

**AGENDA  
ZONING COMMITTEE  
OF THE SAINT PAUL PLANNING COMMISSION  
Thursday, June 20, 2013 3:30 P.M.  
City Council Chambers, Room #300  
Third Floor City Hall - Saint Paul, Minnesota**

**NOTE:** The order in which the items appear on this agenda is not necessarily the order in which they will be heard at the meeting. The Zoning Committee will determine the order of the agenda at the beginning of its meeting.

**APPROVAL OF JUNE 6, 2013, ZONING COMMITTEE MINUTES**

**SITE PLAN REVIEW** – List of current applications (Tom Beach, 651-266-9086)

**NEW BUSINESS**

- 1      13-187-934 Daniel Stoltz**  
Establishment of nonconforming use as a 4- plex  
870 Albert St N, SE corner at Taylor  
RT1  
Josh Williams 651-266-6659

**ADJOURNMENT**

Information on agenda items being considered by the Zoning Committee can be found online at [www.stpaul.gov/ped](http://www.stpaul.gov/ped), then Planning, then Zoning Committee.

**ZONING COMMITTEE MEMBERS:** Call Samantha Langer at 266-6550 if you are unable to attend the meeting.

**APPLICANT:** You or your designated representative must attend this meeting to answer any questions that the committee may have.



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220  
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989  
Facsimile: 651-266-9124  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

## SITE PLAN REVIEW COMMITTEE

**Tuesday, June 25, 2013  
2nd Floor Conference Room  
375 Jackson Street, Suite 218**

<u>Time</u>	<u>Project Name and Location</u>
9:00	Minnesota Safety Council Building addition and remodel 474 Concordia Avenue

### **Applicants should plan to attend this meeting.**

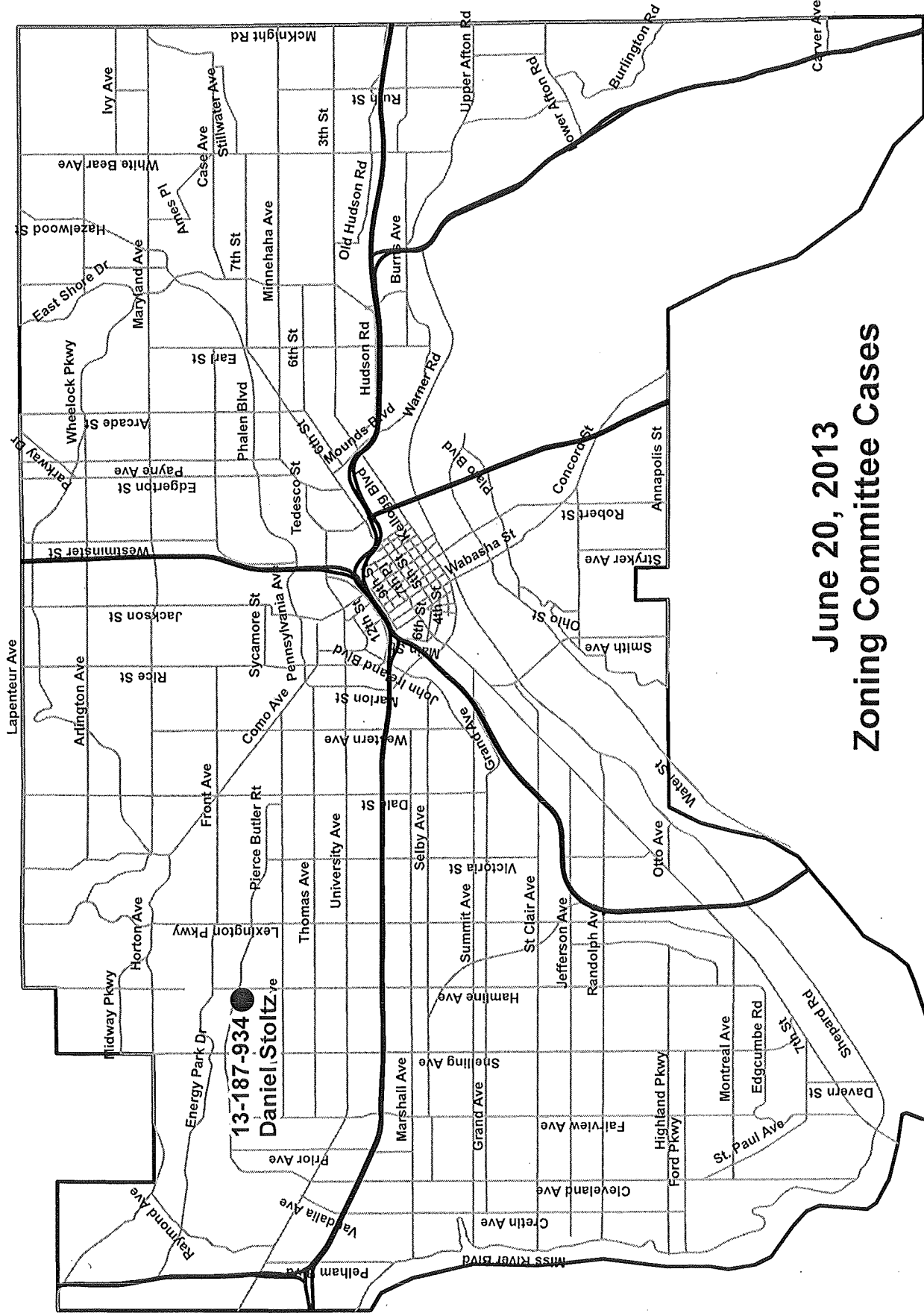
At this meeting you will have a chance to discuss the site plan for your project with Saint Paul's Site Plan Review Committee. The Committee is made up of City staff from Zoning, Traffic, Sewers, Water, Public Works, Fire Inspections, and Parks. You are encouraged to bring your engineer, architect, or contractor with you to handle any technical questions raised by city staff. The purpose of this meeting is to simplify the review process by letting the applicant meet with staff from a number of departments at one time. Staff will make comments and ask questions based on their review of the plans. By the end of the meeting you will know if the site plan can be approved as submitted or if revisions will be required. Staff will take minutes at the meeting and send you a copy.

The meeting room is on the skyway level and 25' to your left as you get out of the elevator.

### **Parking**

A few free parking spaces are available in our visitor parking lot off of 6<sup>th</sup> Street at Jackson. Parking is also available at on-street meters. The closest parking ramp is on Jackson one block south of our office between 4<sup>th</sup> and 5<sup>th</sup> Street.

If you have questions, please contact Tom Beach at 651-266-9086 or [tom.beach@ci.stpaul.mn.us](mailto:tom.beach@ci.stpaul.mn.us).



June 20, 2013  
Zoning Committee Cases

## ZONING COMMITTEE STAFF REPORT

- |  |  |
|--|--|
| 1. <b>FILE NAME:</b> Daniel Stoltz   | <b>FILE #</b> 13-187-934                         |
| 2. <b>APPLICANT:</b> Garnet Management Group Inc.  | <b>HEARING DATE:</b> June 20, 2013               |
| 3. <b>TYPE OF APPLICATION:</b> NUP - Establishment   |  |
| 4. <b>LOCATION:</b> 870 Albert St N, SE corner at Taylor   |  |
| 5. <b>PIN &amp; LEGAL DESCRIPTION:</b> 272923310018, College Placeeast Division Ex S 60 Ft; The W 53.75 Ft Of Lot 2 Blk 12 |  |
| 6. <b>PLANNING DISTRICT:</b> 11  | <b>PRESENT ZONING:</b> RT1                       |
| 7. <b>ZONING CODE REFERENCE:</b> Sec. 62.109(a)  |  |
| 8. <b>STAFF REPORT DATE:</b>   | <b>BY:</b> Josh Williams                         |
| 9. <b>DATE RECEIVED:</b> May 21, 2013  | <b>60-DAY DEADLINE FOR ACTION:</b> July 20, 2013 |
- 

