CITY OF WEST ST. PAUL

1616 HUMBOLDT AVENUE, WEST ST. PAUL, MN 55118-3972

MUNICIPAL CENTER 651-552-4100 POLICE 651-552-4200
PARKS/RECREATION 651-552-4150 FIRE 651-552-4176
FAX 651-552-4190 TDD 651-552-4222

VARIANCE APPLICATION

Filing Fee: $100.00 (R-1 & R-2 Zones)
$200.00 (All other Zones)

Escrow Amount: $400.00 (single var. residential)
$500.00 (multiple var. residential)
$600.00 (single var. commercial)
$700.00 (multiple var. commercial)

TOTAL FEES $700.00

(OFFICE USE ONLY)

CASE NO. 16-02
DATE RECEIVED 4/21/16
RECEIPT #
60 DAY DATE 6/20/16

1. ADDRESS OF PARCEL 1365 Bidwell Street

2. NAME OF OWNER Saint Paul Regional Water Services Phone # 651-266-6274

3. ADDRESS OF OWNER 1900 Rice Street Email steve.schneider@ci.stpaul.mn.us
St. Paul, MN 55113

4. LEGAL/PID # 42-23700-01-010

5. PRESENT USE water pump/booster station PROPOSED USE same as existing

6. PRESENT ZONING R-1B DATE ACQUIRED station built in 1950

7. VARIANCE SECTION FOR REQUEST Section 7.2.2

8. SECTION REQUIREMENTS IN #7 No essential services building shall be located within 50 feet from any Lot Line or an abutting Lot in an "R" District.

9. DESCRIBE VARIANCE REQUEST Requesting a variance to allow a five foot setback from the west lot line to accommodate a small building addition to house a backup generator.

The Law requires that the conditions set forth in the three items listed below (#10, 11, 12) must be established before a Variance can be granted. Please explain in detail after each statement if your case conforms to the requirements.

10. **DIFFICULTIES OR HARDSHIP TO OWNER**
Strict application of the provisions of the Zoning Ordinance would result in peculiar and practical difficulties or exceptional or undue hardship upon the owner of the parcel in developing or using such parcel in a manner customary and legally permissible within the zoning district in which said lot is located.
Due to proximity to the neighboring parcels, the 50 foot setback requirement does not allow any building modifications on the property. The existing building already lies well with the setback distance.

11. **EXCEPTIONAL CONDITIONS OF THE PARCEL**

There are special conditions (narrowness, shallowness or shape of a parcel, exceptional topographic or water conditions or other extraordinary and exceptional conditions of such parcel) applying to the structure or land in question that are peculiar to the property involved or immediately adjoining property and do not apply generally to the other land or structures in the district in which said land is located. The building is located on a corner lot in a residential neighborhood. The lot is zoned residential even though it is a commercial building (booster/pump station) and is granted exception as a conditional use under Section 7.2.2. Being a 78 foot wide residential sized lot, there is no way to meet the essential services setback requirement.

12. **EFFECT ON NEIGHBOORHOOD AND COMPREHENSIVE PLAN**

Granting the Variance will not impair an adequate supply of light and air to adjacent property, unreasonably increase the congestion in the public streets, increase the danger of fire, endanger the public safety, unreasonably diminish or impair established property values in the surrounding area, or in any other way impair health, safety, comfort, morals, or in any other respect be contrary to the intent of the Zoning Ordinance and Comprehensive Plan.

The request is to meet the five foot setback rule that is already in place in Section 7 for residential buildings. The new addition will be single story, small in size, and styled to match the existing residential looking building as much as possible. Having the new generator located in the addition is the best way to minimize noise disturbance, and reduce activity outside of the building. Granting the variance will allow Saint Paul Regional Water Services to better serve the entire City of West St. Paul with an even more reliable source of quality drinking water.

EXHIBITS REQUIRED

A. An electronic copy as well as four (4) 22x34 and twenty (20) 11x17 paper copies in sets and folded, or as modified by the Zoning Administrator, of a map or plat showing the property on which the Variance is requested, showing the location of the present and proposed structures, parking, driveways, lot dimensions, yard dimensions, and a floor plan showing the space within the building including dimensions.

B. An electronic copy as well as four (4) 22x34 and twenty (20) 11x17 copies, or as modified by the Zoning Administrator, of a map or plat showing the property on which the Variance is requested and all lands within 150 feet of the boundaries of the property.

