

**ZONING VARIANCE APPLICATION**

APR 21 2025

To Board of Zoning Appeals

Dept. of Safety & Inspections
Zoning Section
375 Jackson St., Suite 220
Saint Paul, MN 55101-1806
(651) 266-9008

To Planning Commission

Dept. of Planning & Econ. Dev.
Zoning Section
1400 City Hall Annex, 25 W 4th St.
Saint Paul, MN 55102-1634
(651) 266-6583

Zoning Office Use Only

File # 25-028644Fee Paid \$ 589.00Received By / Date D. Eide - 4/21/2025Tentative Hearing Date 5/12/2025**APPLICANT**

Name Dominic Carchedi
(must have ownership or leasehold interest in the property, contingent included)
Address 6885 3757 Koss Road City St Anthony State MN Zip 55421
Email NickCarchedi@2@gmail.com Phone 612-819-4966
Name of Owner (if different) _____ Email _____
Contact Person (if different) _____ Email _____
Address _____ City _____ State _____ Zip _____

PROPERTY INFO

Address / Location 418 Sheabucore Ave
PIN(s) & Legal Description 3622923240226-Smith sub of Stinsons
(attach additional sheet if necessary)
Div B9101516 Lots 20 + Lot 21 01K1C Lot Area .2181 Current Zoning T-2

VARIANCE REQUEST: Application is hereby made to the Board of Zoning Appeals (or to the Planning Commission with another zoning application) for variance from the following section(s) of the Zoning Code 65.162
Supportive Housing Facility. State the requirement and variance requested. Separate requirements

SUPPORTING INFORMATION: Explain or demonstrate the following. Attach additional sheets if necessary.

1. Practical difficulties in complying with the provision of the code from which a variance is requested, and that the property would be used in a reasonable manner not permitted by the provision.
2. The plight of the landowner is due to circumstances unique to the property not created by the landowner.
3. The variance will not permit any use that is not allowed in the zoning district in which the property is located.
4. The variance will not alter the essential character of the surrounding area.

☒ Required site plan is attached

☐ If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Applicant's Signature

Date

4-21-2025

City of Saint Paul;

We propose using 418 Sherburne as a sober house. However, the State of Minnesota changed the designation and payment model that has been in place for fifteen years. The State has put sober houses in the "Board and Lodge category. Which means that now sober houses are required to provide food. Which is a service that puts us in the "Supportive Housing" category.

However, the "supportive housing" category is very broad, and encompasses a wide spectrum of businesses. *24 residents*

For example;

The first building, 470 Western avenue, which is approximately 513 feet from my building. Is a sixty-unit apartment building, and is a section 42 tax credit property. According to the on-site manager Rae, there are 15% or 9 units which are being used as "Coordinated Access to Housing and Shelter" CAHS. Their target resident for both programs are families with children.

The second building, 342 Fuller, which is approximately 1257 feet from my building. Is a nine-unit apartment building. The owner, whose name is Abdul said that his program is ICS Independent Assisted Living. Their clients have mental health issues, i.e. down syndrome, etc.

The cliental that we want to serve are men that have chemical dependency issues. They are required to be in an outpatient treatment program, and adhere to our program parameters.

As you can see from the building plans. This building is designed specifically for this purpose. The building is divided in a way where each resident has his own space, and there are only two residents per bathroom.

Although, the three properties fall in the "supportive housing" category. We serve totally different segments of the population. I therefore ask for a variance to the quarter mile statute.

Thank you
Dominic Carchedi

Sobriety
House
Program

Investment Recovery Homes
418 Sherburne Avenue
Saint Paul, Minnesota 55103

There are 3 primary rules at IRH

No use of alcohol or any other mood-altering substances.

No sexual activity or exclusive relationships within your house or with other IRH residents.

No violence or threats of violence.

As you read through the list, please understand that this is a general list of guidelines and expectations. Should the management of IRH determine that you are not following any of the expectations or are behaving in a manner deemed inappropriate for the house, you may be asked to leave.

General Guidelines:

- Non-compliance or inappropriate behavior can result in dismissal from the house.
- Visitors or guests are not permitted.
- This is a smoking/vape free property, please leave the property to smoke or vape.
- No candles, no grills, burning of incense, or open flames of any kind.
- It is expected that you provide a clean UA on intake, rare exceptions will be discussed by Management.
- Being under the influence will lead to dismissal.
- Non-compliance may result in police involvement.
- Rooms and property are subject to search at any time, and there are no locks on doors except for management. Do not bring televisions. Televisions or video games are not permitted in the bedrooms.
- Participants are required to attend 3 groups of their choice weekly, Church being encouraged. NA/AA and anything recovery related. The mandatory house meeting will be included in the three (3).
- Keeping the house clean is mandatory. All participants will have assigned chores that will rotate weekly. Keeping your personal space clean and personal hygiene standards are expected. Do not move the furniture. Bicycles are not permitted in the house.
- Curfew will be 11:00PM Sunday-Thursday and 12:00AM Friday/Saturday. We understand that some situations may arise. If you are going to be late, call management. Jobs will be verified.
- Controlled narcotics like Suboxone will be a case-by-case scenario and discussed between management.

To ensure sobriety, random alcohol and drug testing will be performed weekly by management. Failure to comply will result in dismissal from the house, zero tolerance for drug-use. We use a urinalysis cup designed to detect several substances. This is just one tool at our disposal to determine use. It is not a lab and false positive tests do happen. IRH staff will have the final say in any situation regarding positive tests that may require you to leave. If you are asked by management or any representative of IRH to take a urinalysis, alcohol breathalyzer, or participate in any other type of test to verify that you have not been using drugs or alcohol, you are required to comply. If needed we will use a lab test, and you will be responsible for that fee. If you refuse to take a sobriety test, you will be asked to leave the house and dropped from the program. You must report any knowledge or suspicion of any participants non-compliance immediately.

HOUSE MEETINGS

ALL RESIDENTS MUST ATTEND THAT WEEKLY HOUSE MEETING. The day and time of the house meeting will be known to you ahead of time. House operations, resident unity, and general health of the house is dependent on this meeting. The house meeting is 100% mandatory and cannot be missed. In addition, there may be special house meetings called at any time.

Initial: _____

TIME OUT OF THE HOUSE

- No 3rd shift or overnight jobs
- After 30 days, one overnight stay/week is permitted with the manager's approval
- Always inform the house manager of extended absences. Unauthorized absence may lead to restricted house access or dismissal.

You must maintain a reasonable schedule outside the house (work, counseling, etc.). We ask that your schedule make sense and align with your commitments to the house. 25-30 hours per week, is a reasonable time frame. This can include seeking employment, work, volunteering, school, outpatient, or a combination of these. (Most importantly engaging in activities in the general sober community). After the first thirty (30) days, participants are allowed one (1) overnight stay out of the house per week. Overnights must be approved by the House Manager and approval is at their discretion. All approvals must be granted at a minimum of 24 hours in advance. If you plan to be out of the house for several days (i.e. holidays, family functions, etc.), you must pre-arrange your plans with the Property Manager. If you do not come home when expected, and do not contact the House Manager, the door code may be changed, and you may not be allowed back in the house without manager permission.

