

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** O'Reilly Automotive Stores Inc
 2. **APPLICANT:** O'Reilly Automotive Stores Inc **HEARING DATE:** October 24, 2013
 3. **TYPE OF APPLICATION:** Rezoning
 4. **LOCATION:** 1653, 1655, and 1659 Huron St, between Larpenteur and Idaho Ave W
 5. **PIN & LEGAL DESCRIPTION:** 222923120002; Chelsea Heights Lot 4 Blk 3
 6. **PLANNING DISTRICT:** 10 **EXISTING ZONING:** VP
 7. **ZONING CODE REFERENCE:** §61.801(b)
 8. **STAFF REPORT DATE:** October 17, 2013 **BY:** Jamie Radel
 9. **DATE RECEIVED:** September 25, 2013 **60-DAY DEADLINE FOR ACTION:** November 24, 2013
-

- A. **PURPOSE:** Rezone from VP Vehicular Parking to B2 Community Business District.
- B. **PARCEL SIZE:** 15,600 sq. ft.
- C. **EXISTING LAND USE:** Undeveloped (parking lot)
- D. **SURROUNDING LAND USE:**
 - North: Retail and other commercial (the former Patrick's Lounge)
 - East (across Huron Street): Multifamily to the east
 - South: Single-family detached
 - West: Multifamily, single-family attached, and single-family detached
- E. **ZONING CODE CITATION:** §61.801(b) provides for changes to the zoning of property initiated by the property owner.
- F. **HISTORY/DISCUSSION:** The subject properties, currently zoned VP Vehicular Parking, were used for parking for the former Patrick's Lounge from 1973 until the establishment closed in 2012. The applicant purchased the properties with the intention of developing a new auto parts retail location on this site.
- G. **DISTRICT COUNCIL RECOMMENDATION:** The applicant presented the proposed development to the District 10 Land Use Committee in August. District 10 has provided a letter supporting the redevelopment and rezoning of this property. This letter includes recommended conditions for the physical development of this site. As the recommended conditions are outside of the prevue of this rezoning process, the October 1, 2013 letter has been forwarded to the Department of Safety and Inspections to take into consideration during their review of the applicant's site plan.
- H. **FINDINGS:**
 1. The applicant has requested that the zoning on 1653, 1655, and 1659 Huron Street be changed from VP Vehicular Parking to B2 Community Business. The applicant owns the parcel to the north, which is zoned B2 Community, and would like to redevelop the three subject lots consistent with the B2 district. The subject parcels have been part of a commercial use for at least 40 years and, to allow for more flexibility in site design.
 2. The proposed zoning is consistent with the adjacent B2 zoning and the way this area has developed.

3. The proposed zoning is consistent with the Comprehensive Plan future land use designation of Existing Neighborhood. Policy LU-1.7 states: "Permit neighborhood serving businesses compatible with the character of the Established Neighborhoods [future land use category]." Discussion of this policy says: "the use should occur at the intersection of two streets, either arterials or collectors, located on a transit route where commercial development currently exists." The subject parcels are part of an existing B2 commercial district at the intersection of Larpenteur and Hamline Avenues. Larpenteur is an arterial with a bus route, and Hamline is a collector.
 4. The proposed zoning is compatible with existing uses along Larpenteur Avenue, including a multi-family residential complex to the east and a small drive-up restaurant to the west. This property has been in commercial use for at least 40 years and this rezoning makes it no less compatible with the adjacent single-family attached and single-family detached homes to the south. District Council 10 has requested four conditions to mitigate any negative impacts to the neighborhoods. This has been forwarded to the Department of Safety and Inspections to review as part their site plan review process.
- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends the rezoning of 1653, 1655, and 1689 Huron St. from the VP Vehicular Parking district to the B2 Community Business district.



PETITION TO AMEND THE ZONING CODE
 Department of Planning and Economic Development
 Zoning Section
 1400 City Hall Annex
 25 West Fourth Street
 Saint Paul, MN 55102-1634
 (651) 266-6589

RECEIVED

SEP 25 2013

Per PD=10

Zoning Office Use Only

File #: 13-236068

Fee: 1200.00

Tentative Hearing Date:

10-24-13

APPLICANT

Property Owner O'Reilly Automotive Stores, Inc. 222923120002
 Address 233 S. Patterson 0003
 City Springfield St. MO Zip 65802 Daytime Phone 417-862-3333
 Name of Owner (if different) _____
 Contact Person (if different) Liz Dugger Phone 417-520-4582

PROPERTY LOCATION

Address/Location 1318 Larpenteur Ave
 Legal Description Please see attached Exhibit "A"
 Current Zoning VP
 (attach additional sheet if necessary)

TO THE HONORABLE MAYOR AND CITY COUNCIL:

Pursuant to Section 61.800 of the Saint Paul Zoning Ordinance and to Section 462.357(5) of Minnesota Statutes,

O'Reilly Automotive Stores, Inc.

, owner of land proposed for rezoning, hereby petitions you to
 rezone the above described property from a VP zoning district to a B2 zoning
 district, for the purpose of:

construction of an O'Reilly Auto Parts store. A majority of the property is zoned B2, with only a small portion being zoned VP. This VP designation was created by a Special Use Permit recorded in June of 1972. That use has since vacated the property; therefore, O'Reilly is requesting that this portion be rezoned to B2.

(attach additional sheets if necessary)

Attachments as required: ☒ Site Plan ☐ Consent Petition ☐ Affidavit

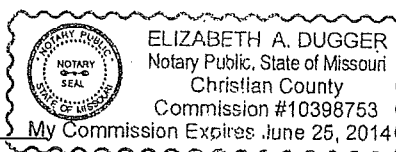
Subscribed and sworn to before me

this 16th day

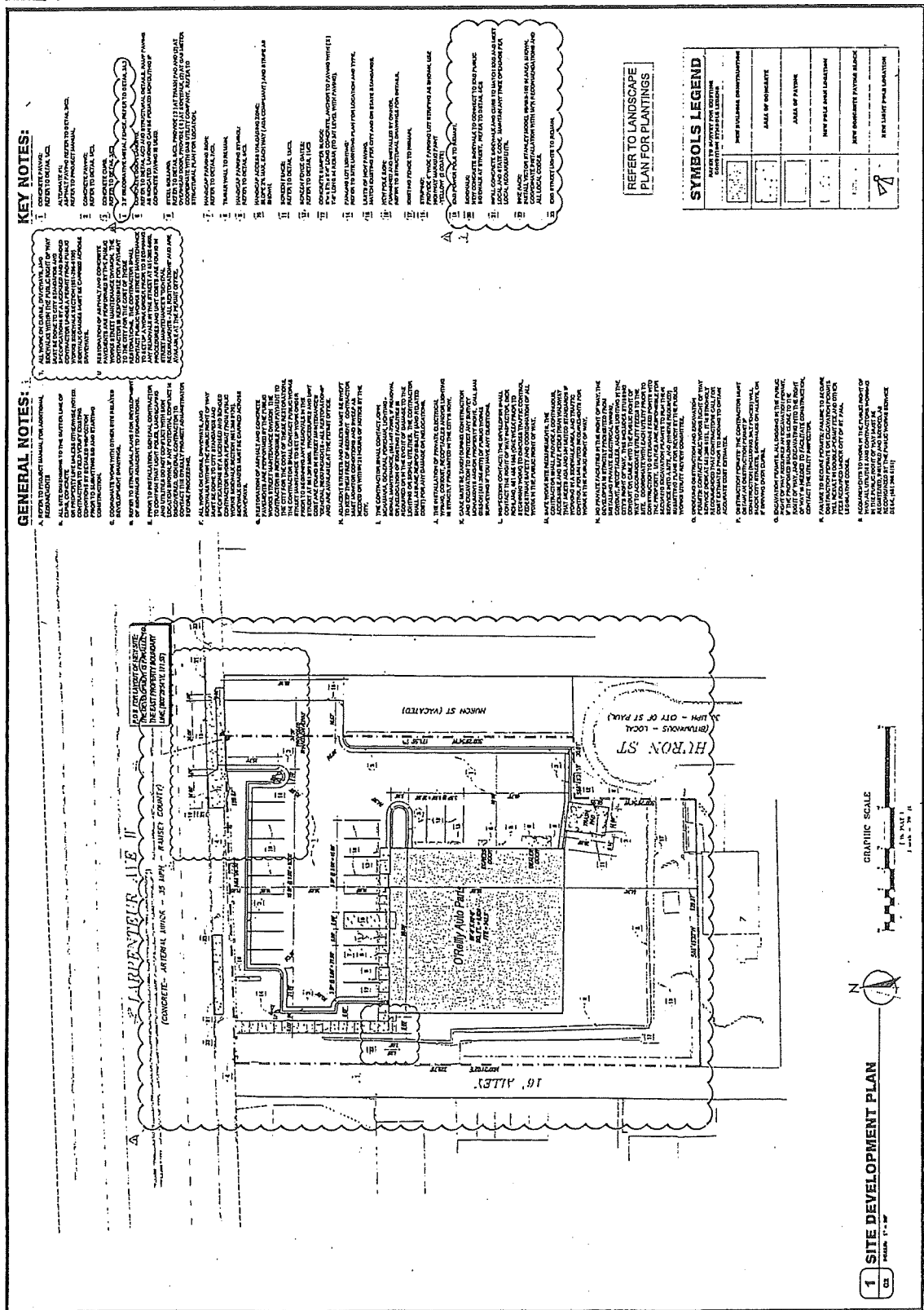
of July, 2013

By: [Signature]
 Bee owner of property

Title: Scott Kraus, VP of Real Estate



Notary Public





October 1, 2013

Department of Planning & Economic Development & Board of Zoning Appeals
Room 330, City Hall, 15 Kellogg Boulevard
Saint Paul, Minnesota

Ladies & Gentlemen,

The District 10 Land Use Committee met with O'Reilly Auto Parts Architect/Representative Brian Neihaus at our August Land Use meeting. Brian showed us the blueprints for the proposed redevelopment and explained that a portion of the current parking lot will need to be rezoned in order to put a building on that section of land. District 10 supports the redevelopment of this property and the rezoning of the land with these conditions:

1. The current fence is replaced with the same style & color as the fence the city installed at the end of Huron Street next to this property. The current fence is falling down and has outlived its useful life.
2. We would also like to see landscaping installed outside this fence that will absorb some of the sound coming from the property.
3. A public sidewalk is installed along Larpenteur Avenue.
4. Any exterior lighting will have shields installed that keep light from shining into residential properties.

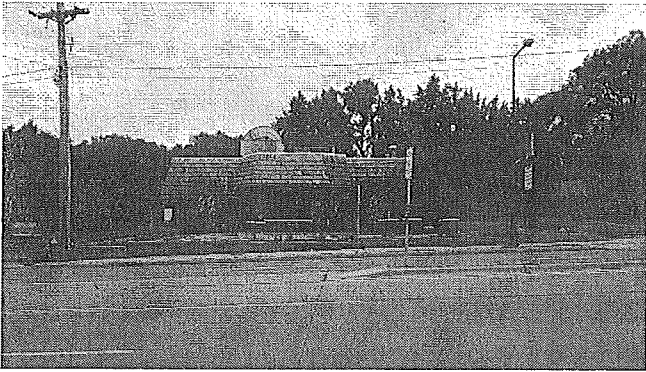
We support Mr. Niehaus' proposal to widen the Larpenteur Avenue curb cut to 30 feet from the current 24 feet called for by city code.

Sincerely,

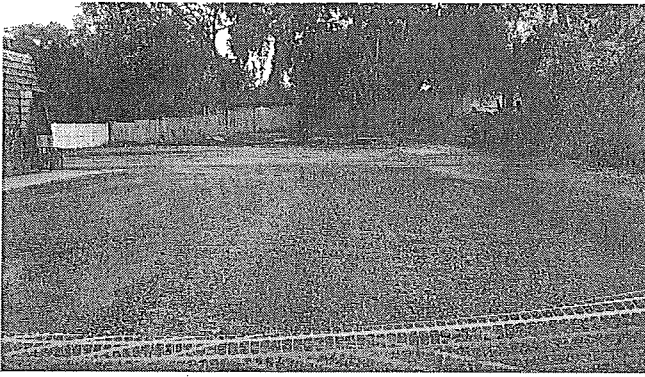
Kim Moon
Land Use Chair
District 10 Como Community Council
Historic Streetcar Station
1224 Lexington Parkway North, Saint Paul, MN 55103
(651) 644-3889
district10@district10comopark.org
www.district10comopark.org

cc: Councilmembers Amy Brendmoen & Russ Stark

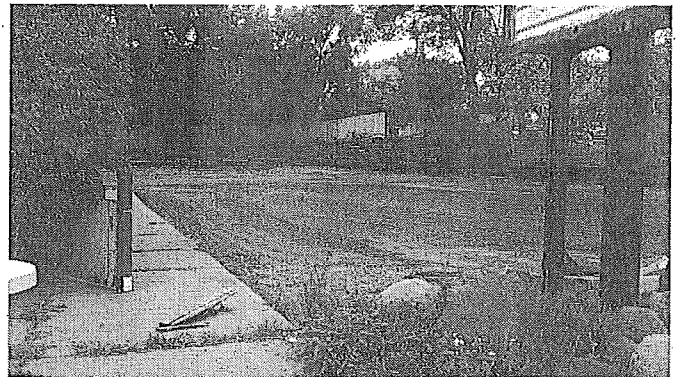
Rezoning Request: 1653, 1655, and 1659 Huron Street