ACKNOWLEDGE AND SIGNATURE

The undersigned hereby represents upon all of the penalties of law, for the purpose of inducing the City of West St Paul to take action herein requested, that all statements herein are true and that all work herein mentioned will be done in accordance with the Ordinances and all Codes of the City of West St Paul and the Laws of the State of Minnesota.

_____	651-266-6274
Signature of Owner (Required)	Phone Number
_____	_____
Signature of Applicant (If different)	Phone Number

NOTE: All Materials relevant to this Application must be filed on or before the dates listed on Operating Procedures for Applicants page. The Committee of Adjustments holds its regular meeting at 7:00pm on the third Tuesday of each month.

LAPSE OF VARAINCE: A Variance shall lapse and become null and void six months following the date on which the Variance became effective, unless prior to the expiration of six months the work or improvement described in the Variance is commenced and diligently pursued on the subject site. A Variance maybe renewed by the City Council for good cause.

FEES

1. The fees to be paid by each applicant for each zoning request shall be as prescribed by the City Council. Fees shall be payable at the time applications are filed with the Zoning Administrator and are not refundable unless the application is withdrawn prior to being sent for legal publication and notice. There shall be no fee in the case of applications filed in the public interest by the City Council or by the Planning Commission. Fees shall include application fee, filing fees, consultants, legal, planning, and engineering fees.
2. Applicants shall deposit with the City, together with the application filing fees, the sums required by Council resolution toward prepayment of the Consultants and Attorneys' expenses and all costs to be billed and charged to the City. The prepayment amounts shall be a credit toward all reasonable fees and expenses charged by the Consultants to the City in the investigation report. All reasonable expenses and fees in excess of the deposit, shall be paid by the applicant to the City within 30 days of final action on the matter by the City. If not paid within 30 days, the account shall be deemed delinquent. If the fees and expenses incurred by the City from the Consultants and Attorneys are less than the amount of deposit, such excess shall be returned to the applicant upon final action by the City in said manner.

April 21, 2016

Ben Boike, Assistant Comm. Dev. Dir./City Planner
City of West St. Paul, MN

RE: West St. Paul Pump Station Generator & Electrical
1365 Bidwell Street
West St. Paul, MN 55118

Dear Mr. Boike,

Per the attached applications, Saint Paul Regional Water Services (SPRWS) is requesting a zoning variance for its pump station located at 1365 Bidwell Street.

The pump station is the only facility in the SPRWS distribution network that provides boosted pressure to the City of West St. Paul and is also responsible for filling the water tower located on Marie Ave. It was originally built, owned, and operated by the City of West St. Paul prior to being acquired by SPRWS in 2001. The property is a corner lot zoned residential, R1-B, with other residential lots adjacent to the west and north and an apartment/condo complex across Bidwell Street to the east. According to Dakota County GIS records, the building dates back to 1950 with the surrounding neighborhood not being built up until the late 1960s. To blend with what would be a residential neighborhood, the station was designed with the appearance of a single story, brick residential home. Little has changed with the station since it was first constructed.

Over the last several years, power outages at the station have become more frequent, not just during times of severe weather, and have the potential to interrupt water service to the customers of West St. Paul. An outage on June 19th, 2012 caused pressure loss to some areas, and an emergency notification was issued to the entire City, as required by Minnesota Department of Health. SPRWS has determined the best way to improve power reliability and reduce risk of service interruptions to customers is to install an emergency generator on the station property. It should be noted that the generator must be located on the property in order to power the station.

In February of this year, a consulting firm was hired to create drawings and specifications for the new generator and station electrical equipment. The original idea was to place the generator outside on the north side of the station. However, as the concept progressed and more details were obtained on underground utilities, site features, and design requirements, it became evident that installation in that area would be difficult and result in some significant changes to the property; changes that were not ideal for the neighborhood and SPRWS. As a result, other concepts were considered. They are as follows with key determining factors noted.

Exterior mounted generator or addition on the north side of the property:

- Requires a concrete pad approximately 24'x14' and has screen walls on at least three sides to blend with existing station. Not as aesthetically pleasing as a building addition.
- Requires constructing over top of buried water main if adding to the station.
- Requires removal of some, if not all, of the 24" and 31" oak trees.
- Offset from the west property line by five feet to comply with residential zoning ordinance.
- Results in significant regrading of north yard to modify drainage patterns.
- Generator may create slightly more noise than if it were housed inside.