PAYMENT OF FEES

- There is a \$150.00 non-refundable intake fee that is due upon move in.
 - Regardless of who the payer is, monthly fees are due by the 1st of the month.
 - If unable to pay on time, notify the management immediately.
 - 15.00 per month is required from each participant for house supplies, ie toilet paper, etc.
 - All other expenses should not take priority over IRH fees.
 - Payments overdue by more than one month may result in dismissal.
 - If a participant is self-pay, it is expected that the full amount of \$700.00 will be paid every first of the month. There are no exceptions. Arrangements may be made at the discretion of the Property Manager.
- It is unacceptable to have other expenses: (gym membership, mobile phone, past debt, etc.) over your program fees.

INVESTMENT RECOVERY HOMES PHILOSOPHY

- Embrace the community, unity, and support of Investment Recovery Homes.
- Engage actively with fellow participants and contribute positively.
- Confidentiality is crucial; avoid discussing house matters outside.
- Display respect for neighbors and community.
- Ensure house cleanliness and organization. Abide by energy-saving practices
- Medications must be securely stored and not shared.
- Absolutely no pornography or gambling.
- Internet will be used ethically.
- Secure personal belongings. IRH is not responsible for losses.
- Adhere to curfews. No smoking or vaping on the property.
- Weapons are strictly prohibited.
- Consent to room inspections by IRH staff is needed.
- No fighting, No stealing, No horse play, respect others and their things and space.

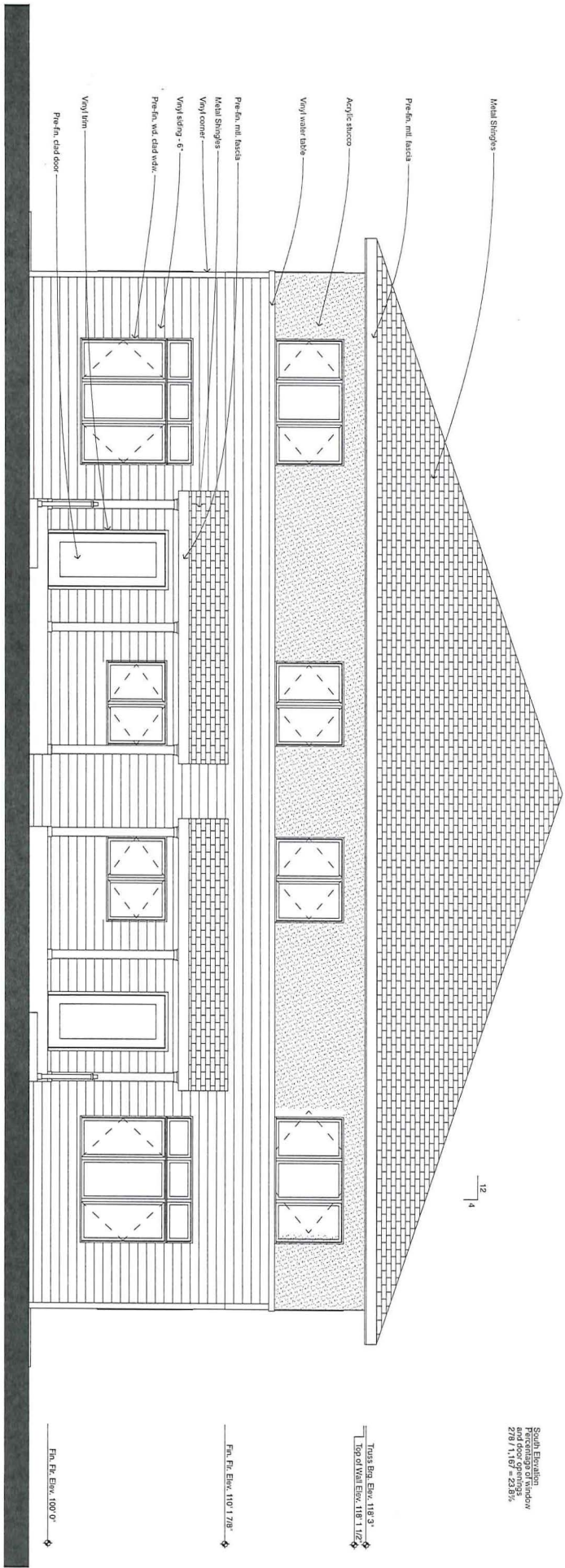
Client Name: _____

Witness: _____

Client Signature: _____

Witness: _____

1
4.2 South Elevation
1/4" = 1'-0"



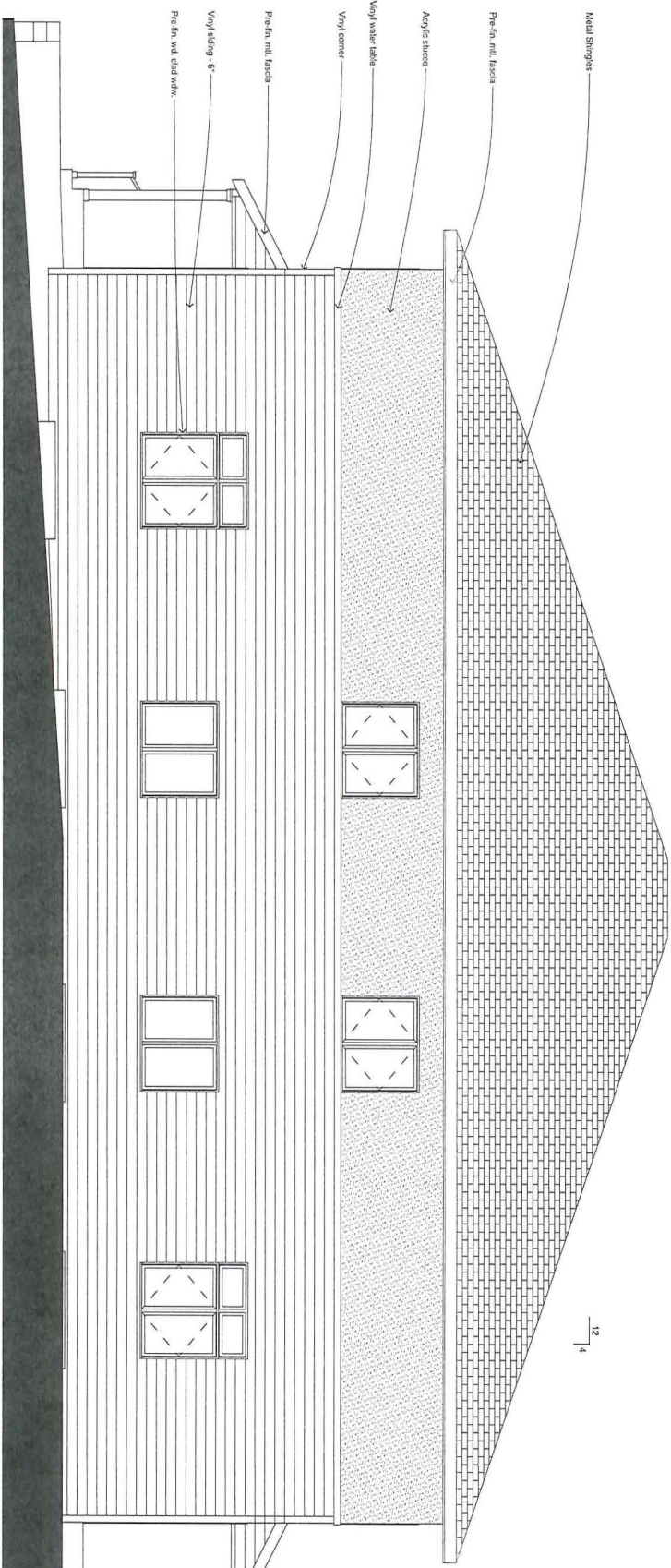
South Elevation
Percentage of Window
Area = 23.8%
278 / 1,167 = 23.8%