- A. **PURPOSE:** Establishment of nonconforming use as a four-plex
- B. **PARCEL SIZE:** 6181 sq. ft.
- C. **EXISTING LAND USE:** R-Duplex
- D. **SURROUNDING LAND USE:**
  - North: Community garden (RT1)
  - South: Residential (duplex) (RT1)
  - East: Residential (single family) (RT1)
  - West: Residential (duplex) (RT1)
- E. **ZONING CODE CITATION:** §62.109(a) lists the conditions under which the Planning Commission may grant a permit to establish legal nonconforming use status.
- F. **HISTORY/DISCUSSION:** In May 2012 a Certificate of Occupancy (C of O) renewal inspection was performed at 870 Albert (no C of O inspection had previously been performed for the property) and the property was identified as an illegal four-plex. The applicant was informed that the property was built and permitted as a duplex, and that a four-plex was not allowed under the property's RT1 zoning.
- G. **DISTRICT COUNCIL RECOMMENDATION:** The District 11 Council does not have a recommendation regarding this application.
- H. **FINDINGS:**
  - 1. The structure at 870 Albert N. was constructed in 1981 as a duplex/double bungalow. In 1983, a city inspector investigated a complaint regarding work at the property without permits. A report filed by the inspector indicates that the property owner (the current applicant's father) stated that he was adding an additional dwelling unit to the building, and was informed that the property was not zoned for more than two units and that rezoning would be necessary in order to add additional units. Subsequently, a permit was issued for basement finish work, again with the structure identified as a duplex. A second permit for basement finish work was issued in 1986. In 2000, ownership of the property passed from Eugene Stoltz to an estate/trust for the same. For purposes of this transaction, the sale price was recorded as \$140,000.  
  
In 2004, the Department of Safety and Inspections received a zoning compliance inquiry regarding the property and verified that the had been a duplex in an RT1 zone continuously since its initial construction in 1981. Also in 2004, the applicant purchased the property from the estate/trust for \$330,000. A 2005 appraisal characterized the building as a four-plex, and appraised the value of the property at \$360,000. That appraisal also incorrectly identified the property as being zoned RT2, where four-plexes are first allowed. Ramsey County property records listed the structure as duplex until 2012, when the structure was reclassified as a four-unit multifamily structure.
  - 2. The lot at 870 Albert N. is approximately 6,200 total square feet. RT1 districts require 3,000 square feet of lot area per unit. The RT2 district, where four-plexes are first allowed, requires 2,500 square feet of lot area per unit, or a total of 10,000 square feet for a four-plex. The property is also non-conforming in regard to parking and side yard setbacks.

3. Section 62.109(a) of the zoning code provides that the Planning Commission may grant legal nonconforming use status to use of structures if the commission makes eight findings. The findings and the applicant's ability to meet them are as follows:
  - (1) *The use occurs entirely within an existing structure.* The additional dwelling units are interior uses, except for required accessory parking.
  - (2) *The use or use of similar intensity permitted in the same clause of the zoning code or in a more restrictive zoning district has been existence continuously for a period of at least ten years prior to the date of the application.* The applicant has provided evidence of rent paid for a total of four units, in the form of accounting ledgers, including names of tenants, tenant contact information, unit numbers, and amounts paid. City of Saint Paul records show the building was built as and still is a duplex. Ramsey County property records listed the structure as duplex until 2012, when the structure was reclassified as a four-unit multifamily structure.
  - (3) *The off-street parking is adequate to serve the use.* Based on the number and size of the four dwelling units, a total of 6 off-street spaces would be required under the standards of Sec. 63.207. The Planning Commission Duplex/Triplex Conversion Guidelines call for a minimum of three spaces for triplexes. The property has an existing, paved lot which provides enough space for three vehicles. The applicant has supplied a proposed site plan that shows five spaces in the lot, but the proposed configuration would not allow sufficient room for maneuvering and would not meet the minimum layout dimensions specified in Sec. 63.305. The property is located on a corner, with on-street parking on both streets.
  - (4) *Hardship would result if the use were discontinued.* According to a representative of the applicant, current tenants of the two illegally-added basement units have resided at the property for a 5 and 7 years and would potentially be dislocated. The Pro Forma information sheet completed by the applicant per Planning Commission Duplex-Triplex Conversion Guidelines suggests that conversion of the building to a duplex would result in a negative income stream for the property owner.
  - (5) *Rezoning the property would result in "spot" zoning or a zoning inappropriate to surrounding land uses.* This finding is not met. Minnesota Courts have determined that spot zoning is a use classification inconsistent with surrounding uses. In this case, there is an RM1 multi-family parcel one block to the south, an RM3 district across from that, and an I1 industrial district immediately north of the site across Pierce Butler Route.
  - (6) *The use will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, or general welfare.* This finding is met. The structure gives no outward appearance of being out of character with the neighborhood, and there is no record of any complaints regarding overcrowding, noise, parking, or other issues that might be associated with greater than permitted residential density.
  - (7) *The use is consistent with the comprehensive plan.* This finding is not met. Policy H 3.1 of the Comprehensive Plan states that the City should *Support the preservation of... private affordable housing.* However, Policy H 2.1 states that the must *Maintain the vitality and high quality of life in existing stable neighborhoods.* In order to do this, the policy continues, the City must *Continue to enforce City codes.*
  - (8) *A notarized petition of two-thirds of the property owners within one hundred (100) feet the property has been submitted stating their support for the use.* This finding is met. The petition was found sufficient on May 21, 2013: 8 parcels eligible; 6 parcels required; 6 parcels signed.

- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends denial of the establishment of nonconforming use as a four-plex.



**NONCONFORMING USE PERMIT APPLICATION**  
 Department of Planning and Economic Development  
 Zoning Section  
 1400 City Hall Annex  
 25 West Fourth Street  
 Saint Paul, MN 55102-1634  
 (651) 266-6589

Zoning Office Use Only  
 File #: 13-187934  
 Fee: 700.00  
 Tentative Hearing Date: 6-20-13

PD=11

# 272923310018

## APPLICANT

Name Todd Anderson  
 Address 305 Greeley St, Suite 200  
 City Stillwater St. MN Zip 55092 Daytime Phone 651-491-8005  
 Name of Owner (if different) Daniel E Stoltz  
 Contact Person (if different) \_\_\_\_\_ Phone \_\_\_\_\_

## PROPERTY LOCATION

Address/Location 870 Albert St. N  
 Legal Description College Place, E Division Exs 60ft, W53, 75 ft of lot 2b1k12  
 Current Zoning RT1  
 (attach additional sheet if necessary)

**TYPE OF PERMIT:** Application is hereby made for a Nonconforming Use Permit under provisions of Chapter 62, Section 109 of the Zoning Code:

- The permit is for: ☐ Change from one nonconforming use to another (para. c)  
☐ Re-establishment of a nonconforming use vacant for more than one year (para. e)  
☒ Establishment of legal nonconforming use status for use in existence at least 10 years (para. a)  
☐ Enlargement of a nonconforming use (para. d)

**SUPPORTING INFORMATION:** Supply the information that is applicable to your type of permit.

Present/Past Use Property was built in 1992 and has been used as a 4-plex since.  
 Proposed Use Same as current use

Attach additional sheets if necessary

**RECEIVED**

MAY 3 - 2013

Per \_\_\_\_\_

Attachments as required ☒ Site Plan

☒ Consent Petition

☒ Affidavit

Applicant's Signature \_\_\_\_\_

Date 5-3-13 City Agent 5-21-13

5/21/13 pdd

16  
5-3-13

1/15/13

**Application for Nonconforming Use Permit –Attachment**

The property at 870-872 Albert St N St Paul, 55104-1364 has been used as a Residential Rental Unit for the past 31 years. It was originally built as a 4 plex in 1982 but was never permitted that way.

The property is in an area that has many multi-family units. One area owner received a non-conforming permit in 2009 for an 8 unit dwelling at 860 Albert St N. This property has had 4 long term tenants for many years.

It was discovered during a St. Paul rental inspection that the building was listed on city records as a duplex but we had 2 addresses. We passed that inspection with the understanding that we would work towards getting the building relisted as a legal 4 plex. There are a few updates that will need to be done to pass a C.O. inspection for a 4 plex. We are also willing to change the parking. As you can see on the plat drawing, we would be able to accommodate more than 4 cars if a shed is removed and lot was re-blacktopped.