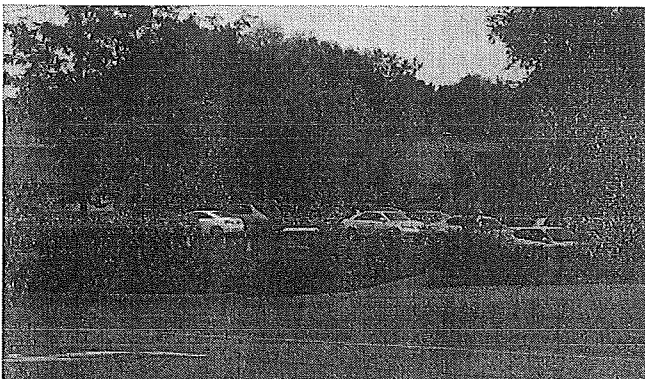
Overall site to be redeveloped



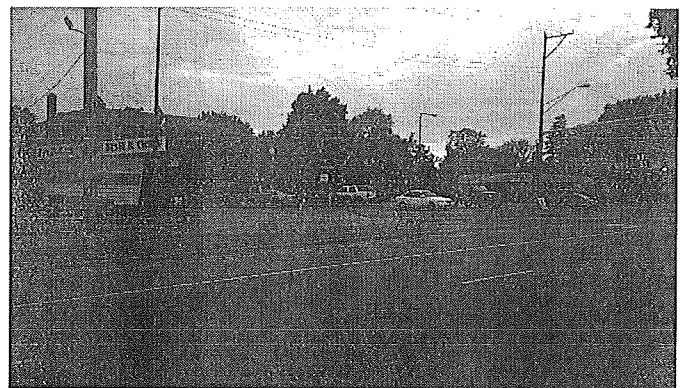
View of subject parcels (west side of site)



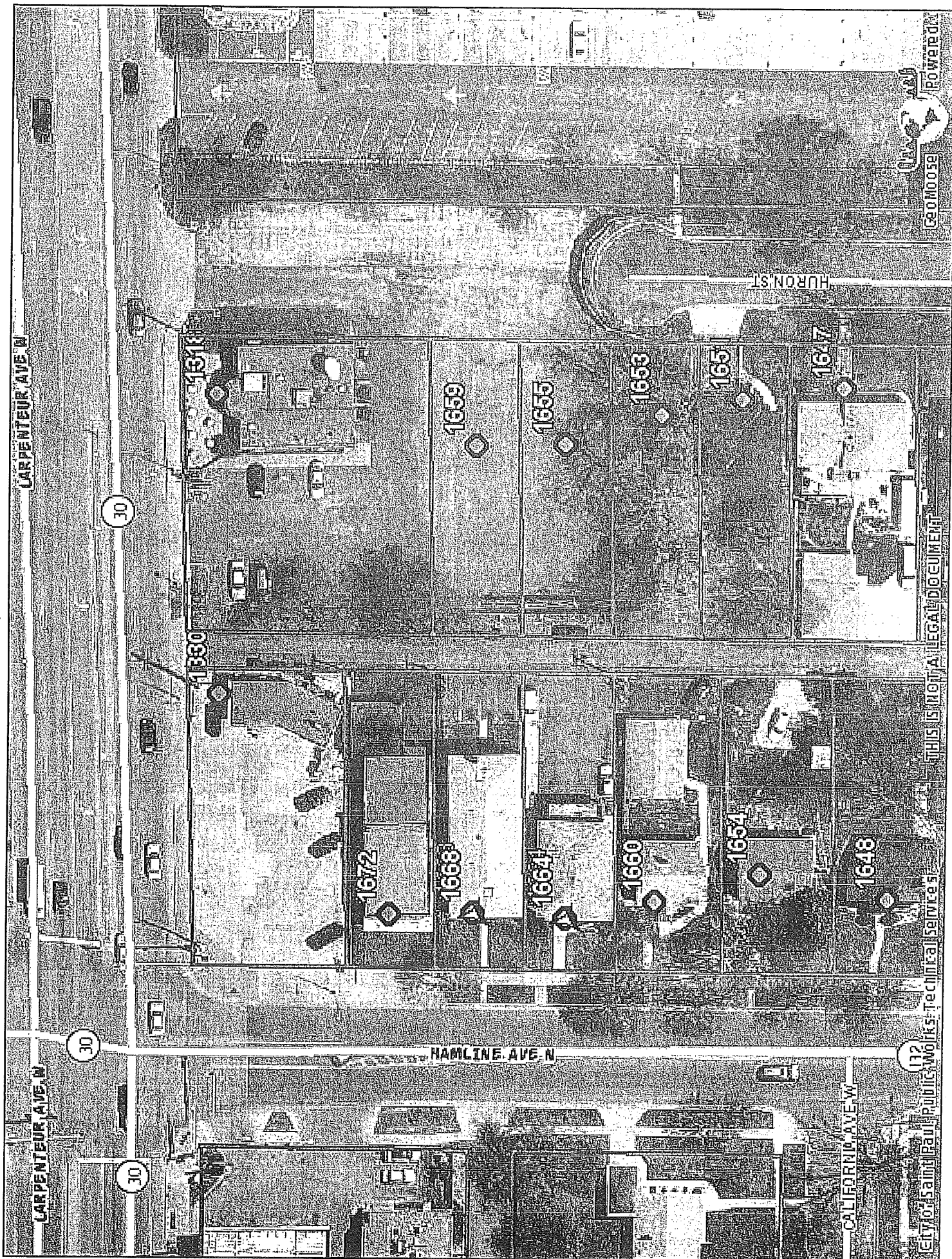
View of subject parcels (east side of site)

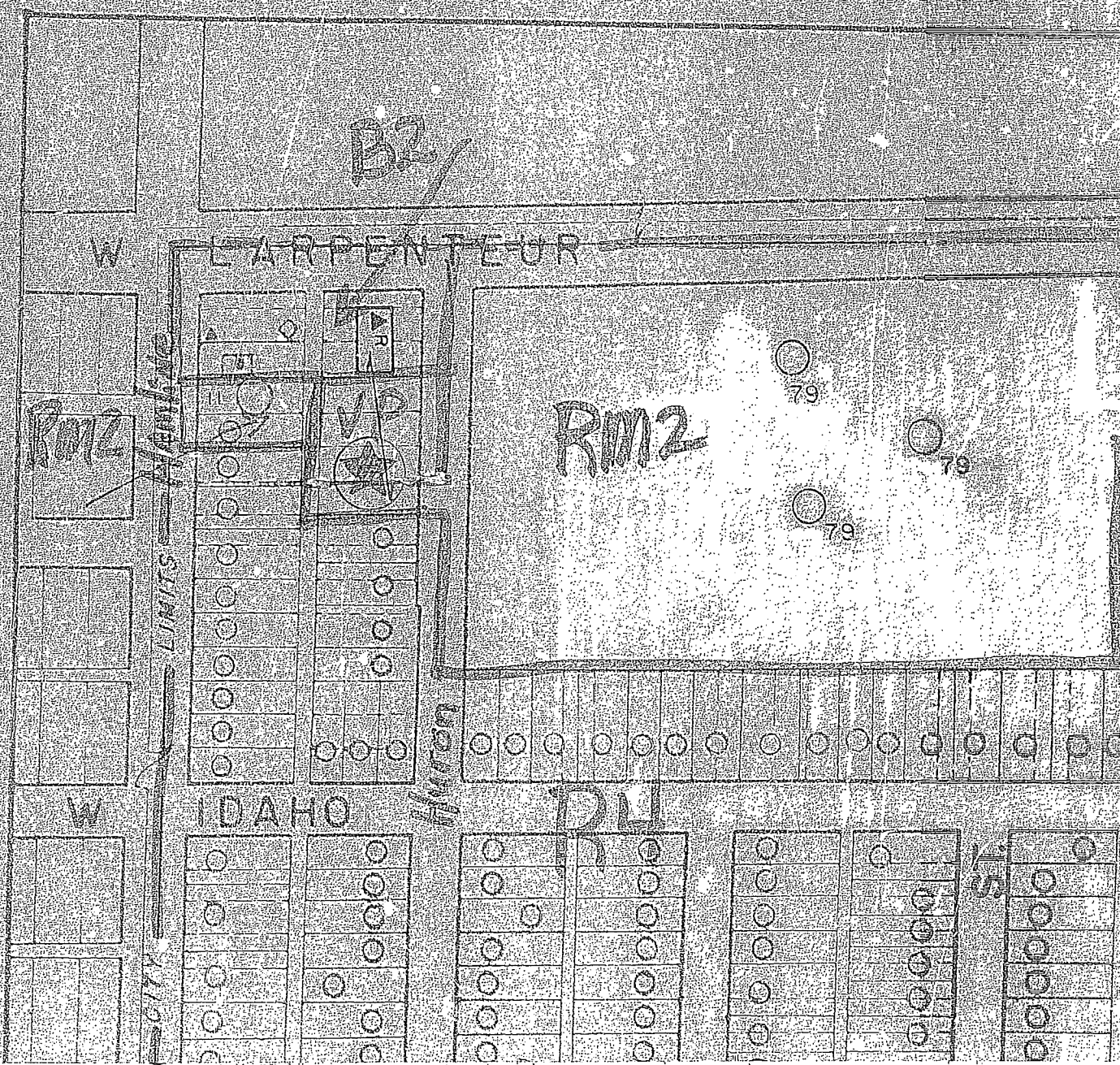


Adjacent multifamily use (east of subject properties)



Adjacent business use (west of subject properties)





APPLICANT O'Reilly Automotive
 PURPOSE Rez V.P. → B2
 FILE # 13-236068 DATE 9-26-13
 PLNG. DIST. 10 Land Use Map # 3
 SCALE 1" = 400' Zoning Map # 2

LEGEND

zoning district boundary

subject property

- one family
- two family
- multiple family

- commercial
- industrial
- vacant



ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** AT & T (Skyline Building) **FILE #** 13-239-537
 2. **APPLICANT:** AT & T / New Cingular Wireless PCS, LLC **HEARING DATE:** October 24, 2013
 3. **TYPE OF APPLICATION:** Conditional Use Permit
 4. **LOCATION:** 633 Robert St S, between King and Baker
 5. **PIN & LEGAL DESCRIPTION:** 08.28.22.23.0185-0215, Cic No 611 Skyline Condos
 6. **PLANNING DISTRICT:** 3 **PRESENT ZONING:** RM-2
 7. **ZONING CODE REFERENCE:** §65.310; §61.501, §61.502
 8. **STAFF REPORT DATE:** 10/16/2013 **BY:** Jake Reilly
 9. **DATE RECEIVED:** 9/30/2013 **60-DAY DEADLINE FOR ACTION:** 11/29/2013
-

- A. **PURPOSE:** Conditional use permit to install nine (9) cell antennas
- B. **PARCEL SIZE:** Irregularly shaped lot, 250 ft. fronting on Robert Street, totaling 46,500 sq. ft.
- C. **EXISTING LAND USE:** R-Multi-Family
- D. **SURROUNDING LAND USE:**
Surrounded on all four sides by other residential uses, zoned RT-1
- E. **ZONING CODE CITATION:** §65.310 lists standards and conditions for cellular telephone antennae; §61.501 lists general conditions that must be met by all conditional uses; §61.502 authorizes the planning commission to modify any or all special conditions after making specified findings.
- F. **HISTORY/DISCUSSION:** In December of 1997 the Planning Commission approved a special conditional use permit to allow Sprint to install a cellular antenna on the rooftop of this building subject to the condition that the switching equipment be painted to blend in with the color of the building (Z.F. #97-301). The antenna is still operational and remains in place. In 2010 the Planning Commission approved a conditional use permit for wireless communication antenna, for broadband purposes, on a residential structure less than 60 feet high subject to the condition that if the antenna is no longer used for cellular phone/wireless communication services it shall be removed within one year as required in section 65.310(i) (Z.F. #10-130-112).
- G. **DISTRICT COUNCIL RECOMMENDATION:** The District 3 Council had not responded at the time this staff report was prepared.
- H. **FINDINGS:**
 1. The applicant, AT & T/New Cingular Wireless PCS, LLC seeks to install nine (9) cell antennas and a 12' by 25' equipment platform on the property at 633 Robert Street S. The cell antennas will join two existing antennas and an existing equipment platform from another carrier on the building.
 2. §65.310 defines 'cellular telephone antenna', requires a conditional use permit for cellular telephone antennas on a residential structure less than 60 feet high, and lists standards and conditions with which they must comply. Conditions (a), (b), (c), (d), (h) and (i) apply:
 - (a) *In residential districts, a conditional use permit is required for cellular telephone antennas on a residential structure less than sixty (60) feet high. In residential, traditional neighborhood and business districts, a conditional use permit is required for cellular telephone antennas on a freestanding pole, except for existing utility poles. In residential and traditional neighborhood districts, existing utility poles to which cellular telephone antennas are attached shall be at least sixty (60) feet high. This condition is met. An application for a conditional use permit has been made for a wireless communication antenna on a residential structure less than 60 feet high.*
 - (b) *In residential, traditional neighborhood, and OS--B3 and B5 business districts, the antennas shall not extend more than fifteen (15) feet above the structural height of the structure to which they are attached. In B4 Business and Industrial Districts, the antennas*

shall not extend more than forty (40) feet above the structural height of the structure to which they are attached. This condition is met. Three antennas are mounted on the side of the building, and do not exceed the height of the building roofline. Additional antennas are mounted on a platform and will be less than 15-feet high above the roof of the structure.