Town Bldg. Elev. 118.3'
150' of Wall Elev. 118' 1 1/2'

Fin. Ft. Elev. 110' 1 7/8"

Fin. Ft. Elev. 109' 0"

2
4.2 West Elevation
1/4" = 1'-0"



West Elevation
Percentage of Window
Area = 23.8%
153 / 1,334 = 23.8%

Town Bldg. Elev. 118.3'
150' of Wall Elev. 118' 1 1/2'

Fin. Ft. Elev. 110' 1 7/8"

Approval Date: 02/18/21
Reviewed By: Dori Dufresne
Permit #: BPR20-075527 411
SHERBURNE AVE

The approval of these plans by the City of Saint Paul does not authorize any noncompliance with local ordinances, code or state law and are subject to final inspection and approval.
These plans shall be available for all requested inspections.

REVIEWED FOR
CODE COMPLIANCE

A
4.2

Exterior Elevations

Sherburne Avenue
Townhomes
418 Sherburne Avenue
St. Paul, Minnesota

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

Date 8/22/20 Reg. No. 210366

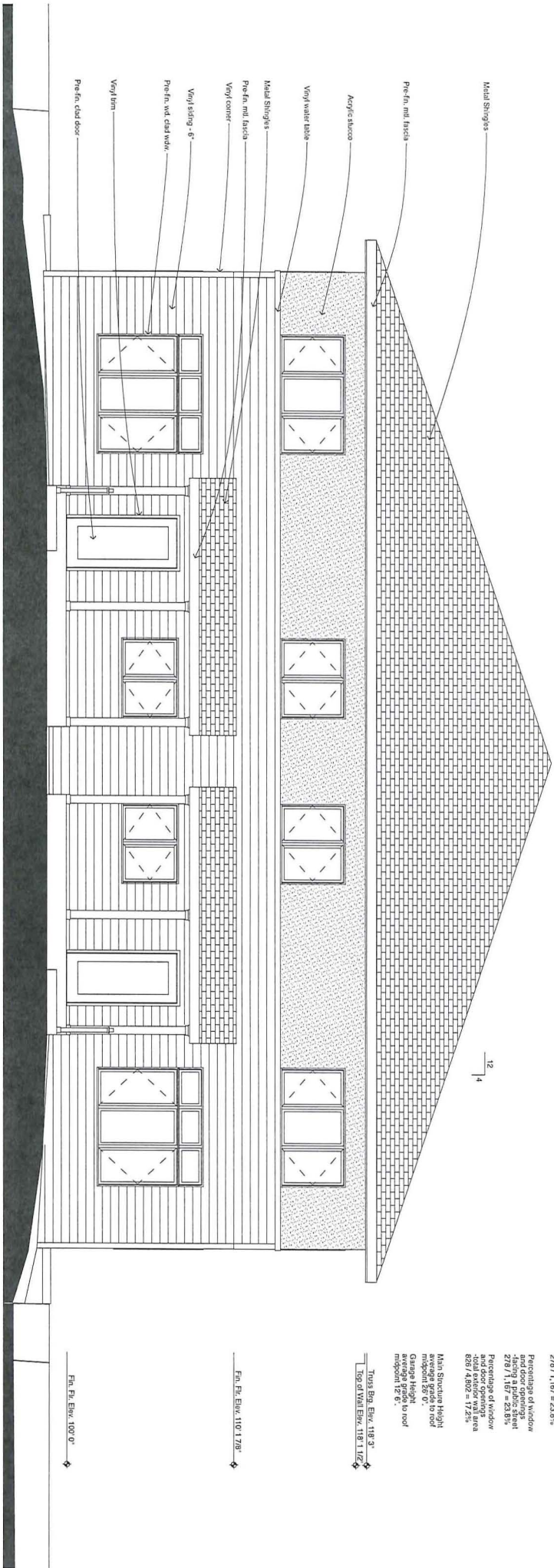
Project No. 20006.00	No. Revisions/Submissions	Date
Scale		
Designed		
Drawn		
Checked		
Reviewed		
Date 10/22/20		

RICE · STROMGREN ARCHITECTS



711 West Lake Street
#603
Minneapolis, MN 55408
612-827-7802
612-827-1528 Fax
jeff@ricestromgren.com

1 North Elevation
1/4" = 1'-0"



North Elevation
Percentage of window
278 / 1,187 = 23.5%

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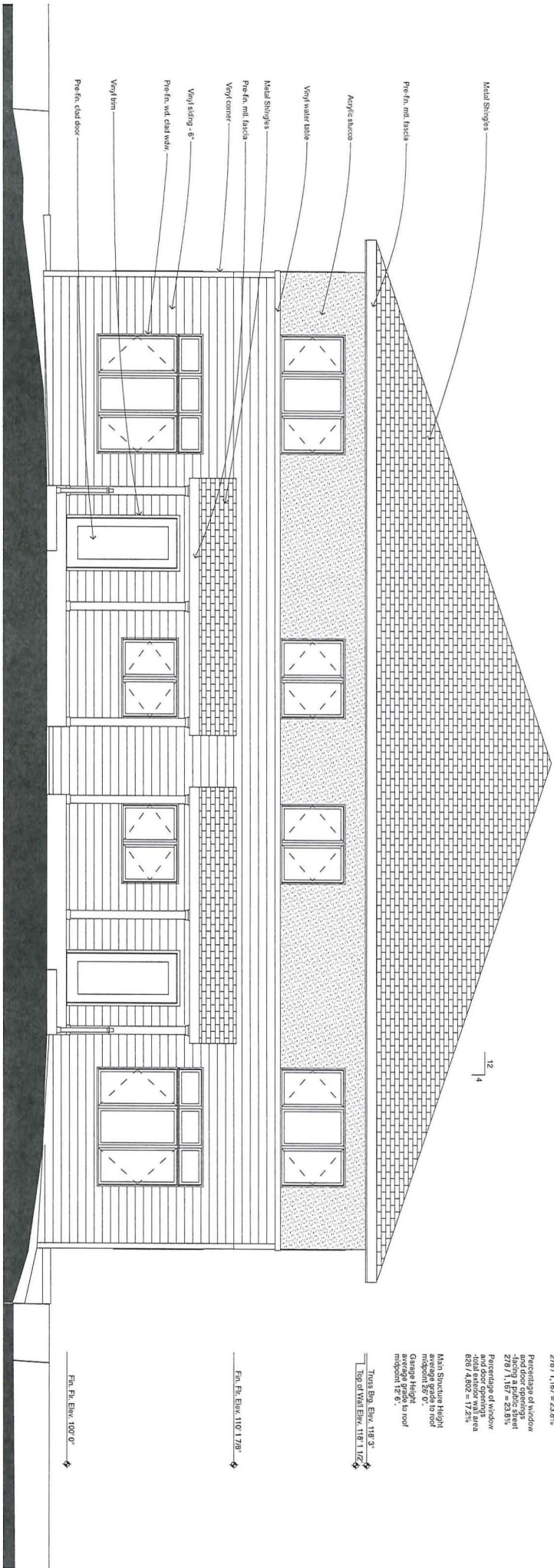
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1 North Elevation
1/4" = 1'-0"