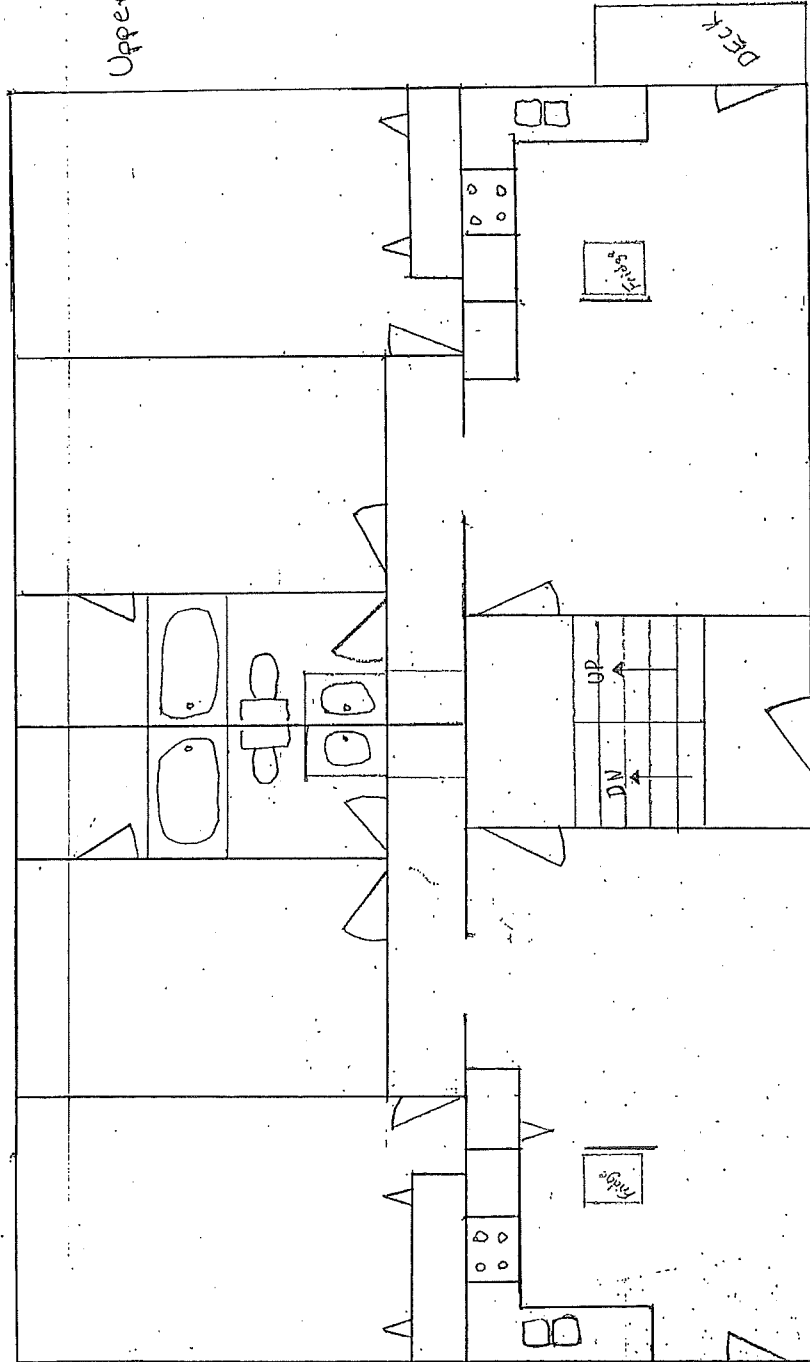
Changing this building back to a duplex would extremely affect the value of the property, create a financial hardship for the Owner and displace tenants who have called it home for many years.

[illegible]
$$1' = 10'$$

Todd Anderson  
Garnet RES  
657 4926652



Upper Floor



1" = 5'

A hand-drawn floor plan of a building, oriented vertically. The plan includes several rooms and areas, each labeled with text:

- Top Section:** A large rectangular area at the top, possibly a main hall or entrance, with a small rectangular area labeled "Kitchen" to its right.
- Left Section:** A vertical strip on the left side, labeled "Staircase" at the top. Below it, there are two sets of stairs, each labeled "Up" with an arrow pointing upwards.
- Central Section:** A large rectangular area in the center, containing a large oval shape labeled "Living Room" and a smaller oval shape labeled "Bedroom".
- Right Section:** A vertical strip on the right side, containing a large rectangular area labeled "Bathroom" and a smaller rectangular area labeled "Dressing Room".
- Bottom Section:** A large rectangular area at the bottom, containing a large oval shape labeled "Living Room" and a smaller oval shape labeled "Bedroom".
- Other Labels:** "Kitchen" (top right), "Staircase" (left), "Up" (left), "Living Room" (center), "Bedroom" (center), "Bathroom" (right), "Dressing Room" (right), "Living Room" (bottom), "Bedroom" (bottom).

541

MARKET VALUE  
APPRAISAL  
OF A  
FOUR UNIT APARTMENT BUILDING  
DEVELOPMENT PROCESS; COMPLETE APPRAISAL  
REPORT TYPE; SUMMARY APPRAISAL REPORT

PROPERTY LOCATED AT  
870 ALBERT STREET NORTH  
SAINT PAUL, MINNESOTA

FOR  
MR. ROSS SANDISON  
PRESIDENT  
COMMUNITY NATIONAL BANK  
7641 LAKE DRIVE  
LINO LAKES, MN 55014

BY  
J. SCOTT RENNE, MAI, CAE

## SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

Property Appraised: A four unit garden style apartment building consisting of three 2BR and one 1BR unit. It was built in 1981 and is located at 870 Albert Street North, Saint Paul MN. Gross building area is 3,284 square feet.

Owner of Record: The fee owner of the property is Daniel E. And Robin L. Stoltz. It has been reported to your appraiser that the property has been under the Stolz's ownership for many years. The county records report a sale dated 4-14-2003 for \$140,000. It is assumed that this sale is not an arm's length transaction. There have been no other sales within the past three years.

Appraisal Date: January 13, 2005

Appraisal Purpose: Estimate fair market value of the fee simple interest of the property for financing purposes.

Zoning: RT-2, Townhouse District

Highest and Best Use: As vacant, for residential development; as improved, current use

Summary of Value Estimates:

Interest and assumed status appraised	Cost Approach	Sales Comparison Approach	Income Approach	Value Conclusion
Fee Simple, with stabilized occupancy at market rental rates	Not Applied	\$352,000	\$370,000	\$360,000

The above value estimates include a limited amount of personal property associated with an apartment building.

**PRO FORMA INFORMATION SHEET  
FOR DUPLEX AND TRIPLEX CONVERSION CASES  
Continuation of Extra Units**

Required information	With Continuation of Extra Units in Structure 4 units	With Conversion of Structure to Legal Number of Units 2 units
<b>Income</b>		
Total monthly rent income for all units	2940	1640
Monthly income from structure other than rent	200	100
Existing vacancy (if any)	0	0
Effective gross income (EGI) / month <sup>1</sup>	\$ 3140 -	\$ 1740 -
<b>Effective Gross Income / year</b>	\$ 37,680 -	\$ 20,880 -
<b>Operating Expenses (Annual) <sup>2</sup></b>	\$ 10,978 -	\$ 9,778 -
Maintenance	4140	3540
Insurance	1200	1200
Utilities (only include amount paid by landlord)	1200	600
Other (identify)		
Taxes	4438	4438
<b>Net Operating Income (Annual) <sup>3</sup></b>	\$ 26,702 -	\$ 11,102 -
Monthly debt / mortgage payment	1200	1200
<b>Annual debt payment</b>	\$ 14,400 -	\$ 14,400 -
<b>Rehab projects</b>		
Total cost of improvements out of Pocket	\$ 4000	\$ 1000
Monthly rehab debt payment	0	0
<b>Annual rehab debt payment</b>	\$ 0 -	\$ 0 -
<b>Cash Flow: profit, (loss) <sup>4</sup></b>	\$ 12,302 -	\$ -3298 -