- (c) For antennas proposed to be located on a residential structure less than sixty (60) feet high in residential districts, or on a new freestanding pole in residential, traditional neighborhood, and business districts, the applicant shall demonstrate that the proposed antennas cannot be accommodated on an existing freestanding pole, an existing residential structure at least sixty (60) feet high, an existing institutional use structure, or a business building within one-half (1/2) mile radius of the proposed antennas due to one (1) or more of the following reasons:*

- (1) The planned equipment would exceed the structural capacity of the existing pole or structure.*
- (2) The planned equipment would cause interference with other existing or planned equipment on the pole or structure.*
- (3) The planned equipment cannot be accommodated at a height necessary to function reasonably.*
- (4) The owner of the existing pole, structure or building is unwilling to co-locate an antenna. This condition is met. The applicant has provided a map showing buildings within one half mile of the proposed antenna site, and explained why the proposed antenna cannot be accommodated on existing structures in the area.*

- (d) In residential, traditional neighborhood and business districts, cellular telephone antennas to be located on a new freestanding pole are subject to the following standards and conditions: The proposed antenna is not a freestanding design.*

- (h) Transmitting, receiving and switching equipment shall be housed within an existing structure whenever possible. If a new equipment building is necessary, it shall be permitted and regulated as an accessory building, section 63.500, and screened from view by landscaping where appropriate. This condition is met. The applicant is proposing to mount an equipment cabinet to the existing elevator penthouse, minimizing its visibility from the street.*

- (i) Cellular telephone antennas that are no longer used for cellular telephone service shall be removed within one (1) year of nonuse. This condition is met. The applicant has agreed to abide by this condition.*

3. §61.501 lists five standards that all conditional uses must satisfy:

- (1) The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council. This condition is met. The Comprehensive Plan refers to the importance of ensuring investments in local and regional infrastructure supportive of economic development.*
- (2) The use will provide adequate ingress and egress to minimize traffic congestion in the public streets. This condition is met. Access to the equipment cabinet for maintenance purposes will not have an impact on traffic congestion in the public streets.*
- (3) The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare. This condition is met. The use will not alter the existing character of development in the area and will improve the general welfare by expanding cellular communication capabilities in the area.*
- (4) The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. This condition is met. The use will not impede the development or improvement of surrounding properties.*

(5) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This condition is met. The construction, operation and maintenance of the antenna will conform to all applicable district regulations.

- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the conditional use permit to install nine (9) cell antennas and related equipment on the property at 633 Robert Street.



CONDITIONAL 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 # 13-239537
Fee: _____
Tentative Hearing Date: 10-24-13

PD = 3

08282223 0213 et al

APPLICANT

Name AT&T / SKYLINE BUILDING
Address PO BOX 119
City LAKE ELMO St. MN Zip 55042 Daytime Phone 612 414 5013
Name of Owner (if different) TRAY DEWITT
Contact Person (if different) STEVE STOLZ Phone 612 414 5013

PROPERTY LOCATION

Address / Location 633 S. ROBERT STREET
Legal Description LOTS 8 9 x 10 BLOCK 125 SEE ATTACHED
Current Zoning QND4
(attach additional sheet if necessary)

TYPE OF PERMIT: Application is hereby made for a Conditional Use Permit under provisions of
Chapter 65, Section 65.310, Paragraph 310-17 of the Zoning Code.

SUPPORTING INFORMATION: Explain how the use will meet all of the applicable standards and conditions. If you are requesting modification of any special conditions or standards for a conditional use, explain why the modification is needed and how it meets the requirements for modification of special conditions in Section 61.502 of the Zoning Code. Attach additional sheets if necessary.

SEE ATTACHED

☒ Required site plan is attached

Applicant's Signature [Signature] Date 8/16/13 City Agent Pdd 9-30-13

August 16, 2013
Ms. Karen Zacho
Zoning Inspector

City of Saint Paul
375 Jackson Street
Saint Paul, MN 55101

Dear Ms. Zacho:

AT&T/ New Cingular Wireless (AT&T) is proposing to upgrade their existing coverage and capacity with new sites supporting the Saint Paul area. This upgrade is necessary to add 4G LTE upgrade to accomplish next generation improved more reliable coverage and additional bandwidth capacity for wifi and increasing smart phone usage and the related services that accompany this increased 4G subscriber needs. This upgrade will help to insure improved coverage to meet the growing demand for cell phone traffic as well as web and smart phone type services.

Enclosed please find a Conditional Use Permit application and information for a proposed new cell site located at 633 S. Robert Street (the Skyline Building). This site currently has existing antennas and related equipment for Sprint and Clearwire. AT&T is proposing to add (9) as well as a 12' x 25' equipment platform to the roof of this building.

The City Code requires that placement of cell antennas in a residential area under 60' obtain approval from the City prior to installation. AT&T has reviewed the area extensively in an effort to locate a site to accomplish our coverage goals and has determined that this site best suits our need. There are no existing towers or poles to colocate within a ½ mile radius and this is the tallest building in the general area.

This project is in line with the City's Comprehensive Plan as cell service is part of regional infrastructure and economic development.

There will be no impact to egress and ingress or traffic patterns as a result of this project.

As there are currently existing antennas and equipment on this site there will be no detrimental impact to the character or use as well as no detrimental impact on the neighborhood health, safety or general welfare.

This site is an existing building roof top and this proposed installation will have no impact on future use or development in the area

This antennas upgrade will not cause any physical or RF interference with other telecommunication facilities

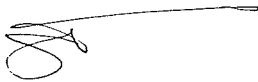
AT&T will comply with all applicable FCC and FAA requirements associated with the construction and maintenance of the proposed project. Furthermore, AT&T is required to comply with all applicable FCC regulations, which ensures that there is no interference with emergency and/or public safety telecommunications signals or signals from other licensed carriers.

AT&T and the property owner will abide by all conditions and stipulations by the City of Saint Paul CUP and will operate in compliance with all safety standards, codes, laws rules and regulations.

AT&T understands that we will need to apply for and obtain approval of a building permit issued by the City of Saint Paul to complete this work. This upgrade is legally permissible and AT&T is licensed to do business in the state of Minnesota.

Attached you will find our application package. If you should have any questions regarding this application, please feel free to contact me at 612-414-5013.

Sincerely,



Steve Stulz
Agent for AT&T
Phone (612) 414-5013
Fax (612) 225-1832
Email ARESMidwest@aol.com

P.O. Box 119
Lake Elmo, MN 55042

Enclosures

Request for Continuance

Date 10/3/13

Gauis Nelson, Chair
Zoning Committee
City of Saint Paul
1400 City Hall Annex
Saint Paul, Minnesota 55102

RECEIVED

OCT 03 2013

Per _____

Re: Zoning File # 13-239-537

Dear Mr. Nelson:

I am the applicant or the applicant's duly appointed representative for this zoning file.

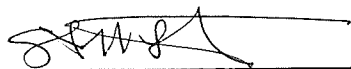
I request a continuance of the public hearing on the application in this zoning file, which is presently scheduled before the Zoning Committee on 10/10/13.

I understand that a continuance of the public hearing before the Zoning Committee means that the decision of the Planning Commission on this application, which is presently scheduled for 10/16/13, will also be continued.

I request that the Zoning Committee continue the public hearing for this zoning file to 10/24/13, I understand that the Planning Commission would then be scheduled to make their decision on 11/11/13.

I am aware of and understand the statutory requirements found in Minn. Statue § 15.99 (1995) requiring the City of Saint Paul to approve or deny this application within sixty days of its submission. I desire to extend the sixty day period for a City decision under Minn. Stat. §15.99 by 30 days to 11/3/13, to accommodate the continuance I am requesting.

Sincerely,



Signature of Applicant or
Applicant's duly appointed
representative.

STEVE STULZ, Agent for AT&T

Printed name of Applicant or
Applicant's duly appointed
representative.

2/25/2010

RECEIVED

OCT 03 2013

Per _____

September 30, 2013

Skyline Building

633 S. Robert Street

St. Paul, MN 55107

Re: Proposed AT&T Antenna Site

To whom it may concern,

Please let this letter act as support for the AT&T's proposed antenna and equipment installation on The Skyline Building located at 633 S. Robert Street. Dewitt Properties is the property manager and also Has an ownership right to the rooftop of the Skyline Building. We have negotiated a lease with AT&T for the necessary space to accomplish this proposed installation. The final lease execution is contingent upon obtaining the necessary City approvals to construct the project as proposed.

If you have any further questions you may feel free to contact me at 651-366-6360.

Sincerely,

A handwritten signature in black ink, appearing to read "T. Dewitt". The signature is stylized with a large, looped "D" and a trailing "H".

Troy Dewitt, Dewitt Properties LLC



BLACK & VEATCH
Building a world of difference.

RECEIVED

OCT 03, 2013



Per _____

PHOTOGRAPHIC SIMULATION

PROPOSED WIRELESS COMMUNICATIONS FACILITY

SITE LOCATION MAP

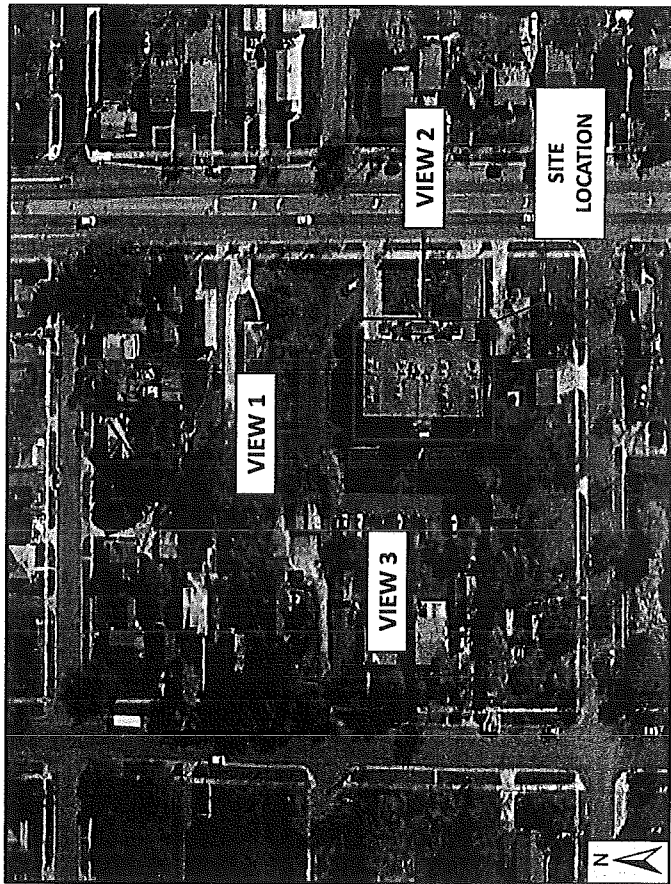


Image © Google Maps 2012

The Included Photographic Simulation(s) are intended as visual representations only and should not be used for construction purposes. The materials represented within the Included Photographic Simulation(s) are subject to change.

SITE NUMBER: MPLSMNU3429

SITE NAME: ECFE WEST SIDE

SITE ADDRESS: 633 SOUTH ROBERT STREET
SAINT PAUL, MN 55104

DATE: 08/21/13

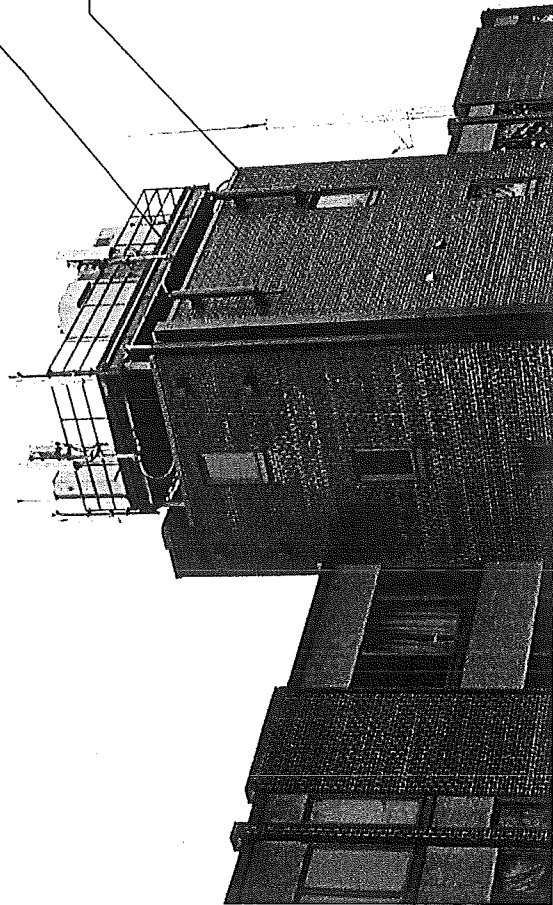
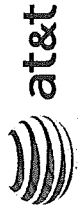
APPLICANT: AT&T WIRELESS

CONTACT: AHMED ISSAHAK
BLACK & VEATCH
913-458-2872

RECEIVED

OCT 03 2013

Per _____

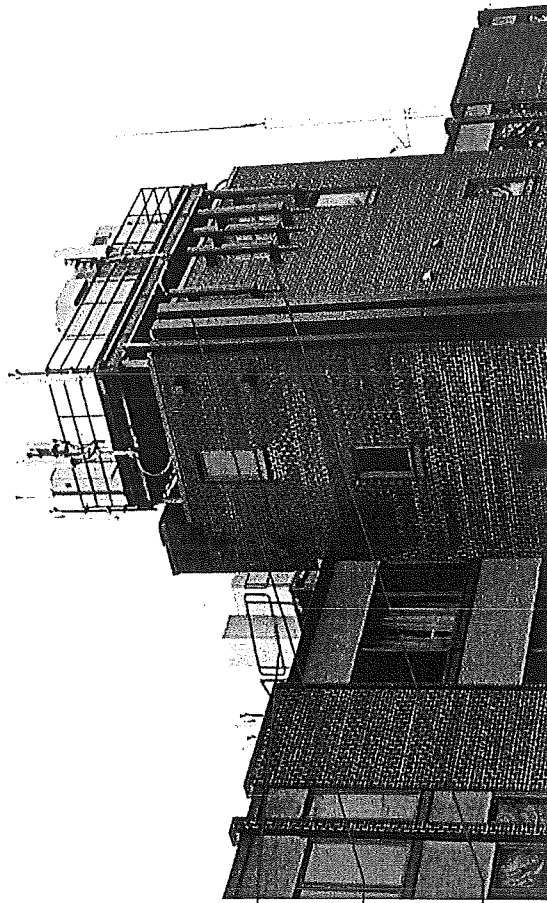


EXISTING VIEW 1 -
LOOKING SOUTH

EXISTING PLATFORM
(OTHER CARRIER)

EXISTING ANTENNAS
(OTHER CARRIER)