North Elevation
Percentage of window
278 / 1,187 = 23.5%

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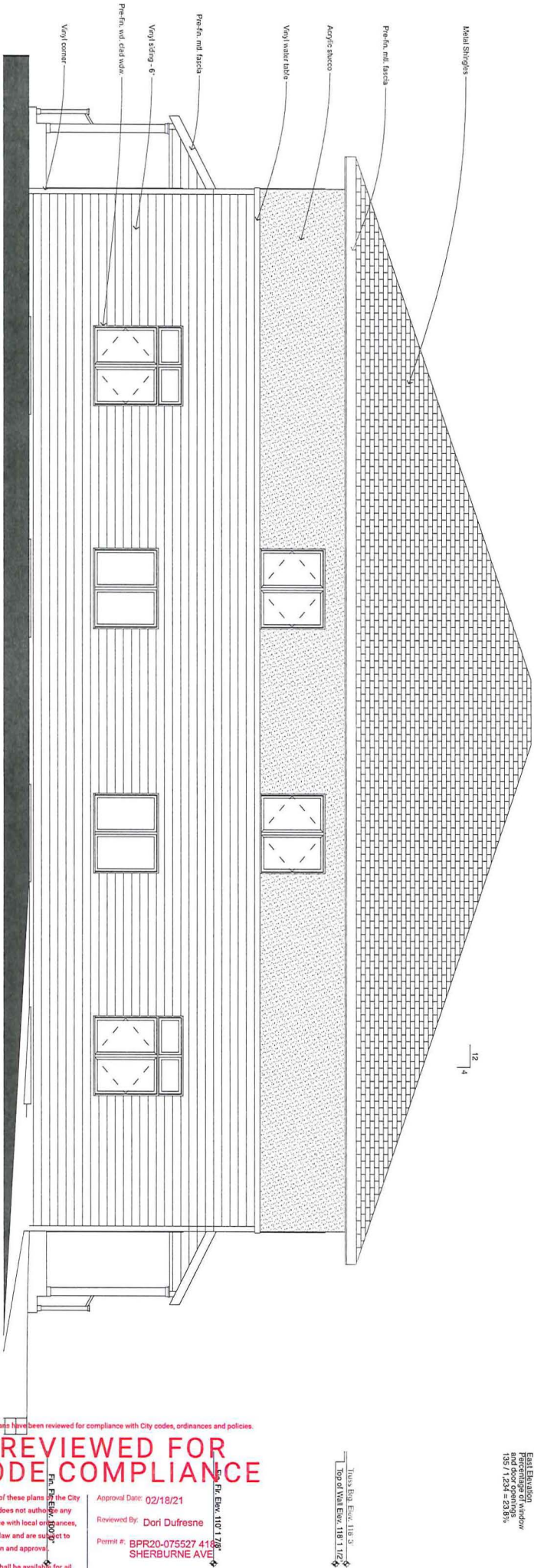
Percentage of window
278 / 1,187 = 23.5%

Percentage of window
278 / 1,187 = 23.5%

Percentage of window
278 / 1,187 = 23.5%

Percentage of window
278 / 1,187 = 23.5%

2 East Elevation
1/4" = 1'-0"



East Elevation
Percentage of window
153 / 1,254 = 12.2%

Top of Wall Elev. 118' 1 1/2"

Top of Wall Elev. 118' 1 1/2"

Approval Date: 02/18/21
Reviewed By: **Dan Dufresne**
Permit #: **BPR20-075527 418 SHERBURNE AVE**

**REVIEWED FOR
CODE COMPLIANCE**

The approval of these plans by the City of Saint Paul does not constitute any noncompliance with local ordinances, code or state law and are subject to final inspection and approval.
These plans shall be available for all requested inspections.

A4.1

Exterior Elevations

Sherburne Avenue
Townhomes
418 Sherburne Avenue
St. Paul, Minnesota

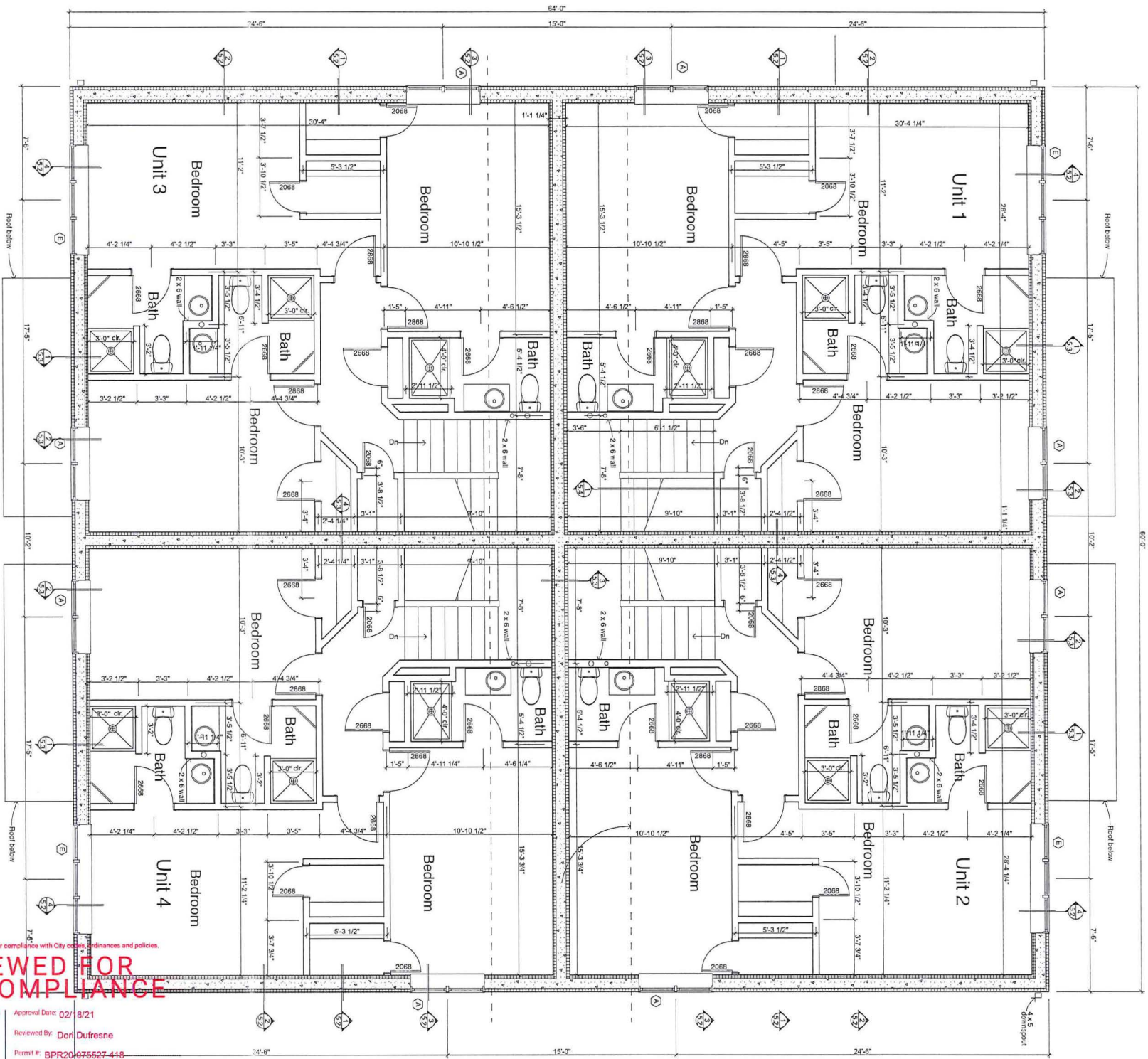
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered Architect under the laws of the State of Minnesota.
Date 8/22/20 Reg. No. 20056