- NOTE: 1. Effective Gross Income = (Total rent income) - (Vacancy, if there is any)  
2. Operating expenses are the sum of the next five lines, incl maintenance, insurance, utilities, taxes and others  
3. Net Operating Income = (Effective Gross Income) - (Operating Expenses)  
4. Cash Flow = (Net Operating Income) - (Annual debt payments)

**SUMMARY INFORMATION SHEET  
FOR DUPLEX AND TRIPLEX COVERSION CASES**

Housing unit breakdown:	Existing	Proposed
Number of units	2	4
Number of bedrooms in each unit		
Unit 1	2	2
Unit 2	2	2
Unit 3		2
Unit 4		1
Size of each unit in square feet		
Unit 1	668	668
Unit 2	668	668
Unit 3		656
Unit 4		510
Debt:		
Initial principal amount		
Initial interest rate		
Term of mortgage/debt financing		
Time remaining on note		
Balance on existing debt		
Rehabilitation		
Type of Improvements:		
Remove Shed		600
Remove Tree		300
Re-blacktop Parking		2000

870-72 N. ALBERT

2001

1	2	3	4	5	6	7	8
			JAN	FEB	MARCH	APRIL	MAY
870	JOAN NOLAN (8-00 645) 651-647-9948		753-	755-	753-	753-	-
	MUNIR RICHMOND (6-00 11790) 651-647-0157	790					18495
872	CAROL FREEZE 646-3912	735	690-	690-	690-	690-	690-
870 B	KAREN POLKA (9-00 580) 651-647-5693	730	620-	620-	620-	620-	620-
872 B	(APR) KAREN CHEN 651-649-0154	735	690-	690-	690-	690-	690-
872 B	SCOTT TRIVIN CAREY (700 11-01)	735					

651-917-6464

Rent Roll  
4-units  
Albert  
2001

870-72 N. ALBERT

2001

55104

1/15  
30212  
360

32369

	1	2	3	4	5	6	7	
	JUNE	JULY	AUGUST	SEPT.	OCT.	NOV.	DEC.	
1								3020
2								
3								
4								
5	790-	790-	790-	790-	790-	790- 90-	690- 190-	5714 715-
6								
7								
8								
9								
10								
11	690-	690-	500- 192-	690-	735-	735-	500- 235-	9415 735-
12								
13								
14								
15								
16								
17								
18								
19								
20								
21	620-	590- 130-	620-	620-	620-	620-	620-	7440 620-
22								
23								
24								
25								
26								
27								
28								
29								
30								
31	690-	690-	690-	690-	-			6200
32								
33								
34					-	785-	785-	1570
35								
36								
37								
38								
39								
40								



870-72 N. ACBEN

2002

Peter  
Baker

Jan

Feb

March

April

MAY

870 MINNIE RICHMOND  
(6-01 790)  
651-647-0157

790-

700-  
90-

150-  
40-

150-  
40-

190-

872 CARL W. FREED  
646-3912 7/23/95  
1/50.52

735-

735-

735-

735-

735-

CHARLES 235

2820  
6000

870B KAREL POCKA  
(9-00 580) 650  
651-647-5693

620-

620-

620-

620-

620-

872 B SCOTT TRIVSKI  
~~OSCAR~~ KORI HEIL  
(700 11-01)

785-

3376  
400-  
395-

800-

500-  
385-

477-  
315-

651-917-0464  
651-208-3674

812  
1-03

Rent Roll  
4-units  
Albert  
2002

1 BO 11611 11611  
DANFAS, N

2002

55104

180 595

260 725

	1	2	3	4	5	6	7	8
	JUNE	JULY	AUGUST	SEPT.	OCT.	NOV.	DEC.	
1								
2								
3	500- 290-	500- 290-	700- 90-	7700- 90-	67790	110-	78-	312- 7480
4		90-						
5								
6								
7								
8								
9								
10								
11	735-	735-	735-	735-	735-	735-	735-	735- 8820
12								
13								
14								
15								
16								
17								
18								
19								
20								
21	580- 64	650-	650-	650-	650-	650-	650-	7450
22								
23								
24								
25								
26								
27								
28								
29								
30								
31	785-	785-	800-	800-	800-	795-	200- 610-	950
32								
33								
34								
35								
36								
37								
38								
39								
40								

1/4 = 120

35450

# 870-72 ALBERT 2003

870-7204  
Rent Roll

		JAN	FEB	MARCH	APRIL	MAY
1	870 MINNIE KENNEDY	810-	810-	810-	770-	800-
2	(6-01 790)				45-	40-
3	651-647-0157	810	870 MELAN L. UDDEYOP			
4	(1-03 700)					
5	870 JANE CACERES/PATRICIA RENTERIA-CACERES					
6	(7-01 800)	805/12-				
7	C - 651-270-5138					
8	870 MEGAN UDDEYOP (10-03 400) (4-03 400)		840	840		
9	REYNALDO H-651-644-0411					
10	C-651-376-5978					
11	872 (MELAN) FEELE	735-	735-	735-	735-	760-
12	(7-99 450)					
13	651-644-3912	735				
14	735	735				
15	870B KIM PUKA	650-	650-	650-	650-	-
16	(9-00 580)					
17	651-647-5693	650				
18	BRIAN AUETI					250
19	(5-03 650)	615				
20	651-307-9297	650				
21	BELWA TEODER					
22	872B KORI HEIL			760-		
23	(700 11-01)	810-	810-	760-		
24	651-208-3674			53-		
25						
26	872B CASH JAMES - 043 JAMES					
27	(800 4-03)	651-644-2064	840			
28						
29						
30						
31						
32						
33						
34						
35						
36						
37						
38						
39						
40						

Rent Roll  
4-unit  
Albert  
2003

2003

55107  
(651)

1 2 3 4 5 6 7 8

June

July

August

Sept

Oct

Nov

Dec

~~7810~~  
7810

1860-

10178  
4000-  
4000-

2000-  
4000-  
245-

730-

200- 845-

812-  
812-  
712-

1225-

760-

7600-

760-

7600-

760-

760-

760-  
760-  
765-

9020-

2600-

500-

645-

645-

645-

645-

645-

645-

4625-

325 675

845-

400-  
445-

815-

445-  
400-

845-

845-

845-

7000-

325 845

51720-

25x12-  
1.70

27-29-23-31-0018

870-72

ACRENT

2004

0  
Increase  
2004

		JAN	FEB	MARCH	APRIL
872	MELAN L. UDDEYOP / REUNION				
(800 10/03)	* H-651-674-0911 (842)	870-	870-	870-	870-
	C-651-336-5978				

872 Timothy Sumpster  
(700 11/04)

870 CAROL FEELE (765) 765-765-765-765-  
(450 7/99) 651-676-3912

870 B SARA ZAREMBSKI  
(600 9/04) 612-245-9922

870 B BRIAN AUSTIN (675) 675-675-675-675-  
REUNDA TEDDER  
(650 5/03) 651-307-9297  
925-639-2890

872 B ASIA JAMES - DEB JAMES 875-875-875-875-  
(800 4/03) 651-674-2064 (875)

\* 3 YER LMS w/ WEDNESDAY BK = \$248,000  
ON JBT (LMS)

AMORTIZE OVER 36 MONTHS - FINANCIAL OCT. 1

Rent Roll  
4-units  
Albert  
2004

55104  
(651)

[illegible]

27-29-23-31-0018

870-72 ALBERT

NO Increase 2007-2005-2006		JAN	FEB	MARCH	APR
872	TIMOTHY SIMAN (700 11/04)	795-	795-	<del>795-</del> Housed August	-
	AUSTIN PERREN (850) MEREDITH BARNER 5/06 JEREMY PERREN DIVERS				400-
877	KELLY HERVIN (800 11/07)				
870	BOB LUTERK - SHERIL (400 2/05 400 3/05) 651-481-3147 * 651-917-3744 *	800-	400- (400)	400- (400)	400- 400-
870A	HAMDOLAH FALAN (200) <del>600-400 (200 11/04)</del> 651-778-0020 W-651-283-5444				
870A	JMA ZAREMBSKI (600 9/04) 612-245-9922	600-	600-	600-	600-
872 B	(500 651- (800 5/06) 206-1198				
872B	JIMMY BOSTIC (250 2/05 500 3/05)	240- (500) 52-	500-	-	-
	<del>651-340-4644</del> 651-645-5641				