PHOTOGRAPHIC SIMULATION -
VIEW 1 - LOOKING SOUTH



PROPOSED AT&T
EQUIPMENT PLATFORM

PROPOSED AT&T CABLE
TRAY

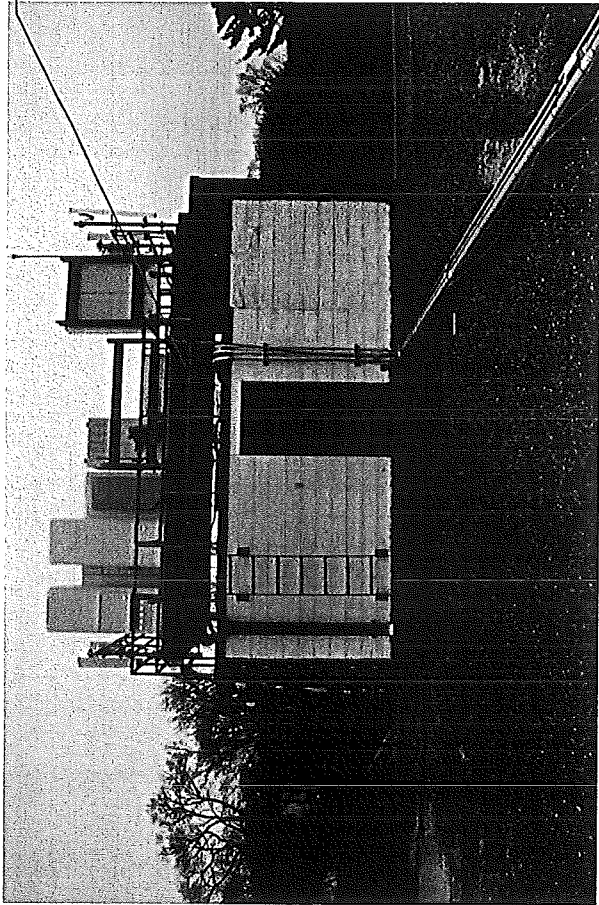
PROPOSED AT&T
ANTENNAS



RECEIVED

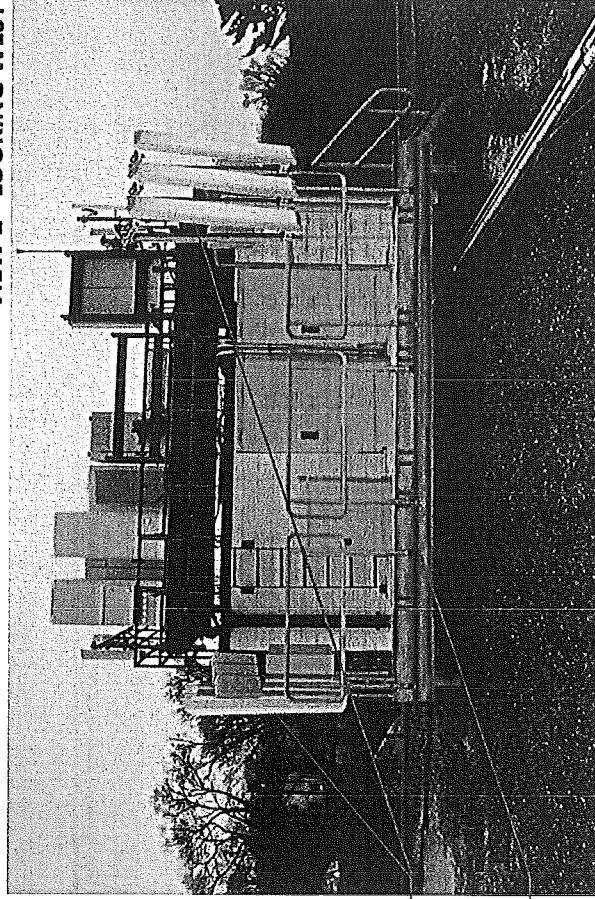
OCT 03 2013

Per



EXISTING VIEW 2 -
LOOKING WEST

PHOTOGRAPHIC SIMULATION -
VIEW 2 - LOOKING WEST



PROPOSED AT&T
ANTENNAS

PROPOSED AT&T
EQUIPMENT PLATFORM

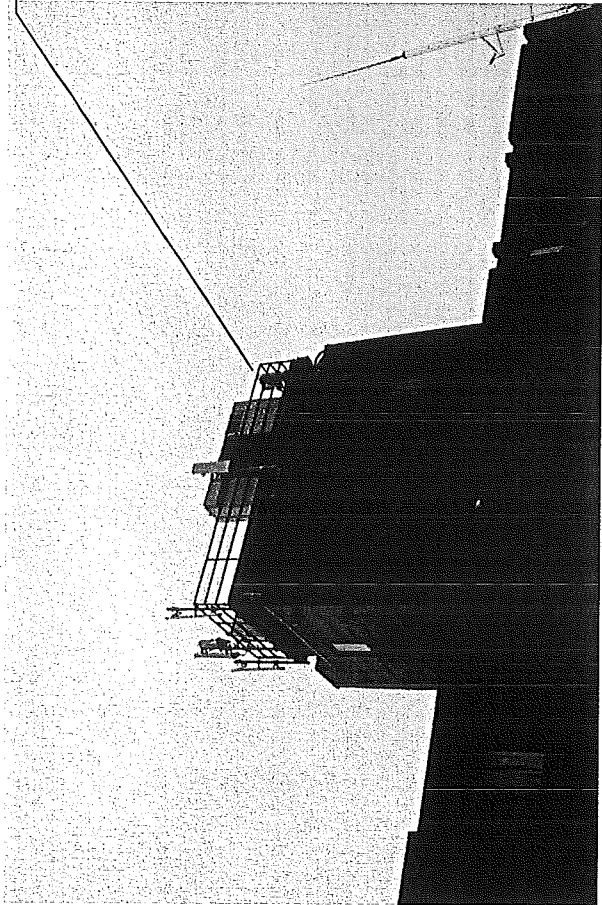


BLACK & VEATCH CORPORATION - 10950 GRANDVIEW DRIVE - BUILDING 34 - OVERLAND PARK, KS 66210 - 913-458-2000

RECEIVED

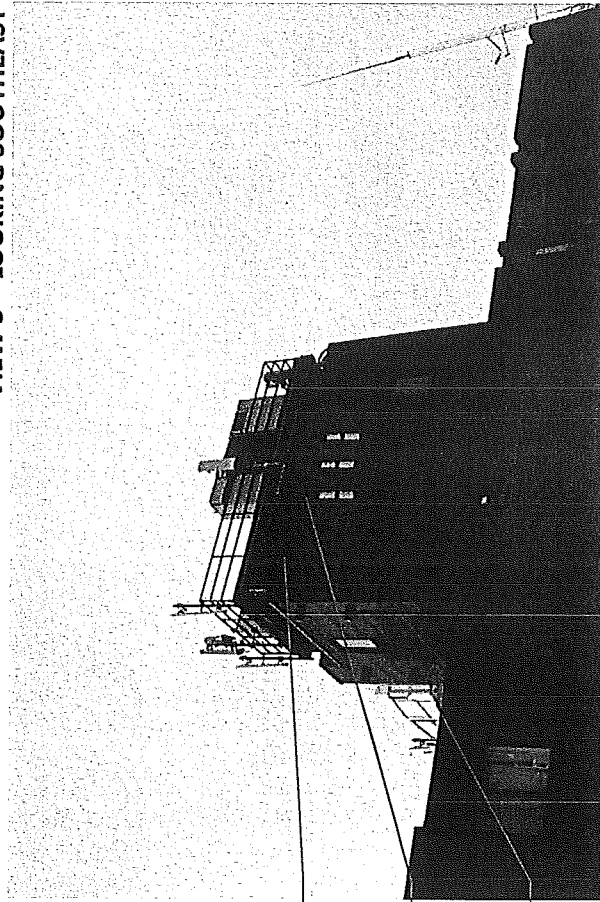
OCT 0 3 2013

Per _____



EXISTING VIEW 3 -
LOOKING SOUTHEAST

EXISTING PLATFORM
(OTHER CARRIER)



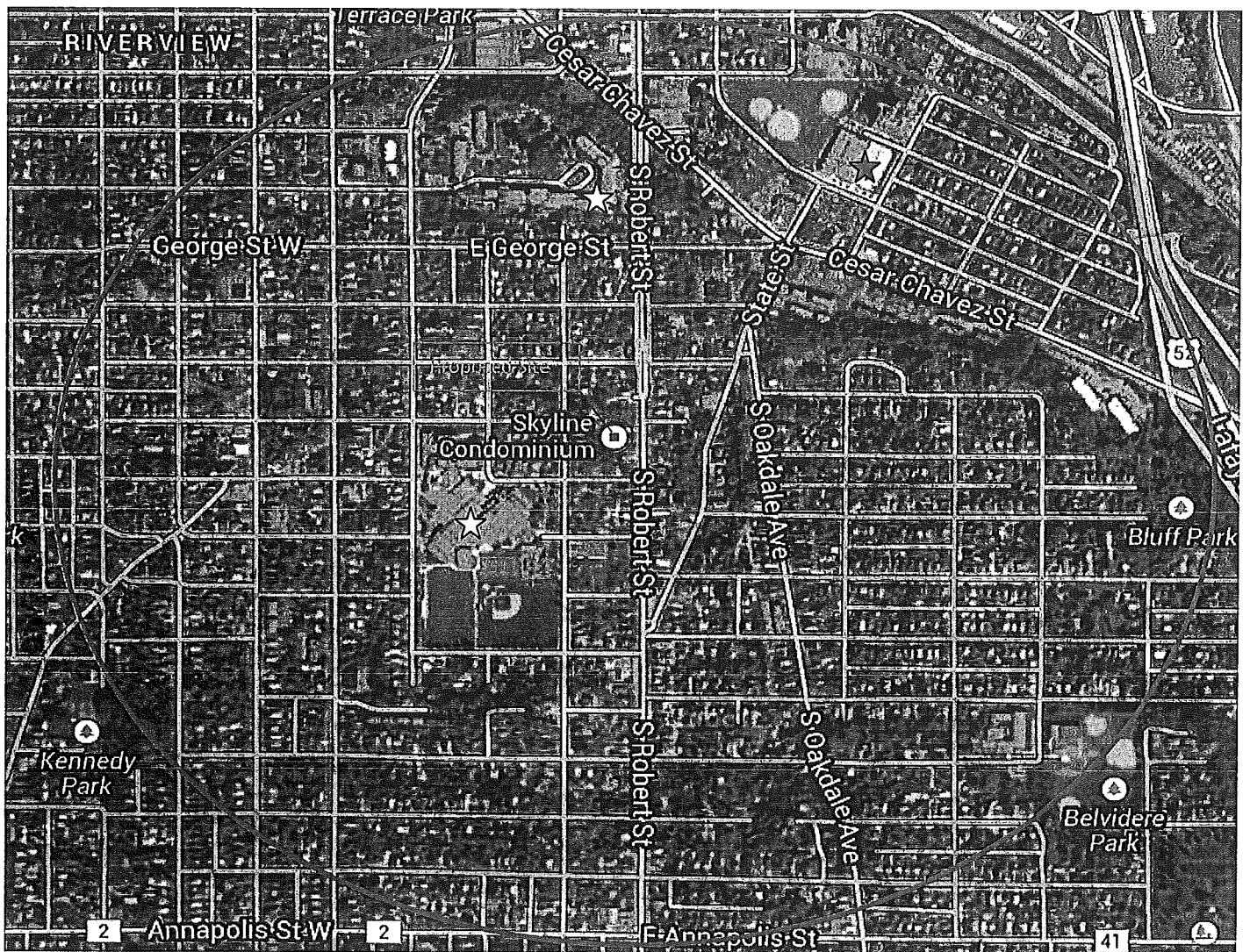
PHOTOGRAPHIC SIMULATION -
VIEW 3 - LOOKING SOUTHEAST

PROPOSED AT&T CABLE
TRAY

PROPOSED AT&T
ANTENNAS

PROPOSED AT&T
PLATFORM





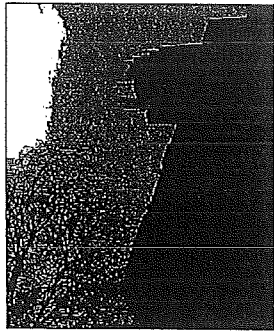
- ☆ - Building not tall enough approximately 35'. Cannot meet coverage goals.
- ☆ - Elevation 65' lower. Too much overlap with other sites. Cannot meet coverage goals.
- ★ - Elevation 120' lower. Cannot meet coverage goals.