Exterior mounted generator or addition on the east side of the station:

- Requires a concrete pad approximately 24'x14' and has screen walls on at least three sides to blend with existing station; or is a large addition to the front garage end of the station. Not aesthetically pleasing from Bidwell Street or Myrman Avenue.
- Significantly encroaches on the street setback ordinance for the current zoning district.
- Blocks part of the front of the station if generator is exterior mounted.
- Requires removal of the 17" maple tree if exterior mounted.
- Generator may create slightly more noise than if it were housed inside.

Exterior mounted generator or addition on the south side of the station:

- Requires removal of the 18" locust tree.
- Unable to build a structure on this side of the building without constructing over buried water main and the sanitary sewer.
- Significantly encroaches on the street setback ordinance for the current zoning district.
- Generator may create slightly more noise than if it were housed inside.

Addition on the west side of the station:

- Set back from the west property line by five feet based on current residential zoning ordinance.
- Does not require removal of the oak, locust, or maple trees.
- Minimizes visual impact from both Bidwell Street and Myrman Avenue.
- Generator would be inside the building, minimizing outdoor noise.
- Addition would blend with existing station design.

Of the options detailed above, the addition on the west side of the station, while not the most economical, provides an indoor facility for the generator and electrical equipment, will continue to blend well with the existing residential appearance of the station and has the least visual impact from Bidwell Street and Myrman Avenue. It doesn't require removal of the oaks, locust, or maple trees and can be done while still meeting the standard setback requirements for the residential district.

The reason for the variance request results from zoning ordinance Section 7.2, Paragraph 2. The facility is listed as an essential service structure, and therefore, not allowed to have any building located within 50 feet of a lot line that abuts a property zoned residential. As the station sits currently, it is only 16.4 feet from the residential property line to the west and 50.5 feet from the residential property line to the north. Since the station is already well within the 50 foot setback on the west side of the property, SPRWS is requesting the variance be granted to build to within five feet of the property line and believes this to be in keeping with the intent of the minimum setback for districts zoned R-1 as stated in Section 7.4, Paragraph 2, Item c (ii).

As referred to in the beginning of this letter, this sole station has been serving the City of West St. Paul for approximately 65 years and predates the neighborhood by quite a few years. Based on the property and how the building was situated, it may be reasonable to assume that the essential service structures requirements were not considered or a part of the residential zoning ordinance at the time. Contingent upon variance approval, SPRWS believes the west building addition concept is best suited for their needs, the neighborhood, and all customers of West St. Paul that will be served by an even more reliable drinking water system.

If there are any questions with the requested zoning variance, please feel free to give me a call.

Regards,

Benjamin Feldman, P.E.

Ben J Feld

Project Engineer
Saint Paul Regional Water Services
Benjamin.feldman@ci.stpaul.mn.us

Enclosed:

- Variance Application
- Concept Site Plan
- Property Survey

CITY OF
WEST ST. PAUL

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1616 Humboldt Avenue
West St. Paul, MN
55118-3972
651-552-4100
FAX 651-552-4190
TDD 651-322-2323
www.wspmn.gov

NOTICE OF PUBLIC HEARINGS
CITY OF WEST ST. PAUL

The listed items below will be public hearings at the City of West St. Paul Committee of Adjustments meeting on May 17th, 2016 at 7:00 p.m.:

- Case #16-02 – Application for a Variance to allow a reduction in setback to a residential property for an Essential Service Structure in an R1 District at 1365 Bidwell St. – St. Paul Regional Water Services

Interested persons will be heard at these meetings. If you have any questions, please contact City Planner Ben Boike at 651-552-4134. If you need any type of accommodation to participate in the meeting, please contact the ADA Coordinator at 651-552-4102 at least 5 (five) business days prior to the meeting.