Project No. 20006.00	No. Revisions/Submissions	Date
Scale		
Designed		
Drawn		
Checked		
Reviewed		
Date 10/22/20		

RICE • STROMGREN ARCHITECTS



711 West Lake Street
#603
Minneapolis, MN 55408
612-827-7800
612-827-1528 Fax
jeff@ricestromgren.com



These plans have been reviewed for compliance with City codes, ordinances and policies.

**REVIEWED FOR
CODE COMPLIANCE**

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Approval Date: 02/18/21
Reviewed By: Don Dufresne
Permit #: BPR20-075637-418
SHERBURNE AVE



Window Key

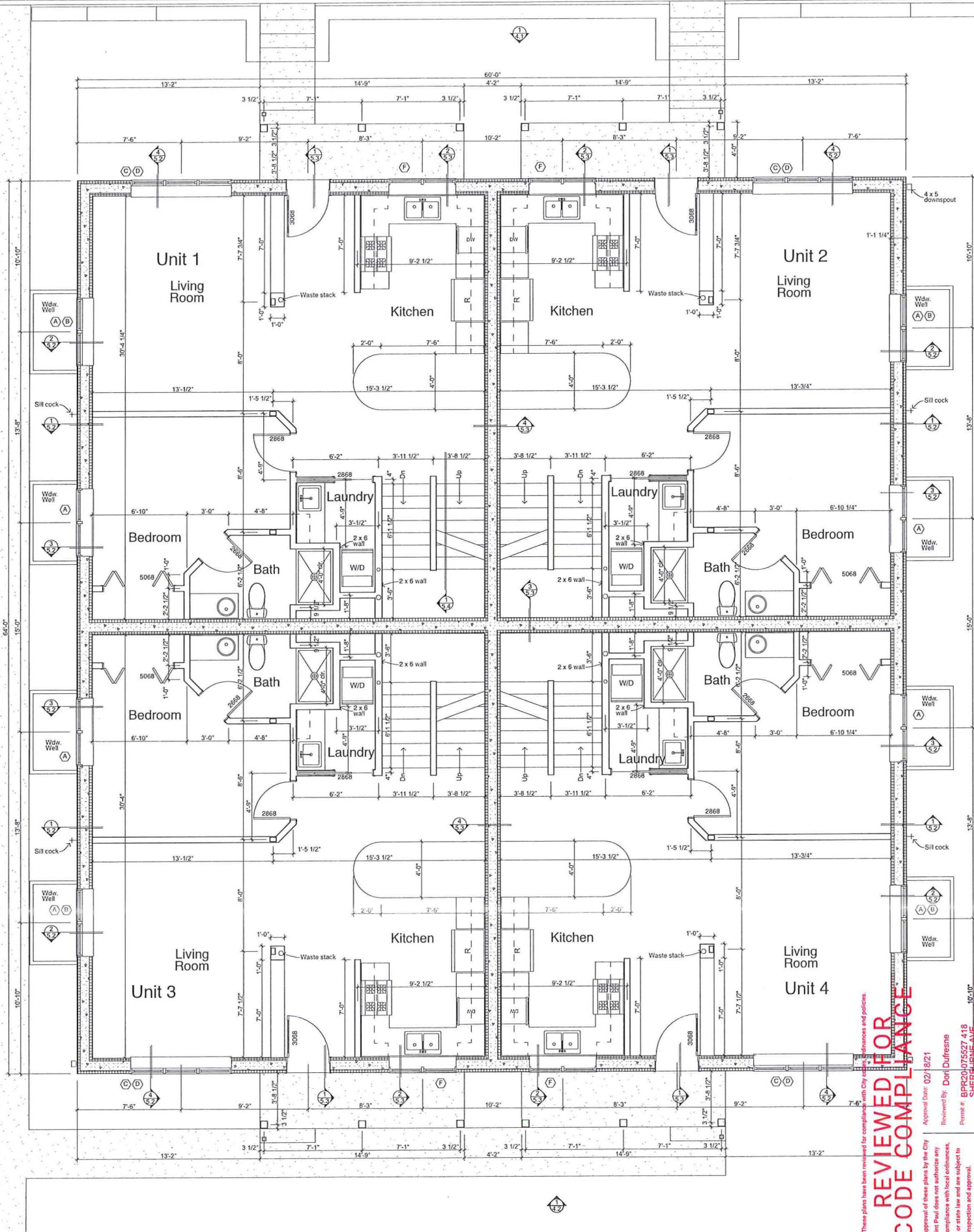
- A 2-2947 Egress compliant
B 2-2917
C 3-2959
D 3-2917
E 3-2947 Egress compliant
F 2-2941

Pella Lifestyle Series
Operation shown on elevations
Exterior Color: White
Interior Color: Unfinished
Low-E Insulating Glass with Argon
Hardware Color: Champagne

Note: Sizes shown are in inches
Example: 2947 is 2' 5" wide x 3' 11" high

All door sizes shown on floor plans at each door.
Example: 3068 is 3' 0" wide by 6' 8" high door

Typical Interior Wall Construction will be 2 x 4 wood studs @ 16" with 1/2" gypsum board each side unless noted otherwise.