RECEIVED

OCT 03 2013

Per _____

SITE PHOTO



PROJECT INFORMATION

SITE ADDRESS:
633 SOUTH ROBERT ST.
ST. PAUL, MN 55104

COUNTY: RAMSEY

SITE NAME: ECFE WEST SIDE

SITE NUMBER: MPLSMNU3429

FA NUMBER: 12564554

USD NUMBER: 141078

LATITUDE (NAD 83): 44° 55' 36.62" N

LONGITUDE (NAD 83): 93° 4' 52.45" W

GROUND ELEVATIONS: 865' MSL

ZONING DISTRICT: APARTMENT QUAD 4D

TOWER OWNER: HOUSES AT SKYLINE LLC

GROUND OWNER: HOUSES AT SKYLINE LLC

LANDING CONTACT: TROTTON@TENTHAIL.COM

POWER COMPANY: XCEL ENERGY

TELEPHONE COMPANY: CENTURILINK

OCCUPANCY GROUP: RESIDENTIAL

CONSTRUCTION TYPE: V-8

SITE ACQUISITION MANAGER: TARA BLACKWELL

CONSTRUCTION MANAGER: BLAUGHER

LEAD ENGINEER: ARDEN EWANS

PROJECT MANAGER: TARA BLACKWELL

PHONE: 651-233-6964

APPLICANT: -

CONTACT: ARDEN EWANS

AT&T MOBILITY

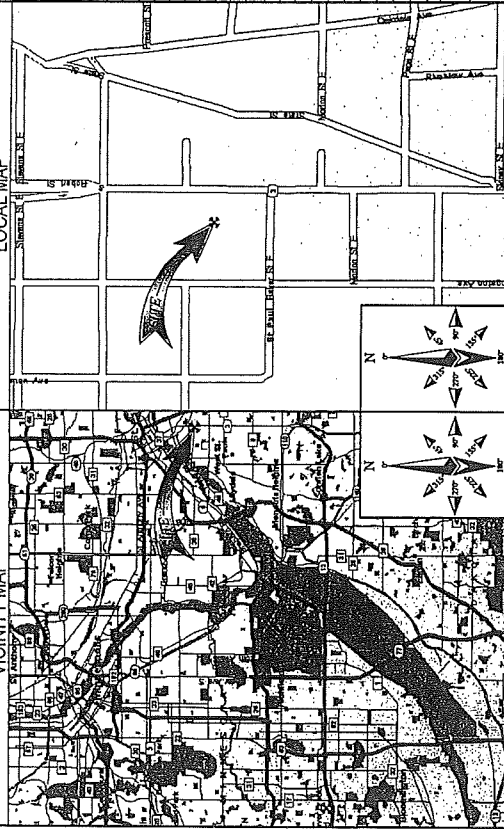
PROJECT: NSB - COLLOCATE, ROOFTOP
AT&T SITE ID: MPLSMNU3429
AT&T FA#: 12564554

ECFE WEST SIDE
ST. PAUL, MN 55107

AREA MAP

VICINITY MAP

LOCAL MAP



DRIVING DIRECTIONS

DIRECTIONS FROM AT&T OFFICE:
GO SOUTH ON JOHNSON AVENUE S. EAST NORTH EAST ON WEST 78TH STREET, TURN SOUTH ONTO FRANCE AVENUE S. KEEP
EAST ONTO I-494 RAMP, THEN AT EXIT 67, TURN RIGHT ONTO RAMP FOR MN-3 / ROBERT ST THEN BEAR RIGHT (EAST) ONTO
LOCAL ROAD(S). TURN LEFT (NORTH) ONTO SR-3 [S ROBERT TRAIL] AND KEEP STRAIGHT ONTO SR-3 [S ROBERT ST] THE SITE
WILL BE ON THE LEFT (WEST) SIDE OF THE STREET.

ENGINEERING

2005 INTERNATIONAL BUILDING CODE
2008 NATIONAL ELECTRIC CODE
19/EA-222-F

DRAWING INDEX

SHEET NO:	SHEET TITLE
ZONING-1	TITLE PAGE
ZONING-2	OVERALL SITE PLAN
ZONING-3	COMPOUND PLAN
ZONING-4	BUILDING ELEVATIONS
ZONING-5	ENLARGED BUILDING ELEVATION

RECEIVED

OCT 11 2013

Per

APPLICANT/OWNER:

AT&T
MOBILITY

4300 MARKET POINTE DR.
BLOOMINGTON, MN 55435

PREPARED BY:



BLACK & VEATCH

10050 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 439-2000

PROJECT NUMBER: 122031

IF A PROPERTY OWNER OR OTHER PARTY HAS ANY COMMENTS OR CONCERNS, THEY MUST BE SUBMITTED TO THE PROJECT MANAGER WITHIN 10 BUSINESS DAYS OF THE DATE OF THIS DOCUMENT.

LANDLORD/PROPERTY OWNER SIGNATURE

REV	DATE	DESCRIPTION
1	09/17/13	ISSUED FOR REVIEW
2	09/27/13	ISSUED FOR REVIEW

PROJECT LOCATION:

ECFE WEST SIDE
633 SOUTH ROBERT ST.
SAINT PAUL, MN 55104

DRAWING DESCRIPTION:

TITLE PAGE

DRAWING NUMBER:

ZONING-1




11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES
BEFORE YOU DIG IN MINNESOTA, CALL 811 OR
TOLL FREE: 1-800-352-4444 OR
FAX A LOCATE: 1-800-324-4967

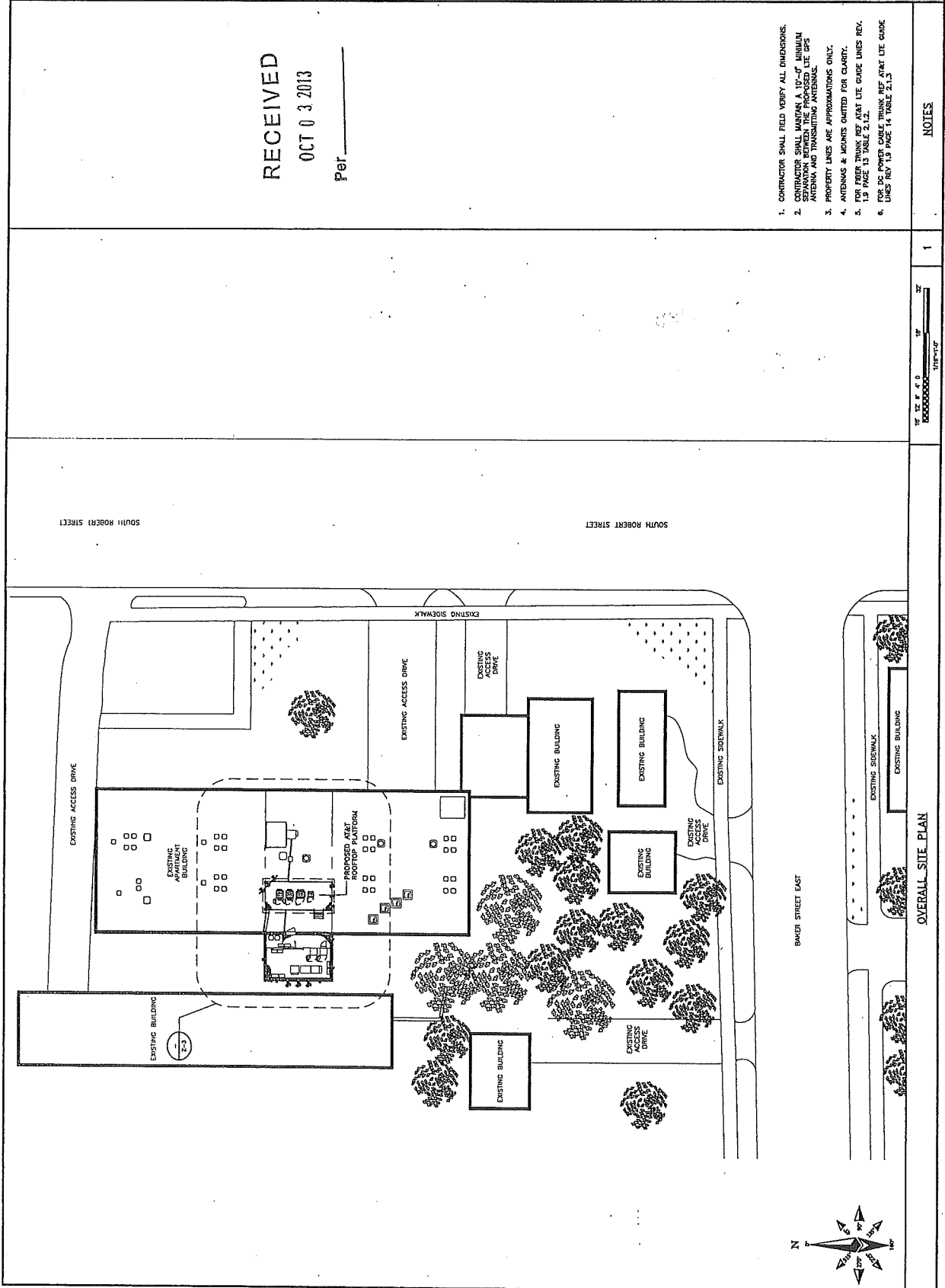
SEE EXISTING RECORDS FOR ALL EXISTING FACILITIES

THESE PLANS WERE TO ALL OF THE REQUIREMENTS CALLED OUT IN THE UNDERGROUND
PLANNING AND ZONING FOR ANTENNAS AND SUPPORT STRUCTURES WHERE SITE IS LOCATED.
THESE PLANS WERE TO ALL OF THE REQUIREMENTS CALLED OUT IN THE UNDERGROUND
PLANNING AND ZONING FOR ANTENNAS AND SUPPORT STRUCTURES WHERE SITE IS LOCATED.
THESE PLANS WERE TO ALL OF THE REQUIREMENTS CALLED OUT IN THE UNDERGROUND
PLANNING AND ZONING FOR ANTENNAS AND SUPPORT STRUCTURES WHERE SITE IS LOCATED.

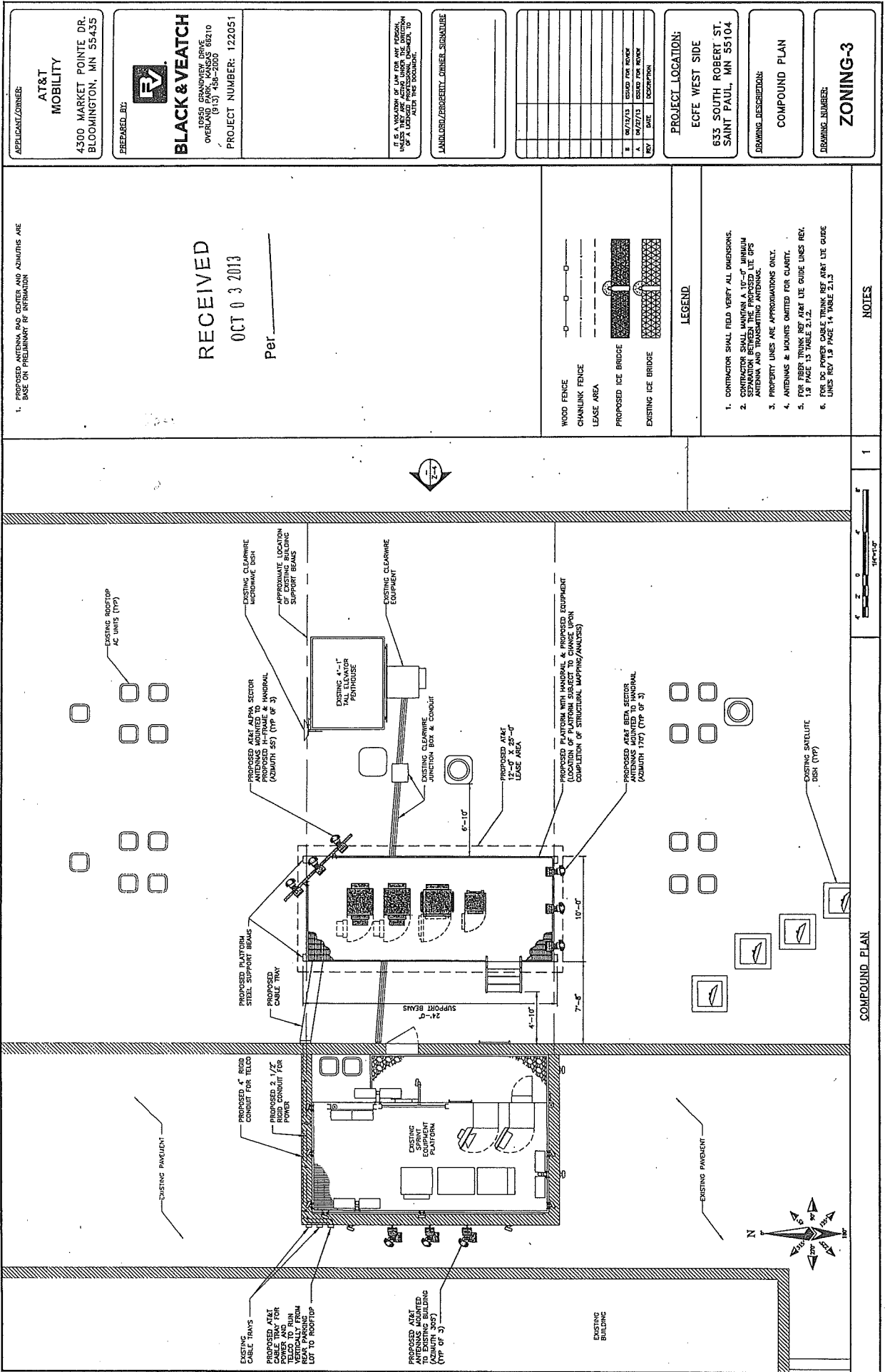
APPLICANT/OWNER: AT&T MOBILITY 4300 MARKET POINTE DR. BLOOMINGTON, MN 55435		PREPARED BY:  BLACK & VEATCH 10950 GRANDVIEW DRIVE OVERLAND PARK, KANSAS 66210 (913) 488-2000 PROJECT NUMBER: 122051		IT IS A CONDITION OF ANY PERMIT THAT THE PERMITTEE SHALL MAINTAIN THE EXISTING UTILITIES AND STRUCTURES UNLESS THEY ARE ACTUALLY UNDER THE JURISDICTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.		LANDLORD/PROPERTY OWNER SIGNATURE 		<table border="1"> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>06/12/13</td> <td>ISSUED FOR REVIEW</td> </tr> <tr> <td>2</td> <td>06/27/13</td> <td>ISSUED FOR REVIEW</td> </tr> </table>		REV	DATE	DESCRIPTION	1	06/12/13	ISSUED FOR REVIEW	2	06/27/13	ISSUED FOR REVIEW	PROJECT LOCATION: ECFE WEST SIDE 633 SOUTH ROBERT ST. SAINT PAUL, MN 55104		REVISION DESCRIPTION: 		OVERALL SITE PLAN		DRAWING NUMBER: ZONING-2	
REV	DATE	DESCRIPTION																								
1	06/12/13	ISSUED FOR REVIEW																								
2	06/27/13	ISSUED FOR REVIEW																								

RECEIVED
 OCT 03 2013
 Per _____

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM CLEARANCE FROM ALL EXISTING UTILITIES, ANTENNAS AND TRANSMITTING ANTENNAS.
3. PROPERTY LINES ARE APPROXIMATIONS ONLY.
4. ANTENNAS & MOUNTS LIMITED FOR CLARITY.
5. 10' SETBACK FROM ALL LITE GUIDE LINES REV. 1.0 PAGE 13.
6. FOR LITE GUIDES SEE LITE GUIDES REV. 1.0 PAGE 14, TABLE 2.1.3.