Rent Roll  
4-units  
Albert  
2006



2000

55704

(651)

MAY	JUNE	JULY	AUG	SEPT	OCT.	NOV	DEC
							(155)
800 -	800 -	800 -	800 -	—	—	—	(3600)
							(9600)
400 -	400 -	400 -	400 -	400 -	400 -	300 -	600 -
100 -	400	(400)	(400)	(400)	400 400	400 -	400 -
						(400)	(400)
					Part vacant area		(300)
						300 -	( )
600 -	600 -	600 -	600 -	600 -	300 -	—	(5700)
800 -	500 -	600 -	600 -	600 -	600 -	600 -	600 -
		(200)	(200)	(200)	(200)	(200)	(200)
							(6100)
							(800)
							(27600)



0 21-29-23-31-0018

870-72 August

2008

55707

(657)

K&N WILSON		Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec
810	Boo Avenue - JHEAVL (800 2/5) 651-917-3244 C.W.M.L. - 651-491-1333	415 - 415 -	415 - 415 -	415 - 415 -	415 - 415 -	415 - 415 -	415 - 415 -	415 - 415 -	415 - 415 -	415 - 415 -	415 - 415 -	415 - 415 -	415 - 415 -
812	Kelly Hearn (800 11/5)	812 - 812 -	812 - 812 -	812 - 812 -	812 - 812 -	812 - 812 -	812 - 812 -	812 - 812 -	812 - 812 -	812 - 812 -	812 - 812 -	812 - 812 -	812 - 812 -
812 A	Eric Hearn (600 6/07)	600 - 600 -	600 - 600 -	600 - 600 -	600 - 600 -	600 - 600 -	600 - 600 -	600 - 600 -	600 - 600 -	600 - 600 -	600 - 600 -	600 - 600 -	600 - 600 -
812 B	(best) (800 5/6) 651-200-1138 4-651-917-5006 C. 329-1078 651-517-5006	600 - 600 -	600 - 600 -	600 - 600 -	600 - 600 -	600 - 600 -	600 - 600 -	600 - 600 -	600 - 600 -	600 - 600 -	600 - 600 -	600 - 600 -	600 - 600 -

Rent Roll  
4-units  
Albert  
2008

27-29-23-31-0018

07-12 ALBERT

		JAN	FEB	MARCH	APRIL
070	JULIE HANFMAN-CA04 (725-2/09) 651-734-8022 <del>ALBERT</del> APRM	-	725-	725-	725-
072	KELLY HEAVIN (800 11/6) 651-325-5010	072-	450- 420	072-	072-
072A	ERIC HEAVIN (600 6/07) 651-428-2690	300- <del>300</del> 300	200- 200 150- <del>150</del>	300- 100- 200	100- 100- 400
070B	LELO4 (800 5/06) <del>070B</del> 651-917-5006	000-	000-41 200 600	200-	000-

Rent Roll  
4-units  
Albert  
2009

2009

55104

(651)

P. 150

MAY	JUNE	JULY	AUGUST	SEPT.	OCT.	NOV	DEC.
125-	650- 75- 65- 30	<del>75-</del> 65- 30	125-	500- 225	125-	375- 600- 436	150- 436- 150- 7825
020-	500- 370	820-	020-	917-	200- 620	190- 780- 200-	820- 9840
300	250- 250- 100-	150- 500- 100-	200- 410	100- 50- 450-	110- 50- 300- 200- 40	290- 140- 480-	X 6480
700-	700-	700-	700-	300- 400	700-	300- 400	650- 1500- 1500-
25+12	420	32005 3500		800-			1500- 1500-

27-29-23-31-0018)

570-72 ALBERT

		JAN	FEB	MARCH	APRIL
572	JULIE HANMAN - CASH (725 02/09) (150)	/	/	/	/
651-734-3022 (ADAM)					
572	KEN BROWN (800 8/10)	/	/	/	/
570	KENY HEWEN (800 11/06) 651-325-5010	820-	820-	820-	820-
572 A	ERIC HEWEN (600 06/07) 651-428-2680	300- 200- 100- <del>400-</del>	100- 200- 300-	600- 100-	500- 100-
		600	100	600	100
570 B	LEROY (800 05/06) 651-917-5006	700-	700-	700-	700-

Rent Roll  
4-units  
Albert  
2010

2010

55104

(651)

MAY	JUNE	JULY	AUGUST	SEP.	OCT.	NOV	DEC.
/	/	/	/	375- 425- <del>425-</del>	800- 400- 400- (2) 800-		<del>1200</del>
820-	820	820-	820-	530- 320 820	820-	820-	820- <del>1200</del>
200- 100 <del>100</del> 100	400- 200 200	300- 300 300	100- 300- 200	100- 300- 300	400- 200	100- (4) 300	
400	1200	600	1200	800	800	600	600 <del>1200</del>
600- 100	100 600-	700- 100	600- 100	700- 700	400- 700- 300	700-	<del>800</del>

(27-29-23-31-0013)

870-72 ALBERT

			Jan	Feb	March	April
872	KEN BROWN	9/800	800-	800-	900-	400-
	(800 8/10)				<del>400</del>	<del>400</del>
					400	
870	KELEY HEAVIN	9/820	820-	820-	820-	820-
	(800 11/06) 651-325-5010					
872A	ERIC HEAVIN	800/600	400-	300-	200-	100-
	(600 6/07) 651-428-2650		200	300	100	200
					300-	300-
870B	LEROY	9/700	700-	700-	700-	700-
	(800 5/06) 651-917-5604					

Rent Roll  
4-units  
Albert  
2011



(27-28-29-31-0018)

870-72 ALBERT

			JAN	FEB	MARCH	APRIL
872	KEN BROWN (800 8/10)	<del>145</del> 800	190 610 - <del>200</del>	90 200 - <del>200</del> 350 -	495 310 -	120 612 -
870	KELLEY HEWIN (800 11/06) 651-325-5010	0/20	820 -	820 -	820 -	820 -
872A	ERIC HEWIN (600 6/07) 651-422-2690	<del>145</del> 600	200 100 - 300 -	100 100 - 400 -	<del>350</del> 250	50 <del>1000</del> 50 450
872B	LENN PAWELSCHEIC (800 5/06) 651-917-5006	0/20	700 -	700 -	700 -	700 -

25x12  
300  
COUNTING

Rent Roll  
4-units  
Albert  
2012





[Home](#)   [Site Map](#)   [Contact Us](#)

## Tax & Property Look Up Information - Sale Information

[Home](#) || [Information](#) || [Property Look Up](#) || [Record Look Up](#) || [Contact Us](#)[New Property Search](#)   > Sale Information[Back to Search Results](#)[Quick Info](#)[Property Information](#)[Taxpayer Name and Address](#)[Value Information](#)[Value History](#)[Structure Description](#)[Sale Information](#)[Special Assessments](#)[Property Tax Payment Information](#)[Property Tax Payment History](#)[2013 Value Notice](#)[2013 Property Tax Statement](#)[2013 Payment Stubs](#)[2013 Proposed Tax Notice](#)[2012 Value Notice](#)[2012 Property Tax Statement](#)[2011 Value Notice](#)[2011 Property Tax Statement](#)**Property Identification Number (PIN)** 27.29.23.31.0018**Property Address** 870 Albert St N**Municipality** St. Paul**Watershed** Capital Region W/S**School District Number** 625**Sale Date** 05-27-2004**Price** \$330,000**Certificate of Real Estate Value Number** 327195**Sale Status** Non-qualified Sale**Sale Description** Contract For Deed Payoff**Sale Date** 08-01-2000**Price** \$140,000**Certificate of Real Estate Value Number** 311262**Sale Status** Non-qualified Sale**Sale Description** Related Party Transaction

[Home](#)   [Site Map](#)   [Contact Us](#)

## Tax & Property Look Up Information - Value Info

[Home](#) || [Information](#) || [Property Look Up](#) || [Recorded Document Look Up](#) || [Contact Us](#) || [User Admin](#) || [Logout](#)
[New Property Search](#)   > Value Information