1 1st Floor Plan
2.2 1/4" = 1'-0"

These plans have been reviewed for compliance with City codes, ordinances and policies.
REVIEWED FOR CODE COMPLIANCE

Approval Date: 02/18/21
Reviewed By: Don Dufraine
Permit #: BPR20075527 418
SHERBURNE AVE
St. Paul, Minnesota



1st Floor Plan

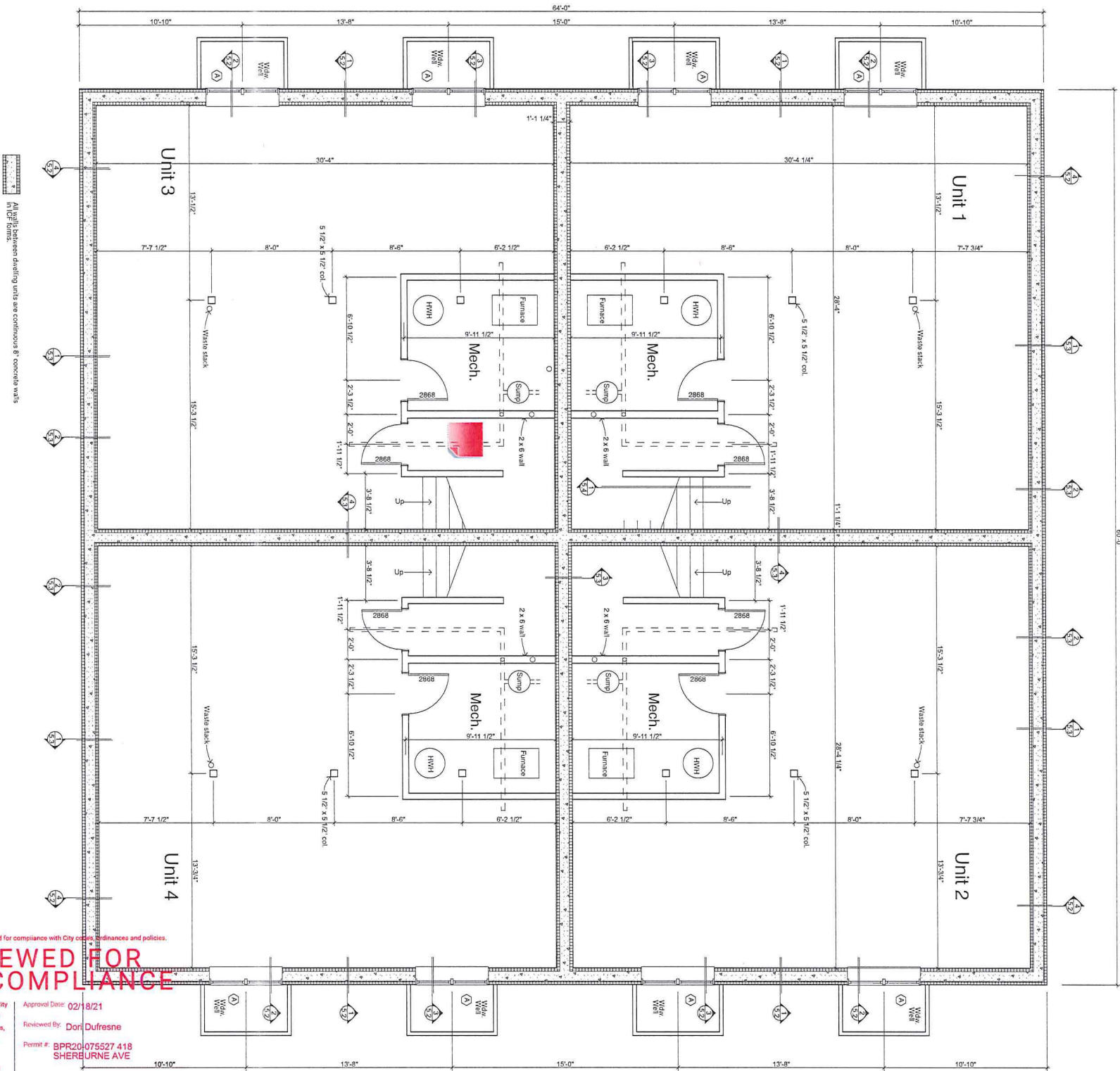
Sherburne Avenue
Townhomes
418 Sherburne Avenue
St. Paul, Minnesota

A 2.2

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.	Project No.	20006.00
	Scale	1/4" = 1'-0"
	Designed	
	Drawn	
	Reviewed	
Date	12/7/20	
Date	02/22/21	

RICE • STROMGREN ARCHITECTS

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612-827-1528
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These plans have been reviewed for compliance with City codes, ordinances and policies.

**REVIEWED FOR
CODE COMPLIANCE**

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These plans shall be available for all requested inspections.

Approval Date: 02/18/21
Reviewed By: Don Dufresne
Permit #: BPR20075527 418
SHERBURNE AVE



A2.1

Basement Plan

Sherburne Avenue
Townhomes
418 Sherburne Avenue
St. Paul, Minnesota

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

Date: 8/22/20
Reg. No.: 31058

Project No.	No. Revisions/Submissions	Date
20006.00		
Scale 1/4" = 1'-0"		
Designed		
Drawn		
Checked		
Reviewed		
Date 10/22/20		

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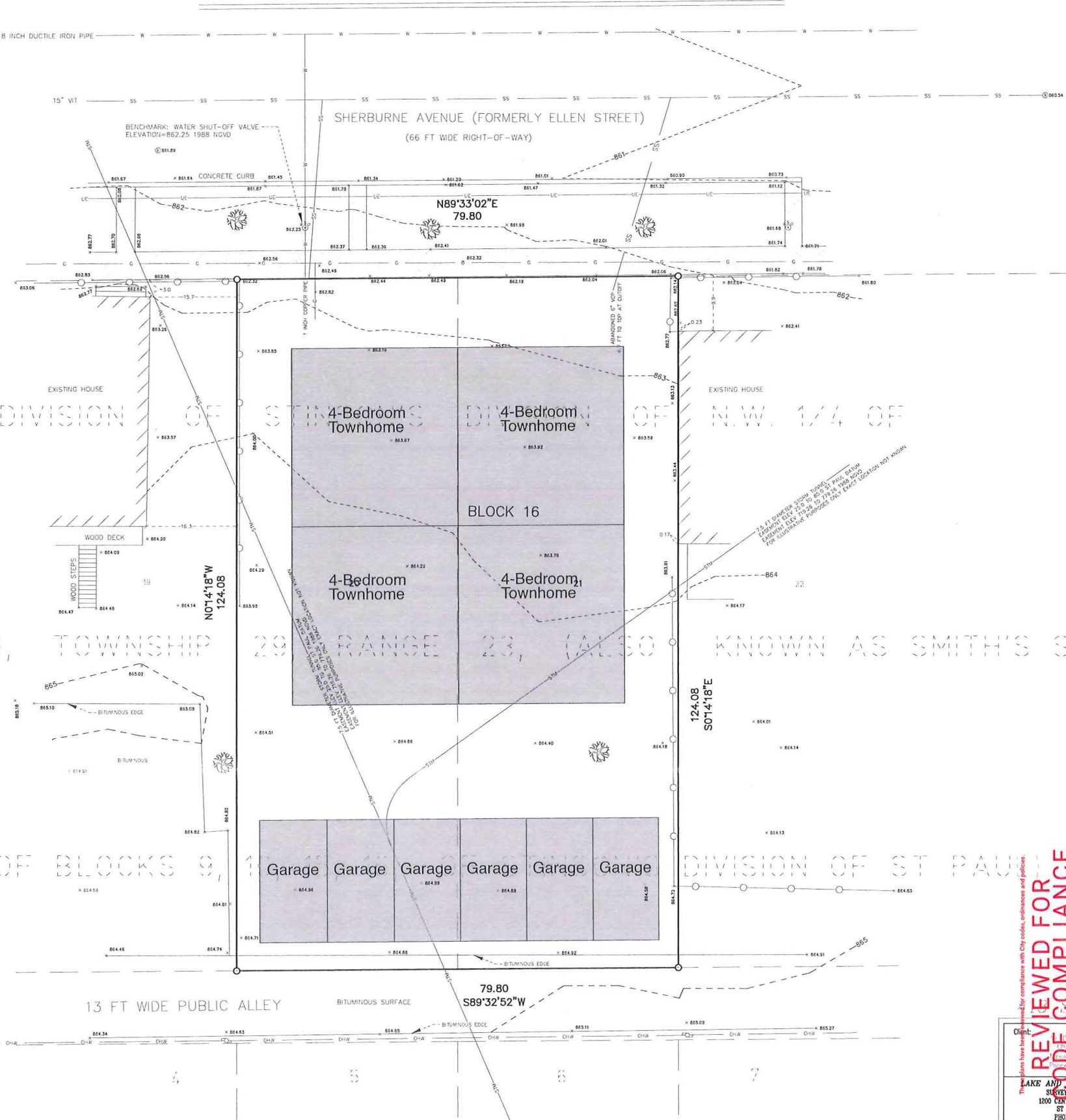
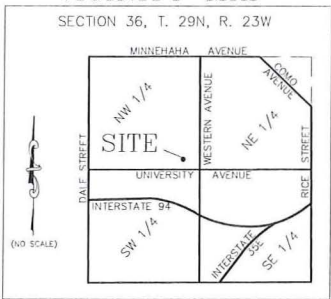