Chantal M. Doriott
City Clerk, City of West St. Paul
Published: May 8, 2016

Ben,

I received the attached spec. sheet from our electrical consultant showing what would be typical sound levels for the outdoor unit we were originally considering. We were going to go with the enclosure that resulted in the lowest sound level. In this case it was around 72 dBA. I looked online for an idea of how loud that is. Here are some examples I found:

Normal conversation at 3' – 60-65 dBA
Washing machine – 50 -75 dBA
Electric shaver – 50 -80 dBA
Telephone dial tone – 80 dBA
City traffic (inside car), noisy restaurant – 85 dBA
Electric drill – 95 dBA
Lawn mower at 3' – 107 dBA

Thanks,
Ben

SAINT PAUL REGIONAL WATER SERVICES

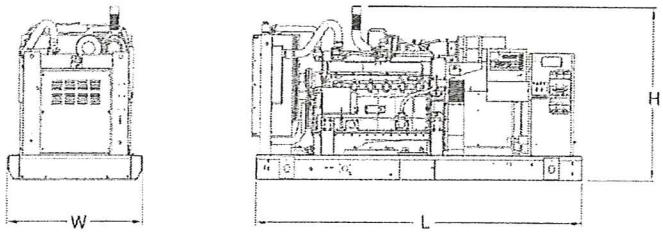
Benjamin Feldman, P.E.
Project Engineer
1900 Rice Street
Saint Paul, MN 55113
Ph: 651-266-6324
Cell: 651-283-0390
benjamin.feldman@ci.stpaul.mn.us

G230LG6 230 kW

OLYMPIAN™

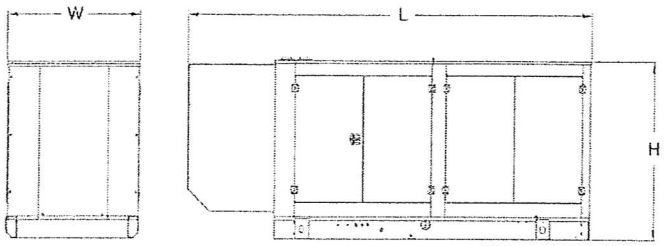
LG Series

dimensions, weights, and sound levels



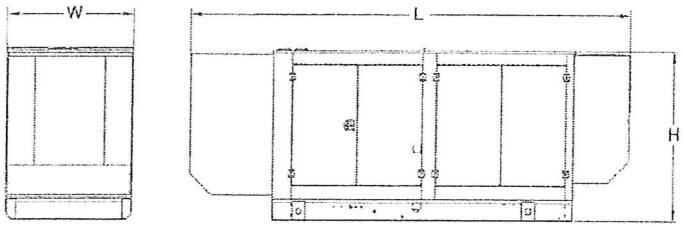
OPEN SET (Includes Exhaust Flex)

L x W x H (in (mm)	138.74 (3524.1) x 57.6 (1463.1) x 68.04 (1728.3)
Weight lbs (kg)	6364 (2887)
Sound Level (dBA*)	84.1



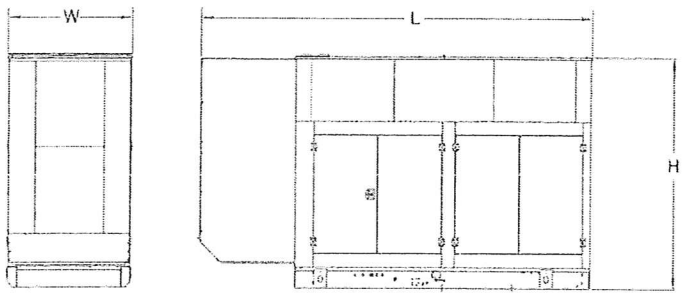
STANDARD ENCLOSURE

L x W x H (in (mm)	174.7 (4437.4) x 52.98 (1345.7) x 77.8 (1976.1)
Weight lbs (kg)	Steel: 7538 (3420) Aluminum: 6765 (3069)
Sound Level (dBA*)	81.3



LEVEL 1 ACOUSTIC ENCLOSURE

L x W x H (in (mm)	200.19 (5084.7) x 57.49 (1460.4) x 77.80 (1976.1)
Weight lbs (kg)	Steel: 8094 (3672) Aluminum: 6955 (3155)
Sound Level (dBA*)	76.4



LEVEL 2 ACOUSTIC ENCLOSURE

L x W x H (in (mm)	180.65 (4588.4) x 57.49 (1460.4) x 107.3 (2725.4)
Weight lbs (kg)	Steel: 8656 (3927) Aluminum: 7156 (3246)
Sound Level (dBA*)	71.6

* All measurements are approximate and for estimation purposes only. Sound levels measured at 23 ft (7 m) and does not account for ambient site conditions.

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