[Back to Search Results](#)
[Quick Info](#)
[Property Information](#)
[Taxpayer Name and Address](#)
[Value Information](#)
[Value History](#)
[Structure Description](#)
[Sale Information](#)
[Special Assessments](#)
[Property Tax Payment Information](#)
[Property Tax Payment History](#)
[Related Recorded Documents](#)
[2013 Value Notice](#)
[2013 Property Tax Statement](#)
[2013 Payment Stubs](#)
[2013 Proposed Tax Notice](#)
[2012 Value Notice](#)
[2012 Property Tax Statement](#)
[2011 Value Notice](#)
[2011 Property Tax](#)
**Property Identification Number (PIN)** 27.29.23.31.0018

**Property Address** 870 Albert St N

**Municipality** St. Paul

**Watershed** Capital Region W/S

**School District Number** 625

**MP Link**
**Assessment Date** 01-02-2012

**01-02-2013**
**Tax Payable Year** 2013

**2014**
**Total Estimated Market Value** \$176,000

**\$230,400**
**Total Taxable Market Value** \$176,000

**\$230,400**
**Site and Use Code** 1 / 105 Res 2-3 units

**Property Class Description** Res Non-Hstd

**Estimated Land Value** \$25,100

**Estimated Building Value** \$150,900

**Estimated Market Value** \$176,000

**Green Acres Value**
**Plat Deferment**
**This Old House Exclusion**
**Veteran Exclusion**
**Referendum Market Value**
**Homestead Market Value Exclusion**
**Taxable Market Value** \$176,000

**Value of New Improvements**
**Site and Use Code**
**1 / 110 Apt 4+ units**
**Property Class Description** Apartment

**Apartment**
**Estimated Land Value** \$60,000

**\$60,000**
**Estimated Building Value** \$170,400

**\$170,400**
**Estimated Market Value** \$230,400

**\$230,400**
**Green Acres Value**
**Plat Deferment**
**This Old House Exclusion**
**Veteran Exclusion**
**Referendum Market Value**

# INSPECTION REPORT

Inspector

*Robert K. Karp*

*7-29-83*

Foundation

Frame

Lath and/or Wallboard

Final

Notes:

*7-29-83 -*

*Not working with out permit  
on stop Dosa & on complaint*

*was making unit in basement  
showed them the zoning &  
told them no, had to be  
reasoned in duplex -*

*OK. Done. 7-29-83*

*Morris Karp's area*



**ST PAUL PLANNING COMMISSION  
ZONING COMMITTEE**  
Public Hearing Notice

CITY OF SAINT PAUL  
Dept. of Planning and  
Economic Development  
Phone: (651) 266-6589  
Fax: (651) 228-3220

File # 09-267-755  
Purpose: Establishment of legal nonconforming use for 8 dwelling units  
Property Address: 860 Albert St N, between Taylor & Hewitt  
File Name: Howard and Phyllis Goserud  
Hearing Date: Thursday, September 24, 2009, at 3:30 p.m.

651.484.3843

You may send written comments to Zoning Committee at the address listed on the reverse side of this card. Please call 651-266-6570, or e-mail sarah.zorn@ci.stpaul.mn.us, or call your District Council representative at 651-646-1986, if you have any questions.

Location of Hearing:  
City Council Chambers  
Third Floor  
City Hall / Court House  
15 West Kellogg Blvd.

*PLEASE GET  
FROM PHILLIS  
& ?*

Mailed: September 14, 2009



**ST PAUL PLANNING COMMISSION  
ZONING COMMITTEE**  
Public Hearing Notice

CITY OF SAINT PAUL  
Dept. of Planning and  
Economic Development  
Phone: (651) 266-6589  
Fax: (651) 228-3220

File # 10-113-094  
Purpose: Public hearing to consider modification of nonconforming use permit (#09-267755) approved October 2, 2009  
Property Address: 860 Albert St N, between Taylor and Hewitt  
File Name: Howard and Phyllis Goserud (adm review)  
Hearing Date: Thursday, March 18, 2010, at 3:30 p.m.

You may send written comments to Zoning Committee at the address listed on the reverse side of this card. Please call 651-266-6570, or e-mail sarah.zorn@ci.stpaul.mn.us, or call your District Council representative at 651-646-1986, if you have any questions.

Location of Hearing:  
City Council Chambers  
Third Floor  
City Hall / Court House  
15 West Kellogg Blvd.

Mailed: March 8, 2010

ZONING PETITION SUFFICIENCY CHECK SHEET

REZONING

SCUP

NCUP

FIRST SUBMITTED

RESUBMITTED

DATE PETITION SUBMITTED: 5-3-13

DATE PETITION RESUBMITTED: 5-21-13

DATE OFFICIALLY RECEIVED: \_\_\_\_\_

DATE OFFICIALLY RECEIVED: \_\_\_\_\_

PARCELS ELIGIBLE: 8

PARCELS ELIGIBLE: 8

PARCELS REQUIRED: 6

PARCELS REQUIRED: 6

PARCELS SIGNED: 5

PARCELS SIGNED: 6

CHECKED BY: Paul Dubruic DATE: 5/21/13

CITY OF SAINT PAUL

AFFIDAVIT OF PETITIONER FOR A CONDITIONAL  
USE PERMIT OR A NONCONFORMING USE  
PERMIT

STATE OF MINNESOTA)

SS

COUNTY OF RAMSEY)

The petitioner, Todd Anderson, being first duly sworn, deposes and states that the consent petitioner is informed and believes the parties described on the consent petition are owners of the parcels of real estate described immediately before each name; each of the parties described on the consent petition is an owner of property within 100 feet of the subject property described in the petition; the consent petition contains signatures of owners of at least two-thirds (2/3) of all eligible properties within 100 feet of the subject property described in the petition; and the consent petition was signed by each said owner and the signatures are the true and correct signatures of each and all of the parties so described.

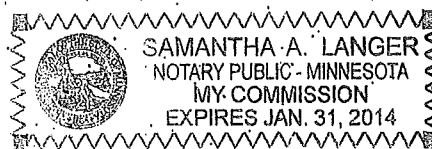
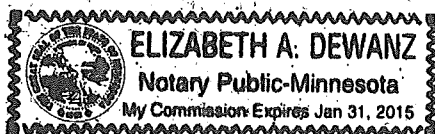
Todd Anderson  
NAME

305 Greeley St Stillwater, MN 55082  
ADDRESS

651 491 8005 651 492 5652  
TELEPHONE NUMBER

Subscribed and sworn to before me this  
24<sup>th</sup> day of April, 2013.

Samantha A. Langer  
NOTARY PUBLIC



Samantha Langer  
5/21/13

## CONSENT OF ADJOINING PROPERTY OWNERS FOR A NONCONFORMING USE PERMIT

A copy of the application of DANIEL E. STOLTZ  
(name of applicant)

located at 870 ALBERT ST. N. 55104-1364  
(address of property)

**We consent to the approval of this application as it was explained to us by the applicant or his/her representative.**

[illegible]

**NOTE:** All information on the upper portion of this application must be completed prior to obtaining eligible signatures on this petition.

RECEIVED  
MAY 16 2013  
Per \_\_\_\_\_

RECEIVED  
MAY 21 2013  
Per \_\_\_\_\_





305 Greeley St Suite 200  
Stillwater, MN 55082

December 11, 2012

Erin Petrich  
861 Albert St. N.  
St. Paul, MN 55104-1304

Subject: 870 Albert St. N., St. Paul – Nonconforming Use Permit Request

Dear Erin:

870 Albert St. N. has been used as a 4-plex for the past 25 years. The City of St. Paul has brought it to our attention that they consider the property a duplex. Therefore, we are filing for a Nonconforming Use Permit from the City of St. Paul. This permit will not affect how the property is currently used.

We are contacting you, because as a property owner within 100 feet of the subject property, we are required by the city to obtain consent to the approval of our application for the Nonconforming Use Permit.

Enclosed is a Consent of Adjoining Property Owners form which with your approval of the requested permit, needs to be signed, dated and returned to us. We have enclosed an addressed, stamped envelope for your convenience.