NOTES
 1



1. PROPOSED ANTENNA RAD CENTER AND AZIMUTHS ARE BASED ON PRELIMINARY RF INFORMATION

RECEIVED
OCT 03 2013
Per _____

- LEGEND
- WOOD FENCE
 - CHAINLINK FENCE
 - LEASE AREA
 - PROPOSED ICE BRIDGE
 - EXISTING ICE BRIDGE

- NOTES
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
 2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM CLEARANCE FROM ALL EXISTING AND PROPOSED LIE UPS, ANTENNAS AND TRANSMITTING ANTENNAS.
 3. PROPERTY LINES ARE APPROXIMATIONS ONLY.
 4. ANTENNAS & MOUNTS OMITTED FOR CLARITY.
 5. FOR FIBER TRUNK REF AT&T LIE GUIDE LINES REF. 1.9 PAGE 13 TABLE 2.1.2.
 6. FOR DC POWER CABLE TRUNK REF AT&T LIE GUIDE LINES REF. 1.9 PAGE 14 TABLE 2.1.3

1

COMPOUND PLAN

APPLICANT/OWNER:
**AT&T
MOBILITY**
4300 MARKET POINTE DR.
BLOOMINGTON, MN 55435

PREPARED BY:
BLACK & VEATCH
10550 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 488-2000
PROJECT NUMBER: 122051

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

LANDLORD/PROPERTY OWNER SIGNATURE

REV	DATE	DESCRIPTION
B	06/17/13	CHANGED FOR REVIEW
A	10/27/13	CHANGED FOR REVIEW

PROJECT LOCATION:
ECFE WEST SIDE
633 SOUTH ROBERT ST.
SAINT PAUL, MN 55104

DRAWING DESCRIPTION:
COMPOUND PLAN

DRAWING NUMBER:
ZONING-3

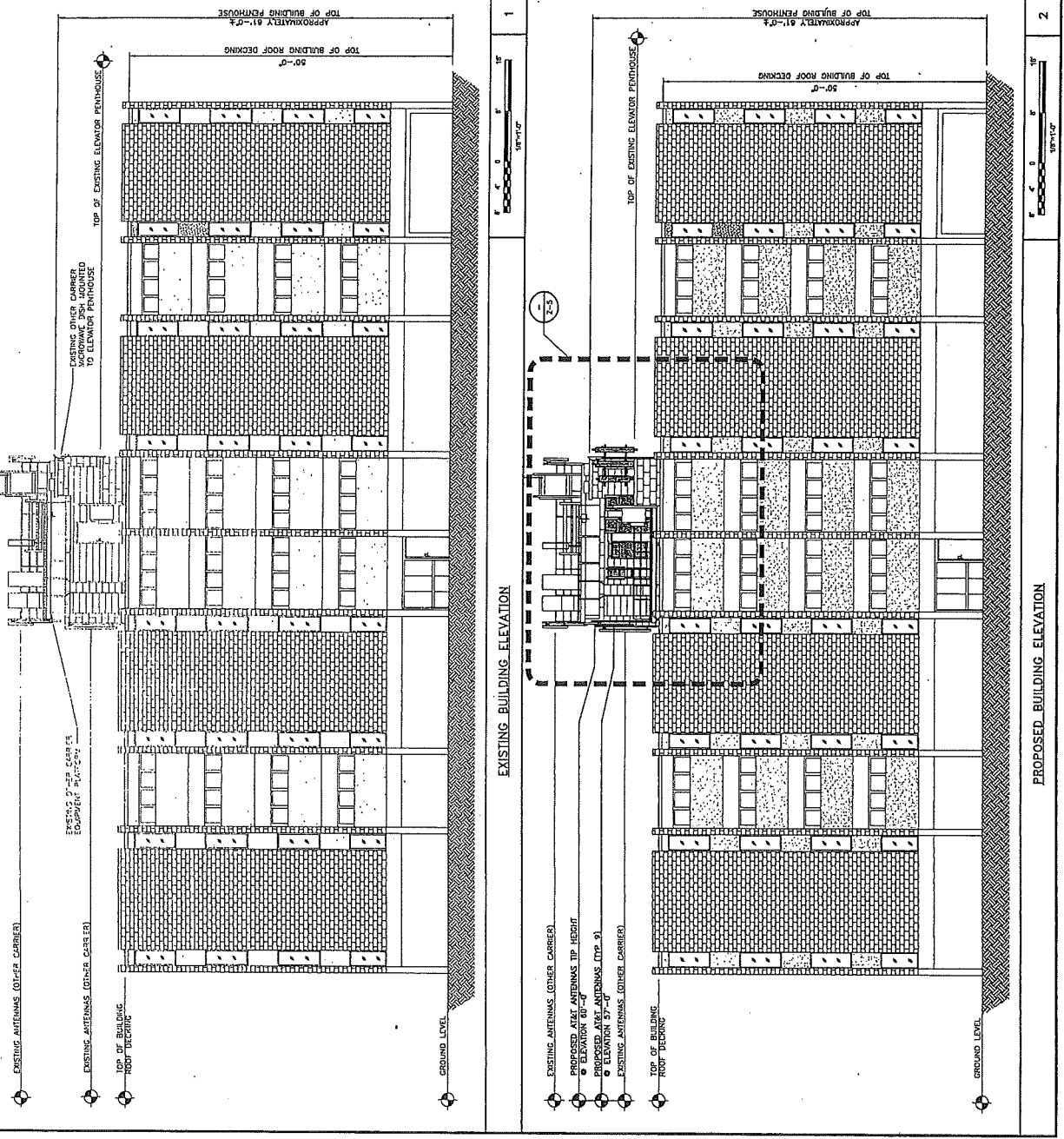
APPLICANT/OWNER: AT&T MOBILITY 4300 MARKET POINTE DR. BLOOMINGTON, MN 55435	PREPARED BY: BLACK & VEATCH 10950 GRANDVIEW DRIVE OVERLAND PARK, KANSAS 66210 (913) 488-2000 PROJECT NUMBER: 122051	SEE A VARIATION OF LIFE FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.	LANDLORD/PROPERTY OWNER SIGNATURE: _____	<table border="1"> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>10/12/13</td> <td>ISSUED FOR REVIEW</td> </tr> <tr> <td>2</td> <td>10/22/13</td> <td>ISSUED FOR REVIEW</td> </tr> </table>	REV	DATE	DESCRIPTION	1	10/12/13	ISSUED FOR REVIEW	2	10/22/13	ISSUED FOR REVIEW	PROJECT LOCATION: ECFC WEST SIDE 633 SOUTH ROBERT ST. SAINT PAUL, MN 55104	DRAWING DESCRIPTION: BUILDING ELEVATIONS	DRAWING NUMBER: ZONING-4
REV	DATE	DESCRIPTION														
1	10/12/13	ISSUED FOR REVIEW														
2	10/22/13	ISSUED FOR REVIEW														

1. PROPOSED ANTENNA (DAD CENTER AND AZIMUTHS ARE BASED ON PRELIMINARY RF INFORMATION)

RECEIVED
 OCT 03 2013
 Per: _____

NOTES:
 THE EXISTING TOWER IS CURRENTLY BEING ANALYZED BY OTHERS TO DETERMINE ITS STRUCTURAL CAPACITY TO CARRY THE PROPOSED NEW ANTENNAS. THE ANALYSIS WILL BE COMPLETED AND A REPORT WILL BE SUBMITTED TO THE CITY ENGINEER. THE CITY ENGINEER WILL BE RESPONSIBLE FOR THE TOWER HAS SUFFICIENT CAPACITY TO SUPPORT THE PROPOSED NEW ANTENNAS. AFTER A PASSING STRUCTURAL ANALYSIS HAS BEEN RECEIVED BY THE OWNER OR AEE, THE CITY ENGINEER HAS BEEN RECEIVED BY THE ANALYSIS BY THE DESIGN ENGINEER.

STRUCTURAL NOTE:
 THE EXISTING TOWER IS CURRENTLY BEING ANALYZED BY OTHERS TO DETERMINE ITS STRUCTURAL CAPACITY TO CARRY THE PROPOSED NEW ANTENNAS. THE ANALYSIS WILL BE COMPLETED AND A REPORT WILL BE SUBMITTED TO THE CITY ENGINEER. THE CITY ENGINEER WILL BE RESPONSIBLE FOR THE TOWER HAS SUFFICIENT CAPACITY TO SUPPORT THE PROPOSED NEW ANTENNAS. AFTER A PASSING STRUCTURAL ANALYSIS HAS BEEN RECEIVED BY THE OWNER OR AEE, THE CITY ENGINEER HAS BEEN RECEIVED BY THE ANALYSIS BY THE DESIGN ENGINEER.



1. PROPOSED ANTENNA RAD CENTER AND AZIMUTHS ARE
BASED ON PRELIMINARY RF INFORMATION

RECEIVED
OCT 03 2013
Per _____

EXISTING OTHER CARRIER EQUIPMENT
PLATFORM & ANTENNAS ON PENHOUSE ROOF

EXISTING CLEARWIRE MICROWAVE
FEEDER & CARRIER ANTENNA
TO ELEVATOR PENHOUSE

(3) PROPOSED AT&T ALPHA SECTOR
H-FRAME & HANDRAIL

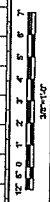
EXISTING ELEVATOR PENHOUSE

NOTE:
1. THERE WILL BE (3) PROPOSED AT&T
GAMMA SECTOR ANTENNAS MOUNTED TO
EXISTING WEST PENHOUSE WALL
(SEE SHEET ZONING-3)

(3) PROPOSED AREA BETA SECTOR ANTENNAS
MOUNTED TO PROPOSED PLATFORM & HANDRAIL

PROPOSED 10'-0" X 24'-0" EQUIPMENT PLATFORM ON
STEEL SUPPORT BEAMS (SUBJECT TO CHANGE UPON
COMPLETION OF STRUCTURAL WORK/ANALYSIS)

PROPOSED BUILDING ELEVATION



1

STRUCTURAL NOTE

NOTES

THE ENGINEER'S WORK IS LIMITED TO THE ANALYSIS OF THE
STRUCTURE AND ANTENNAS. THESE DRAWINGS HAVE BEEN
CREATED BASED ON THE ASSUMPTIONS STATED HEREIN. THE
OWNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE
TOWER AND ANTENNAS. THE ENGINEER SHALL COMMERCE
LOADS, INSTALLATION OF THE ANTENNAS SHALL COMMERCE
OWNER OR AT&T HAVE REVIEWED AND APPROVED A STRUCTURAL
ANALYSIS BY THE DESIGN ENGINEER.

APPLICANT/OWNER:
**AT&T
MOBILITY**
4300 MARKET POINTE DR.
BLOOMINGTON, MN 55435

PREPARED BY:
BLACK & VEATCH
18555 PARKWAY DRIVE
OVERLAND PARK, KS 66210
(913) 438-2000
PROJECT NUMBER: 122051

IT IS A VIOLATION OF THE PROFESSIONAL ENGINEER'S
DUTY TO SEAL OR SIGN ANY DRAWING OR SPECIFICATION
UNLESS THEY ARE ACTUALLY MADE BY THE ENGINEER
OR A LICENSED PROFESSIONAL ENGINEER, TO
WHOM THE DUTY IS DELEGATED.