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CERTIFICATE OF SURVEY

VICINITY MAP

SECTION 36, T. 29N, R. 23W



Legal Description:
Lots Twenty (20) and Twenty One (21), Block Sixteen (16), Smith's Subdivision of Stinson's Division of N.W. 1/4 of Section 36, Township 29, Range 23, (also known as Smith's Subdivision of Blocks 9, 10, 15, 16 of Stinson's Division to St. Paul), including any portion of any street or alley adjacent thereto, vacated or to be vacated.
Ramsey County, Minnesota

Legend

- Denotes 12 inch long Common Spike Monument set with washer stamped R.L.S. 16464.
- Denotes Iron Monument found size, type, & R.L.S. as noted.
- x B61.58 Denotes Existing Spot Elevation
- - - B61.58 Denotes Existing Contour
- ⊕ Denotes Power Pole
- - - B61.58 Denotes Chain-link Fence
- - - G Denotes Underground Gas Line
- ⊙ Denotes Electric Manhole Cover
- ⊙ Denotes Sanitary Manhole Cover
- - - W Denotes Overhead Utility Wires
- - - W Denotes Water Line
- - - S Denotes Sanitary Sewer
- - - E Denotes Underground Electric
- ⊕ Denotes Water Valve
- ⊕ Denotes Water Shut Off
- Denotes Concrete Surface

SITE ADDRESS: 418 Sherburne Avenue, St. Paul, MN 55103
AREA: 9902 SQ. FT. OR 0.23 ACRES
BASIS OF BEARINGS: RAMSEY COUNTY COORDINATE SYSTEM, NAD83, 1986 ADJUSTMENT.



SCALE IN FEET
SCALE: 1 INCH = 10 FEET

REVIEWED FOR CODE COMPLIANCE
Approved Date: 02/18/21
Reviewed By: Chad Dufresne
Permit #: 20-075527 418
SHERBURNE AVE

City:	St. Paul, MN
Design by:	RP
Original date:	4-11-2019
Drawn by:	RP/F
Revisions:	
Survey book No.:	
S.A.P. number:	2019.074
I hereby certify that this survey plan, or report was prepared by me or under my direct supervision, and that I am a duly registered Land Surveyor under the laws of the State of Minnesota.	
Signature: [Signature] Date: 4-11-2019 Minnesota Reg. No. 16464	
Page title: Certificate of Survey	
Sheet number 1 of 1	

INSPECTION CONTACT: The developer shall contact the Right of Way Inspector Jason Pommier at 651-485-0416 one week prior to beginning work to discuss traffic control, pedestrian safety and coordination of all work in the public right of way. Note: If a one week notice is not provided to the City, any resulting delays shall be the sole responsibility of the Contractor. As part of the ROW permitting process, two weeks before any work begins that impacts the ROW in any way the developer shall provide to the ROW Inspector the name and contact information of the Construction Project Manager or Construction Project Superintendent. If this information is not provided there may be a delay in obtaining permits for the work in the ROW. Said delays will be the sole responsibility of the developer.

SAFE WORK SITE REQUIREMENTS: The Contractor shall provide a continuous, accessible and safe pedestrian pathway that meets ADA and MN MUTCD standards if working in a sidewalk area, and traffic control per MN MUTCD requirements for work in the public right of way.

ENCROACHMENTS: Per Chapter 134 of the Legislative Code, no person shall construct and maintain any projection or encroachment within the public right-of-way. Construction of the development that necessitates temporary use of the Right-of-Way (ROW) for construction purposes shall be limited to equipment, personnel, devices and appurtenances that are removable following construction. Encroachment permits will not be granted for devices such as tie backs, rock bolts, H-piles, lagging, timbers, sheet piling, etc. that the owner is seeking to abandon in the ROW.

Section 3201.3 of the Minnesota Building Code defers final authority of encroachments into public rights-of-way/public property to the local authority. City Legislative Code governs management of the public rights-of-way. Provided such installations are approved by Public Works, loadings may be allowed to encroach into City ROW no more than twelve (12) inches at depths below eight (8) feet as provided for in Minnesota Building Code Section 3202.1. Said encroachments would require an encroachment permit from the City per Chapter 134 of the Legislative Code.

Encroachments installed in the ROW without authorization will be removed at no expense to the City/County/State.

NO PRIVATE FACILITIES IN THE RIGHT OF WAY: The developer is strictly prohibited from installing private electrical wiring, conduit, receptacles and/or lighting in the City's Right of Way. This includes stubbing conduit or cable into the public right of way to accommodate utility feeds to the site. Coordinate with each utility prior to construction to determine feed points into the property. Utilities are responsible for securing excavation permits to run their service into a site, and (where required) submitting plans for review by the Public Works Utility Review Committee. The Contractor shall contact Mike Lusian, General Foreman, Lighting - Signal Maintenance, (651-266-9780), if removal or relocation of existing facilities is required or in the event of damage to the lighting or signal utilities. The Contractor shall assume responsibility (and related costs) for any damage or relocations.

Access to signal controller and lighting cabinets must be maintained at all times. If fencing is required for a job site, a key or other means of access must be provided to the City of St. Paul's Traffic Operations Department. Contact Mike Lusian, General Foreman Signals and Lighting at 651-266-9780 for more information.

ROADWAY RESTORATION: As per the City's "Standard Specification for Street Openings" policy, restoration on roadway surfaces less than 5 years old will require full width mill and overlay or additional degradation fees. Degradation fees are determined by contacting the Right of Way Service Desk at (651) 266-6151. Pavement restoration shall be completed by the St. Paul Public Works Street Maintenance Division. All related costs are the responsibility of the developer/contractor. Contact Street Maintenance at (651) 266-9700 for estimate of costs for pavement restoration.

SIGNING: Signs regulating parking and/or traffic on private property shall be installed by the property owner or contractor outside of the public right-of-way (ROW). Removal of signs within the public ROW shall be completed by the City. New signs or the reinstatement of existing signs, as approved by Public Works Traffic Engineering, regulating parking and/or traffic in the public ROW for this development shall be installed by the City at the expense of the development. Contact Chris Gulden of Public Works 651-266-9778 two weeks in advance of needed sign work.