Your assistance would be greatly appreciated.

Sincerely,

Todd Anderson  
Garnet Real Estate Services

Enclosures (2)

cc: D. Stoltz

CITY OF SAINT PAUL

CONSENT OF ADJOINING PROPERTY OWNERS FOR A  
NONCONFORMING USE PERMIT

We, the undersigned, owners of the property within 100 feet of the subject property acknowledge that we have been presented with the following:

A copy of the application of DANIEL E. STOLTZ  
(name of applicant)

to establish a ESTABLISHMENT OF LEGAL NONCONFORMING USE IN  
EXISTENCE AT LEAST (proposed use) 10 YEARS.

located at 870 ALBERT ST. N. 55104-1364  
(address of property)

requiring a nonconforming use permit, along with any relevant site plans, diagrams, or other documentation.

We consent to the approval of this application as it was explained to us by the applicant or his/her representative.

ADDRESS OR PIN	RECORD OWNER	SIGNATURE	DATE
1387 TAYLOR AVE.	DWIGHT WATSON	<i>Dwight C. Watson</i>	12/18/12

NOTE: All information on the upper portion of this application must be completed prior to obtaining eligible signatures on this petition.

## CITY OF SAINT PAUL

### CONSENT OF ADJOINING PROPERTY OWNERS FOR A NONCONFORMING USE PERMIT

We, the undersigned, owners of the property within 100 feet of the subject property acknowledge that we have been presented with the following:

A copy of the application of DANIEL F. STOLTZ  
(name of applicant)

to establish a ESTABLISHMENT OF LEGAL NONCONFORMING USE IN  
EXISTENCE AT LEAST (proposed use) 10 YEARS.

located at 870 ALBERT ST. N. 55104-1364  
(address of property)

requiring a nonconforming use permit, along with any relevant site plans, diagrams, or other documentation.

We consent to the approval of this application as it was explained to us by the applicant or his/her representative.

ADDRESS OR PIN	RECORD OWNER	SIGNATURE	DATE
858 ALBERT ST. N.	PHYLLIS & HOWARD GOSERUD	Howard Goserud	12/17/12
		Phyllis Goserud	12/17/12

NOTE: All information on the upper portion of this application must be completed prior to obtaining eligible signatures on this petition.

## CITY OF SAINT PAUL

### CONSENT OF ADJOINING PROPERTY OWNERS FOR A NONCONFORMING USE PERMIT

We, the undersigned, owners of the property within 100 feet of the subject property acknowledge that we have been presented with the following:

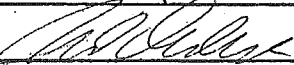
A copy of the application of DANIELE STOLTZ  
(name of applicant)

to establish a ESTABLISHMENT OF LEGAL NONCONFORMING USE IN  
EXISTENCE AT LEAST (proposed use) 10 YEARS.

located at 870 ALBERT ST. N. 55104-1364  
(address of property)

requiring a nonconforming use permit, along with any relevant site plans, diagrams, or other documentation.

We consent to the approval of this application as it was explained to us by the applicant or his/her representative.

ADDRESS OR PIN	RECORD OWNER	SIGNATURE	DATE
1366 TAYLOR AVE.	JOEL D. OAKLAND		12/15/12

NOTE: All information on the upper portion of this application must be completed prior to obtaining eligible signatures on this petition.

## CITY OF SAINT PAUL

### CONSENT OF ADJOINING PROPERTY OWNERS FOR A NONCONFORMING USE PERMIT

We, the undersigned, owners of the property within 100 feet of the subject property acknowledge that we have been presented with the following:

A copy of the application of DANIEL E. STOLTZ  
(name of applicant)

to establish a ESTABLISHMENT OF LEGAL NONCONFORMING USE IN  
EXISTENCE AT LEAST (proposed use) 10 YEARS.

located at 870 ALBERT ST. N. 55104-1364  
(address of property)

requiring a nonconforming use permit, along with any relevant site plans, diagrams, or other documentation.

We consent to the approval of this application as it was explained to us by the applicant or his/her representative.

ADDRESS OR PIN	RECORD OWNER	SIGNATURE	DATE
875 ALBERT ST. N.	TREVOR & ROBIN URMAN	Trevor Uрман	12/30/2012

NOTE: All information on the upper portion of this application must be completed prior to obtaining eligible signatures on this petition.

## CITY OF SAINT PAUL

### CONSENT OF ADJOINING PROPERTY OWNERS FOR A NONCONFORMING USE PERMIT

We, the undersigned, owners of the property within 100 feet of the subject property acknowledge that we have been presented with the following:


A copy of the application of DANIEL E. STOLTZ  
(name of applicant)

to establish a ESTABLISHMENT OF LEGAL NONCONFORMING USE IN  
EXISTENCE AT LEAST (proposed use) 10 YEARS.

located at 870 ALBERT ST. N. 55104-1364  
(address of property)

requiring a nonconforming use permit, along with any relevant site plans, diagrams, or other documentation.

We consent to the approval of this application as it was explained to us by the applicant or his/her representative.

ADDRESS OR PIN	RECORD OWNER	SIGNATURE	DATE
861 ALBERT ST. N.	DAVID HESLEY GIOREI		
	Charles Petrucci		12-18-12

NOTE: All information on the upper portion of this application must be completed prior to obtaining eligible signatures on this petition.

## CITY OF SAINT PAUL

### CONSENT OF ADJOINING PROPERTY OWNERS FOR A NONCONFORMING USE PERMIT

We, the undersigned, owners of the property within 100 feet of the subject property acknowledge that we have been presented with the following:

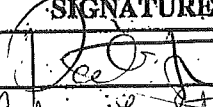
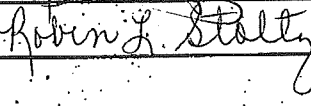
A copy of the application of DANIEL STOLTZ  
(name of applicant)

to establish a ESTABLISHMENT OF LEGAL NON-CONFORMING USE IN  
EXISTENCE AT LEAST 10 YEARS. (proposed use)

located at 870 ALBERT ST. N. 55104-1364  
(address of property)

requiring a nonconforming use permit, along with any relevant site plans, diagrams, or other documentation.

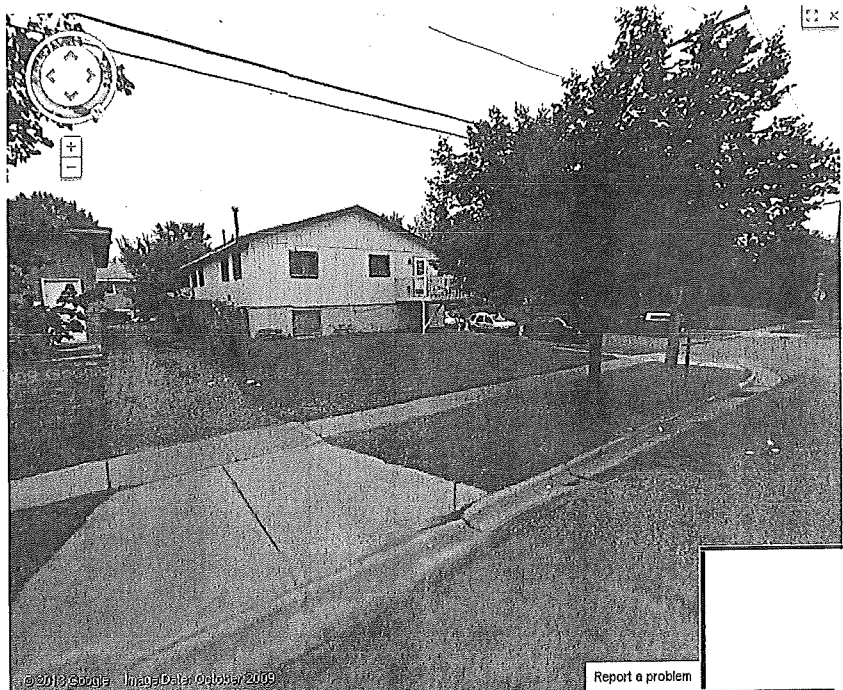
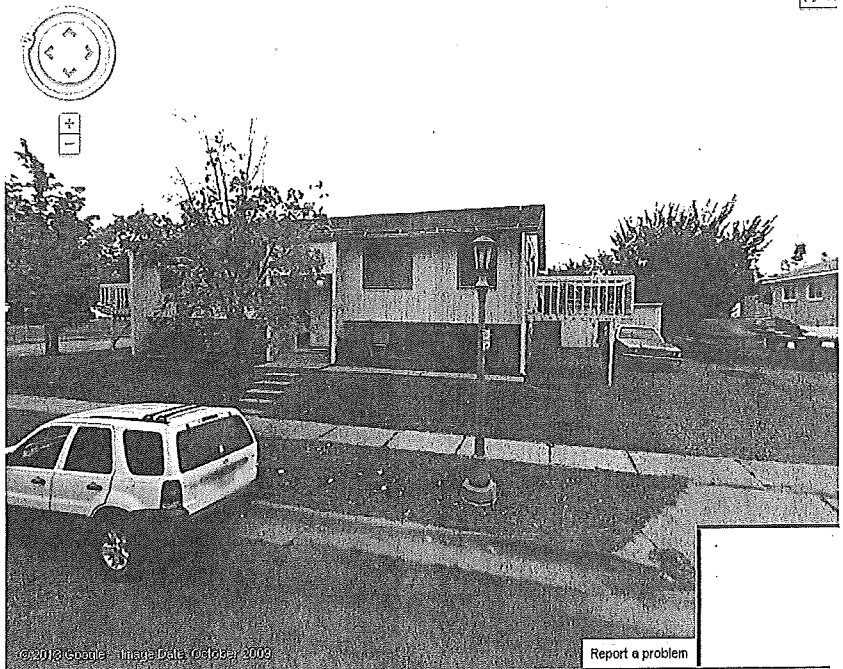
We consent to the approval of this application as it was explained to us by the applicant or his/her representative.