LANDLORD/PROPERTY OWNER SIGNATURE

REV	DATE	DESCRIPTION
B	06/12/13	ISSUED FOR REVIEW
A	06/27/13	ISSUED FOR REVIEW

PROJECT LOCATION:
ECFE WEST SIDE
633 SOUTH ROBERT ST.
SAINT PAUL, MN 55104

DRAWING DESCRIPTION:
**ENLARGED BUILDING
ELEVATION**

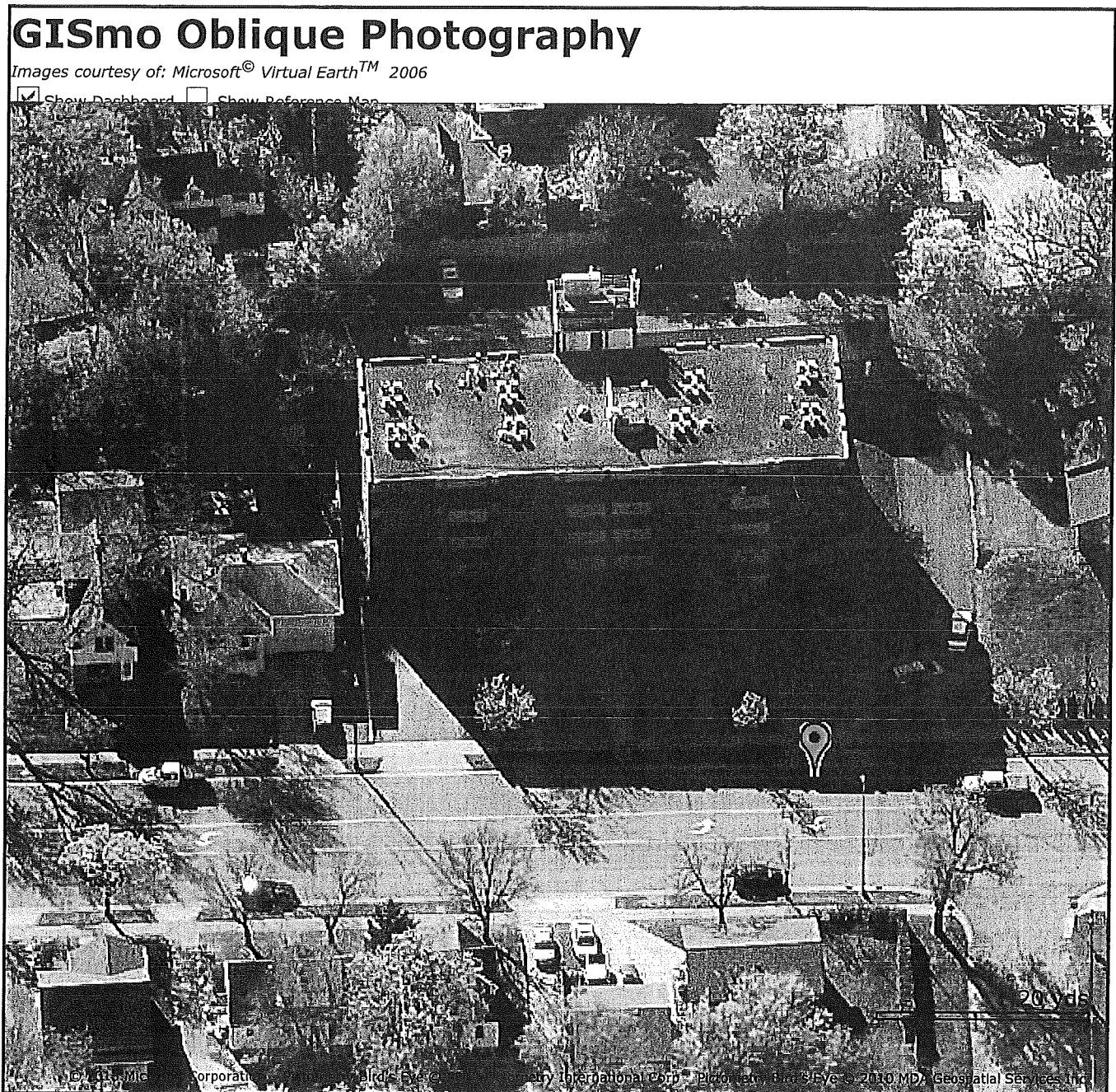
DRAWING NUMBER:
ZONING-5

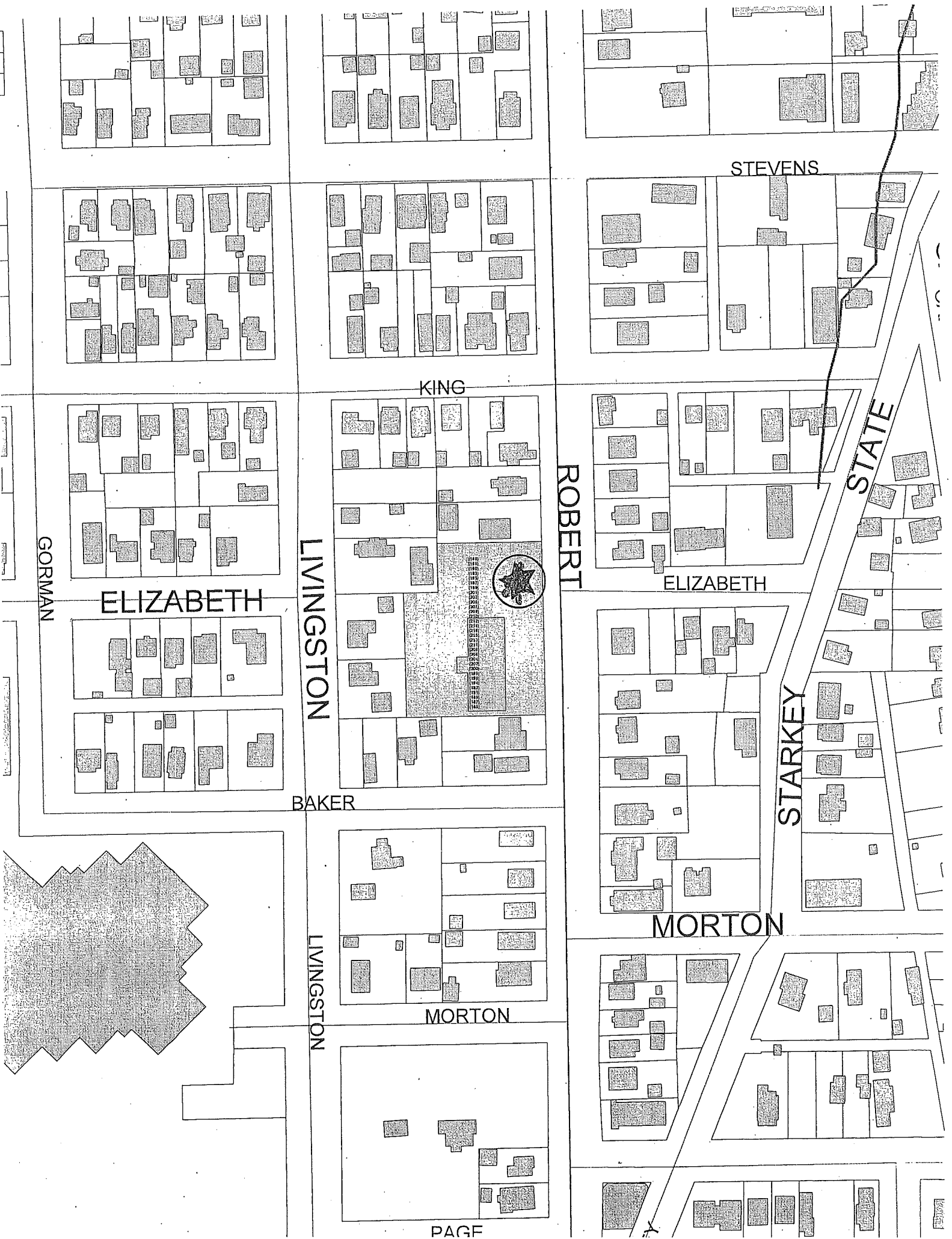
GISmo Oblique Photography

Images courtesy of: Microsoft® Virtual Earth™ 2006

☒ Show Dashboard ☐ Show Reference Map







STEVENS

KING

STATE

ROBERT

ELIZABETH

ELIZABETH

GORMAN

LIVINGSTON

BAKER

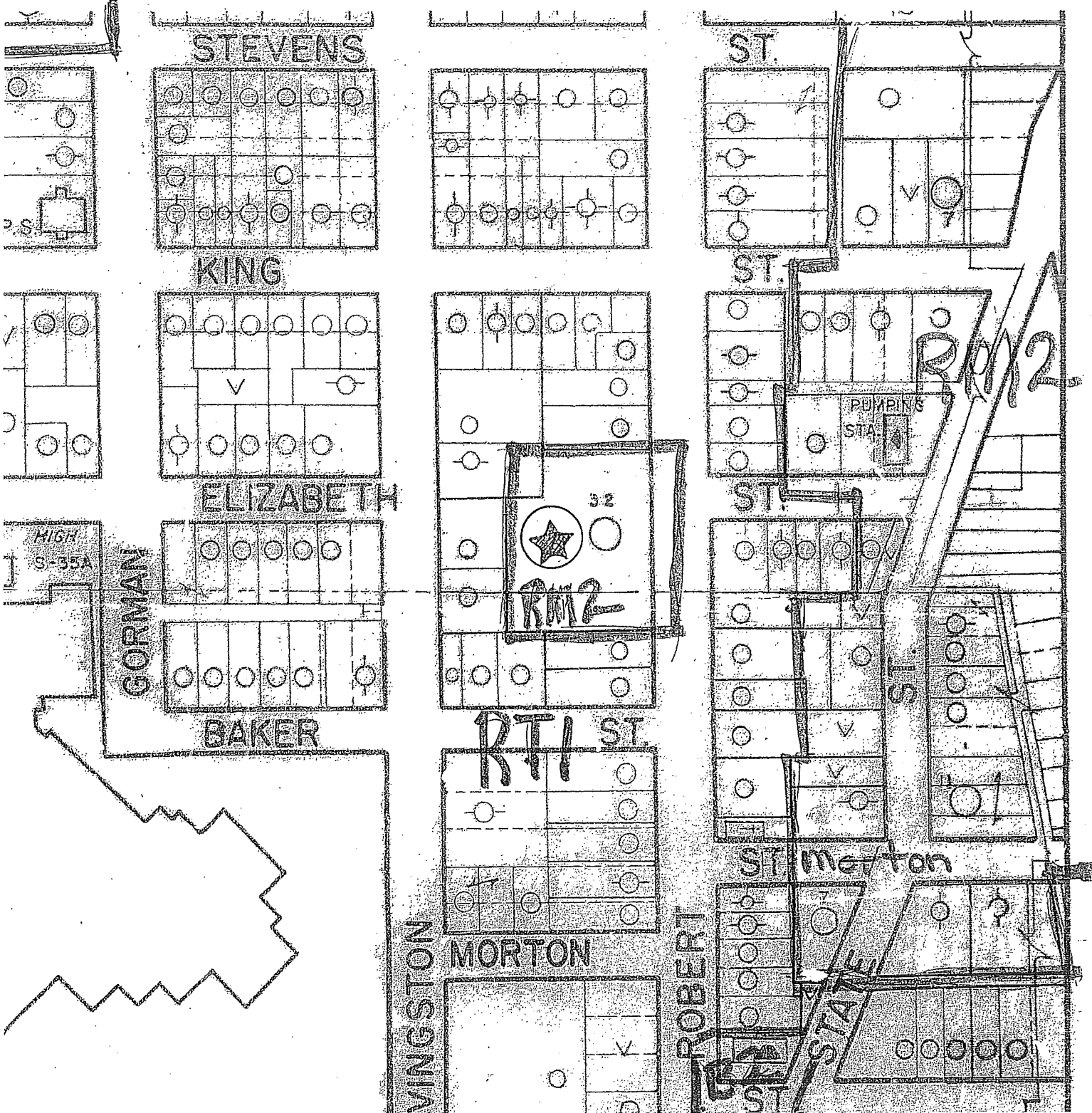
STARKEY

MORTON

MORTON

LIVINGSTON

PAGE

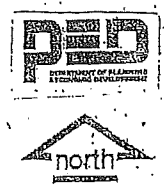


APPLICANT At+T
 PURPOSE Conditional Use Permit
 FILE # _____ DATE 9-30-13
 PLNG. DIST 3 Land Use Map # 37
 Zoning Map # 22
 MAP 11-16-11

LEGEND

- zoning district boundary
- subject property

- one family
- two family
- multiple family
- commercial
- industrial
- vacant



ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Brett Ripley **FILE #** 13-240-134
 2. **APPLICANT:** Brett Ripley **HEARING DATE:** October 24, 2013
 3. **TYPE OF APPLICATION:** Nonconforming Use Permit-Reestablishment
 4. **LOCATION:** 1685 Taylor Ave, between Aldine and Charlotte
 5. **PIN & LEGAL DESCRIPTION:** 282923410037; College Place Taylors Division Ex W 37 Ft Lot 10 And All Of Lot 9 Blk 3
 6. **PLANNING DISTRICT:** 11
 7. **ZONING CODE REFERENCE:** §62.109(e) **PRESENT ZONING:** R4
 8. **STAFF REPORT DATE:** October 17, 2013 **BY:** Jamie Radel
 9. **DATE RECEIVED:** September 26, 2013 **60-DAY DEADLINE FOR ACTION:** November 25, 2013
-

- A. **PURPOSE:** Reestablishment of nonconforming use as a four-plex
- B. **PARCEL SIZE:** 8,250 sq. ft.
- C. **EXISTING LAND USE:** Residential-Three/Four Family
- D. **SURROUNDING LAND USE:**
 - North: Single-family residential
 - East: Single-family residential
 - South: Single-family residential
 - West: Duplex
- E. **ZONING CODE CITATION:** §62.109(e) lists the conditions under which the Planning Commission may grant a permit to reestablish a nonconforming use.
- F. **HISTORY/DISCUSSION:** According to a review of Ramsey County's property records this building was constructed in 1890 as a three-plex. The date this building converted from a three-plex to a four-plex could not be determined through a review of the historical records. However, it was listed as a four-plex in the 1975 Polk Directory and the DSI has record of certificates of occupancy for a four-plex between 1993 and 2006. After 2006, the building received certificates of occupancy for three units. The applicant has indicated that the previous property owner commenced using both the first and second floor as one living unit and continued to rent the third-floor and basement units. A letter dated July 29, 2011, from the City's Fire Inspection Unit to the previous property owner confirm that Unit 1 and Unit 2 (first floor and second floor) were converted into one unit and informs the property owner of the changes that need to be made to these floors to be in compliance with the zoning ordinance. The applicant purchased the property in late August 2012.
- G. **DISTRICT COUNCIL RECOMMENDATION:** District Council 11 has not taken a position on this issue.
- H. **FINDINGS:**
 1. Section 62.109(e) states: *When legal nonconforming use of a structure, or structure and land in combination, is discontinued or ceases to exist for a continuous period of more than one (1) year, the planning commission may permit the reestablishment of a nonconforming use if the commission makes the following findings:*
 - (1) *The structure, or structure and land in combination, cannot reasonably or economically be used for a conforming purpose.* This finding is not met. The property has a legal nonconforming status that allows it to be used reasonably and economically as a three-unit building. Under this status, this property has a positive cash-flow according to the pro forma submitted by the applicant. (The applicant

lives in one of the units and has attributed a proportionate share of income and expenses to this unit.)

- (2) *The proposed use is equally appropriate or more appropriate to the district than the previous legal nonconforming use.* This finding is met. A four-plex is equally appropriate in this zoning district as this use did when the property had certificates of occupancy as a four-plex. This building is legally nonconforming as a three-plex.
- (3) *The proposed 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. This structure was used as a four-plex for at least 25 years. There will be no expansions or changes to the existing structure to accommodate the additional unit as it already exists within the building. The site has a three-car garage and two paved off-street parking spaces. The neighborhood is primarily composed of single-family homes, but does include duplexes and three-plexes.
- (4) *The proposed use is consistent with the comprehensive plan.* This finding is met. This property has a future land use designation of Established Neighborhood, which is described as a "predominately residential area with a range of housing types. Single family houses and duplexes predominate, although there may be smaller scale multifamily housing scattered within these neighborhoods." The Hamline-Midway Community Plan advocates for "the development of alternatives to single-family housing throughout the neighborhood as opportunities arise."
- (5) *A notarized petition of at least two-thirds of the owners of the described parcels of real estate within one hundred (100) feet of the subject property has been submitted stating their support for the use.* This finding is met. The petition was found sufficient on October 10, 2013: 16 parcels eligible; 11 parcels required; 11 parcels signed.

