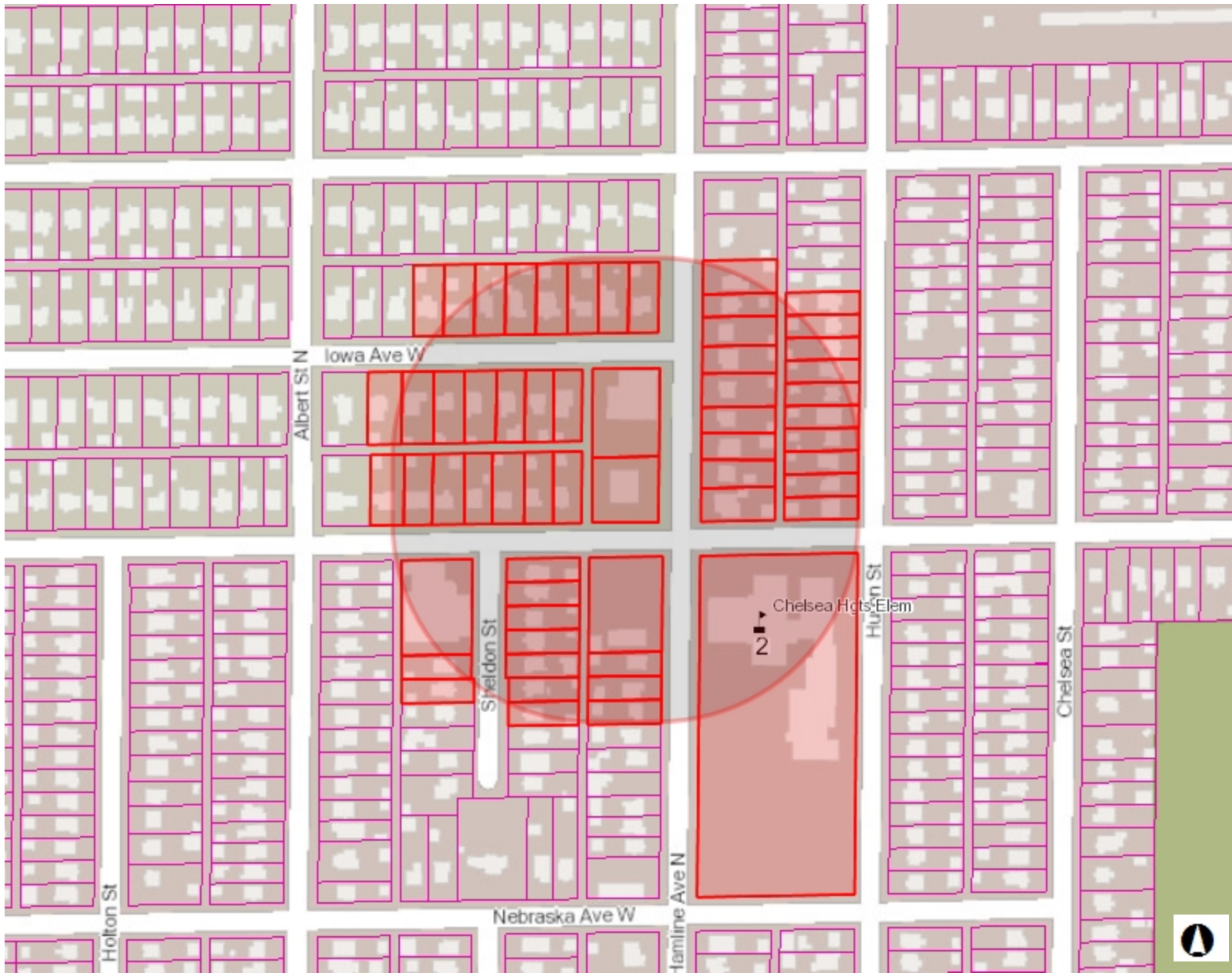
The South half of Lot 3 and all of Lots 1 and 2, Block 8, Cable's Hamline Heights Addition.

All persons who desire to speak on this issue are encouraged to attend and will be given an opportunity to be heard at this meeting. Additional information can be obtained by contacting the City of Falcon Heights at (651) 644-5050.

Dated: May 12, 2014.



Bart Fischer, City Administrator/Clerk
City of Falcon Heights, Minnesota



Legend



- City Halls
- Schools
- Hospitals
- Fire Stations
- Police Stations
- Recreational Centers
- Parcel Points
- Parcel Boundaries

517.9 0 258.96 517.9 Feet

Notes

Mailed notices for variance hearing May 27, 2014