ADDRESS OR PIN	RECORD OWNER	SIGNATURE	DATE
870 ALBERT ST. N.	DANIEL E STOLTZ		2/22/12
	ROBIN L. STOLTZ		2/22/13

**NOTE:** All information on the upper portion of this application must be completed prior to obtaining eligible signatures on this petition.

Google


To see all the details that are visible on the screen, use the "Print" link next to the map.





TAYLOR

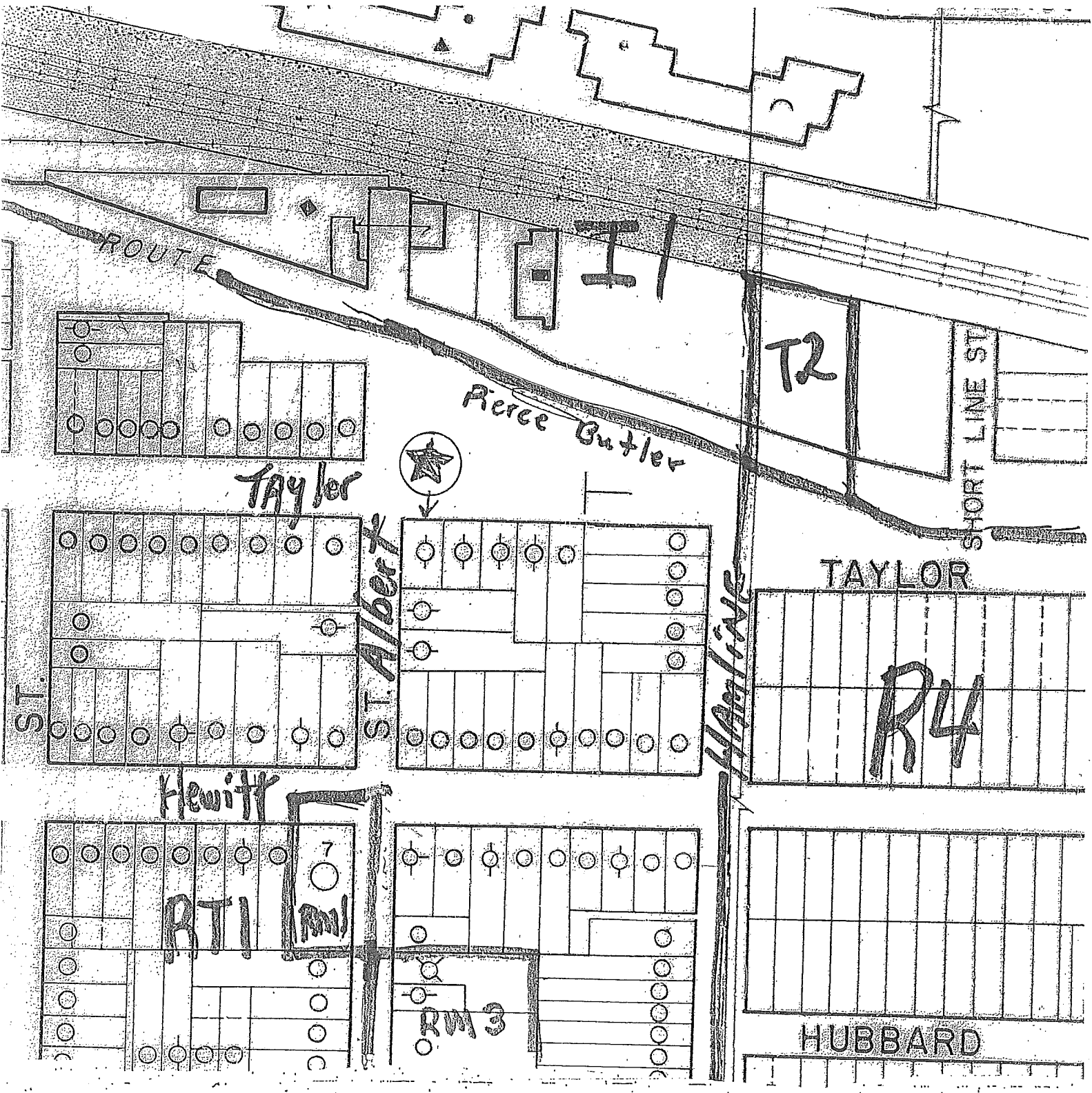
ALBERT

<div data-bbox="766 991 933 1239"> (018)</div>	<div data-bbox="998 997 1169 1234"></div> <div data-bbox="1031 1249 1128 1339"></div>	<div data-bbox="1226 991 1404 1228"></div> <div data-bbox="1339 1243 1388 1285"></div>	<div data-bbox="1461 987 1583 1222"></div> <div data-bbox="1534 1285 1583 1480"></div>
<div data-bbox="828 1432 1071 1596"></div>			
<div data-bbox="831 1648 1071 1816"></div> <div data-bbox="1096 1621 1258 1726"></div> <div data-bbox="1477 1621 1583 1747"></div>			
<div data-bbox="792 1936 893 2041"></div>	<div data-bbox="954 1936 990 2037"></div> <div data-bbox="1019 1915 1112 2020"></div>	<div data-bbox="1123 1921 1218 2026"></div>	<div data-bbox="1388 1906 1481 2005"></div> <div data-bbox="1497 1900 1583 1999"></div>

<div data-bbox="24 357 64 483"></div>	<div data-bbox="105 352 251 483"></div>	<div data-bbox="295 205 446 462"></div>
---------------------------------------	---	---

<div data-bbox="24 1012 154 1138"></div> <div data-bbox="24 1390 81 1463"></div>	<div data-bbox="198 1003 397 1138"></div> <div data-bbox="194 1234 230 1285"></div> <div data-bbox="203 1327 305 1449"></div>
--	---

<div data-bbox="68 1522 381 1669"></div>		<div data-bbox="24 1864 138 1978"></div> <div data-bbox="267 2026 402 2100"></div>
--	--	--



APPLICANT Todd Anderson  
 PURPOSE Est Neup w/ variance  
 FILE # 13-187934 DATE 5-21-13  
 PLNG. DIST. 11 Land Use Map # 10  
 SCALE 1" = 400' Zoning Map # 8

**LEGEND**

- zoning district boundary
- subject property
- one family
- two family
- multiple family
- commercial
- industrial
- vacant