STREET SWEEPING: Street sweeping is an important temporary erosion control best management practice and shall be performed with the use of water. Dry sweeping is prohibited. Additionally, trucks hauling in and out of the site, for any activity including but not necessarily limited to paving, excavation, etc., needs to ensure clean off all mud flaps to avoid any buildup on the street pavement.

MISCELLANEOUS: Any public infrastructure damage resulting from the contractors activities, incidental or otherwise, shall be repaired/replaced to the satisfaction of the City at no cost to the City.

CITY OF ST. PAUL PERMIT REQUIREMENTS:

ORDERING OBSTRUCTION AND EXCAVATION PERMITS: Contact Public Works Right of Way Service Desk at (651) 266-6151. It is strongly recommended that contractors call for cost estimates prior to bidding to obtain accurate cost estimates.

OBSTRUCTION PERMITS: The contractor must obtain an Obstruction Permit if construction (including silt fences) will block City streets, sidewalks or alleys, or if driving over curbs.

EXCAVATION PERMITS: All digging in the public right of way requires an Excavation Permit. If the proposed building is close to the right of way, and excavating into the right of way is needed to facilitate construction, contact the utility inspector.

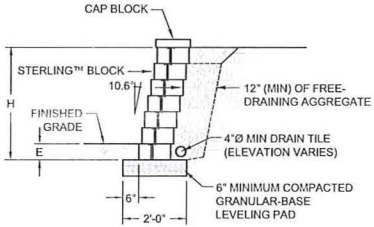
FAILURE TO SECURE PERMITS: Failure to secure Obstruction Permits or Excavation Permits will result in a double-permit fee and other fees required under City of St. Paul Legislative Codes.

CONSTRUCTION IN RIGHT OF WAY: All work on curbs, driveways and sidewalks within the public right of way must be done to City Standards and Specifications by a contractor licensed to work in the City right of way under a permit from Public Works Sidewalk Section (651-266-6120). Sidewalk grades must be carried across driveways.

RIGHT OF WAY RESTORATION: Restoration of asphalt and concrete pavements are performed by the Public Works Street Maintenance Division. The contractor is responsible for payment to the City for the cost of these restorations. The contractor shall contact Public Works Street Maintenance to set up a work order prior to beginning any removals in the street at 651-266-9700. Procedures and unit costs are found in Street Maintenance's "General Requirements - All Restorations" and are available at the permit office.

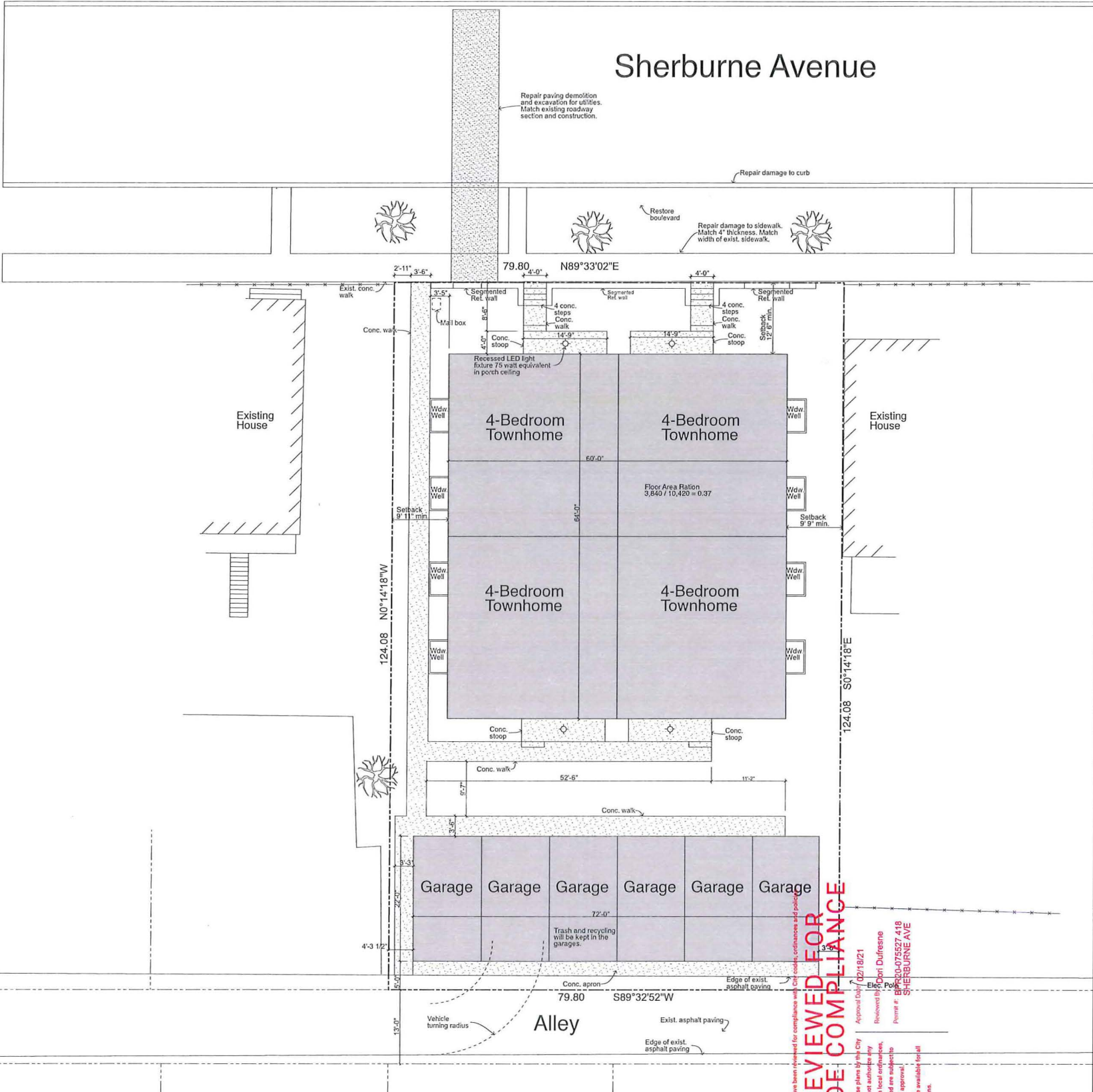
There will not be a Business sign on the property.

***PER ARCHITECT: MAX HT = 30:**



2
1.2 Typical Retaining Wall Section
1" = 10'

1
1.2 Site Plan
1" = 10'



These plans have been reviewed for compliance with City codes, ordinances and policies. The approval of these plans by the City of Saint Paul does not authorize any noncompliance with local ordinances, code or state law and are subject to final inspection and approval. These plans shall be available for all requested inspections.

Approval Date: 12/18/21
Reviewed By: Capt. Dufrane
Permit #: BP20-075527 418
SHERBURNE AVE



Site Plan

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.	Project No. 20006.00	No. Revisions/Submissions	Date
Scale: 1" = 10'	Designed		
Drawn	Checked		
Reviewed	Date: 12/17/20		

Sherburne Avenue Townhomes
418 Sherburne Avenue
St. Paul, Minnesota

A 1.2

RICE • STROMGREN ARCHITECTS



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