- I. **STAFF RECOMMENDATION:** Based on finding 1 above, staff recommends denial of the reestablishment of nonconforming use as a four-plex at 1685 Taylor Avenue.



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 #: _____

Fee: _____

Tentative Hearing Date: _____

10-24-13

PD=11

#282923410037

APPLICANT

Name Brett Ripley

Address 1685 Taylor Ave.

City St. Paul St. MN Zip 55104 Daytime Phone 218-329-7759

Name of Owner (if different) _____

Contact Person (if different) _____ Phone _____

PROPERTY LOCATION

Address/Location 1685 Taylor Ave., St. Paul, MN 55104

Legal Description College Place Taylor's Division Ex. W. 37 Ft Lot 10

and all of Lot 9 Blk 3 Current Zoning R4
(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 3 units

Proposed Use 4 units

Attach additional sheets if necessary

RECEIVED

SEP 26 2013

Per _____

Attachments as required ☒ Site Plan

☒ Consent Petition

☒ Affidavit

Applicant's Signature Brett Ripley

Date 9-26-13 City Agent add

add
9-26-13

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

Required Information	With Continuation of Extra Units in Structure (4)	With Conversion of Structure to Legal Number of Units (3)
Income		
Total monthly rent income for all units	3225	2625
Monthly income from structure other than rent	525	450
Existing vacancy (If any)	Basement	None
Effective gross income (EGI) / month ¹	\$ 3750	\$ 3075
Effective Gross Income / year	\$ 45,000	\$ 36,900
Operating Expenses (Annual) ²	\$ 11,750	\$ 10,500
Maintenance	8300	7100
Insurance	450	450
Utilities (only include amount paid by landlord)	600	450
Other (Identify)	2100	2100
Taxes	300	300
Net Operating Income (Annual) ³	\$ 33250	\$ 26,400
Monthly debt / mortgage payment	1062	1062
Annual debt payment	\$ 12,750	\$ 12,750
Rehab projects	~	~
Total cost of improvements	15,000	10,800
Monthly rehab debt payment	0	0
Annual rehab debt payment	\$ 0	\$ 0
Cash Flow: profit, (loss) ⁴	\$ 20,500	\$ 13,650

Figured 15%
increase

Figured 33%
increase

- 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	3	4
Number of bedrooms in each unit		
Unit 1	2	
Unit 2	2	
Unit 3	2	
Unit 4	1	
Size of each unit in square feet		
Unit 1	1250	
Unit 2	1150	
Unit 3	600	
Unit 4	500	
Debt:		
Initial principal amount	229,000	
Initial interest rate	3.75%	
Term of mortgage/debt financing	30 yrs	
Time remaining on note	29 yrs	
Balance on existing debt	225,000	
Rehabilitation		
Type of improvements:		
Done:		
Updated Bathrooms in unit 3		
Separated Garage		
New Furnace		
Many more (smaller)		
Upcoming		
Splitting Utilities		
Flooring in lower unit		

ZONING PETITION SUFFICIENCY CHECK SHEET

REZONING

SCUP

NCUP

FIRST SUBMITTED

RESUBMITTED

DATE PETITION SUBMITTED: 9-26-13

DATE PETITION RESUBMITTED: _____

DATE OFFICIALLY RECEIVED: _____

DATE OFFICIALLY RECEIVED: 10-10-13

PARCELS ELIGIBLE: 16

PARCELS ELIGIBLE: 16

PARCELS REQUIRED: 11

PARCELS REQUIRED: 11

PARCELS SIGNED: 10

PARCELS SIGNED: 11

CHECKED BY: Paul Dubruel

DATE: 10-10-13

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 Brett Ripley,
(name of applicant)

to establish a 4-unit building,
(proposed use)

located at 1685 Taylor Ave.,
(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
1679 TAYLOR	RICHARD NOLAN	Richard Nolan	08-16-13
1683 Taylor Ave	Robert Nolan	Robert Nolan	08-16-13
904 Aldine	Jason & Jeff Simick	Jason & Jeff Simick	8-21-2013
1689 TAYLOR	Carol Taspahl	Carol Taspahl	8/21/13
1692 Taylor	Nancy Wood	Nancy Wood	8/21/13
1642 Taylor	Stephanie Drake	Stephanie Drake	8/21/13
405 Charlotte	Leung Lun	Leung Lun	8/21/13
1688 Taylor	Salvina Khakos	Salvina Khakos	8/21/13
1672 Taylor	Steve Tschida	Steve Tschida	8-24-13
1693 Taylor	Carol Wilke	Carol Wilke	9/12/13
1697 Taylor	Carl D. Nelson	Carl D. Nelson	9/4/13
1685 Taylor	Brett Ripley	Brett Ripley	9/13/13

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
Christopher B. Coleman, Mayor

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

Telephone: 651-266-8989
Facsimile: 651-266-8951
Web: www.stpaul.gov/dsi

July 29, 2011

SCOTT HUESTIS
2147 UNIVERSITY AVE W
ST PAUL MN 55114-1313

FIRE INSPECTION CORRECTION NOTICE

RE: 1685 TAYLOR AVE
Ref. #16008
Residential Class: C

Dear Property Representative:

Your building was inspected on July 29, 2011 for the renewal of your Fire Certificate of Occupancy. Approval for occupancy will be granted upon compliance with the following deficiency list. The items on the list must be corrected prior to the re-inspection date. **A re-inspection will be made after September 15, 2011.**

Failure to comply may result in a criminal citation or the revocation of the Fire Certificate of Occupancy. The Saint Paul Legislative Code requires that no building shall be occupied without a Fire Certificate of Occupancy. The code also provides for the assessment of additional re-inspection fees.

YOU WILL BE RESPONSIBLE FOR NOTIFYING TENANTS IF ANY OF THE FOLLOWING LIST OF DEFICIENCIES ARE THEIR RESPONSIBILITY.

DEFICIENCY LIST

1. Basement - Dryer - UMC 504.6 - Provide, repair or replace the dryer exhaust duct. Exhaust ducts for domestic clothes dryers shall be constructed of metal and shall have a smooth interior finish. The exhaust duct shall be a minimum nominal size of four inches (102 mm) in diameter. This work may require a permit(s). Call DSI at (651) 266-8989.
2. Basement - MSFC 703 - Provide, repair or replace the fire rated door and assembly.- Repair and maintain the door closer and latch on both doors to utility rooms.
3. Basement Unit - MSFC 703 - Repair and maintain the required fire resistive construction with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-9090.-Repair and maintain ceiling in unit in an approved manner.

An Equal Opportunity Employer

4. Rear Entryway - MSFC 703 - Repair and maintain the required fire resistive construction with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-9090.-Patch wall and underneath stairway in an approved manner.
5. Throughout - MN State Statute 299F.50 Immediately provide and maintain an approved Carbon Monoxide Alarm in a location within ten (10) feet of each sleeping area. Installation shall be in accordance with manufacturers instructions.
6. Throughout - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work will require a permit(s). Call DSI at (651) 266-8989.-Repair all incorrectly wired receptacles throughout the building. Multiple 3-prong receptacles have open ground connection. Reversed polarity at other receptacles.
7. Throughout - NEC 410-8 (b) (1) Provide for the incandescent light fixtures in closets to have a completely enclosed lamp.-This work may require a permit. Contact DSI at (651) 266-8989.
8. Throughout - MSFC 1008.1.8.4 - Bolt Locks - Manually operated flush bolts or surface bolts are not permitted. - Remove slide bolt locks.
9. Throughout - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window in good condition.-Repair windows as needed so that all double-hung windows throughout the building are easily openable without excessive effort. At least one window in each bedroom must easily open to a full height of 24 inches or greater to meet egress requirements.
10. Throughout - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.-Repair all smoke detectors throughout the building as needed where giving low battery sign or where non-working.
11. Unit 1 - 1st Floor - Bathroom - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-9090.-Replace GFCI outlet with non-working breaker.
12. Unit 1 - 1st Floor - Side Bedroom - MSFC1026.1 - Provide and maintain an approved escape window from each sleeping room. The minimum size must be 5 square feet of glazed area with a minimum of 24 inches of openable height and 20 inches of openable width. With a finished sill height not more than 48 inches. This work may require permit(s). Call DSI at (651)- 266-9090. Refer to the Escape Windows for Residential Occupancies handout for more information.-

Existing casement window does not meet glazed area requirement. Window has an openable and glazed area of 21 inches wide by 28 inches high, 4.1 square feet.

13. Unit 1 - 2nd Floor - MSFC 605.1 - Remove unapproved exposed wiring and install in accordance with the electrical code. This work may require a permit(s). Call DSI at (651) 266-9090.-Repair non-metallic cable (Romex) run along floor exposed across doorway by kitchen.

14. Unit 1 - 2nd Floor - Kitchen - MFGC 404.12 - Provide leak tight caps or plugs on disconnected or unused gas lines.
15. Unit 1 - 2nd Floor - Rear Door - SPLC 34.09 (3) i - Provide and maintain an approved one-inch throw single cylinder deadbolt lock.-Deadbolt locks are required on all unit doors leading to exterior or to common area.
16. Unit 3 - 2 Bedrooms - MSFC1026.1 - Provide and maintain an approved escape window from each sleeping room. The minimum size must be 5 square feet of glazed area with a minimum of 24 inches of openable height and 20 inches of openable width. With a finished sill height not more than 48 inches. This work may require permit(s). Call DSI at (651)- 266-9090.

Front Bedroom: Double-hung window has an openable area of 16 inches high by 33.5 inches wide and a glazed area of 36 inches high by 33.5 inches wide, 8.4 square feet.

Side Bedroom: Casement window has an openable area of 37.5 inches high by 17 inches wide and a glazed area of 37.5 inches high by 20.5 inches wide, 5.3 square feet.

17. SPLC 34.11 (6), 34.34 (3) - Provide service of heating facility by a licensed contractor which must include a carbon monoxide test. Submit a completed copy of the Saint Paul Fire Marshal's Existing Fuel Burning Equipment Safety Test Report to this office.
18. SPLC 39.02(c) - Complete and sign the smoke detector affidavit available on website and return it to this office.
19. SPLC 62.101 - Use of this property does not conform to zoning ordinance. Discontinue unapproved use or call DSI Zoning at (651) 266-8989 to convert to legal use.-
Discontinue use of property was four (4) units and convert to legal occupancy of three (3) units in accordance with all Zoning Dept. requirements.
This includes:
 - Remove deadbolt and keyed lock from doorway between 1st floor and 2nd floor in Unit 1.
 - Completely remove 2nd kitchen from Unit 1 including sink, cabinets, countertops and appliances.
 - Cap gas line, plumbing lines, and drain line from de-converted kitchen under any necessary DSI permit(s). Contact DSI at (651) 266-8989 for permits.

For an explanation or information on some of the violations contained in this report, please visit our web page at: <http://www.ci.stpaul.mn.us/index.aspx?NID=211>

You have the right to appeal these orders to the Legislative Hearing Officer. Applications for appeals may be obtained at the Office of the City Clerk, 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102 Phone: (651-266-8688) and must be filed within 10 days of the date of this order.

If you have any questions, email me at: mitchell.imbertson@ci.stpaul.mn.us or call me at 651-266-8986 between 7:30 a.m. - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

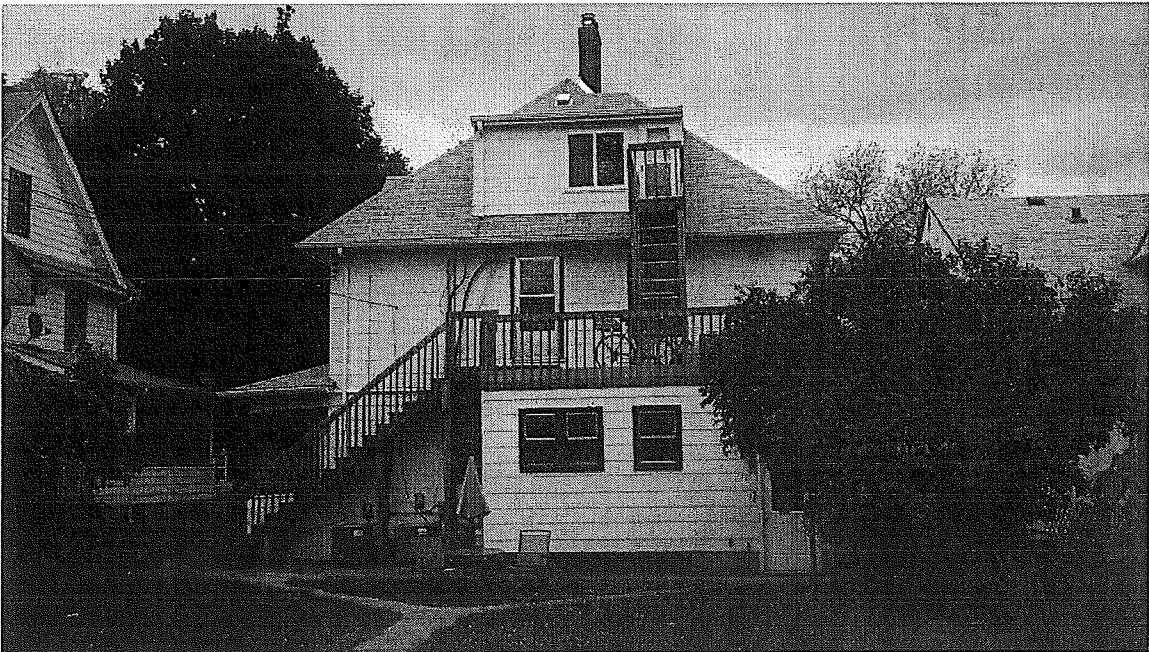
Mitchell Imbertson
Fire Inspection

Reference Number 16008

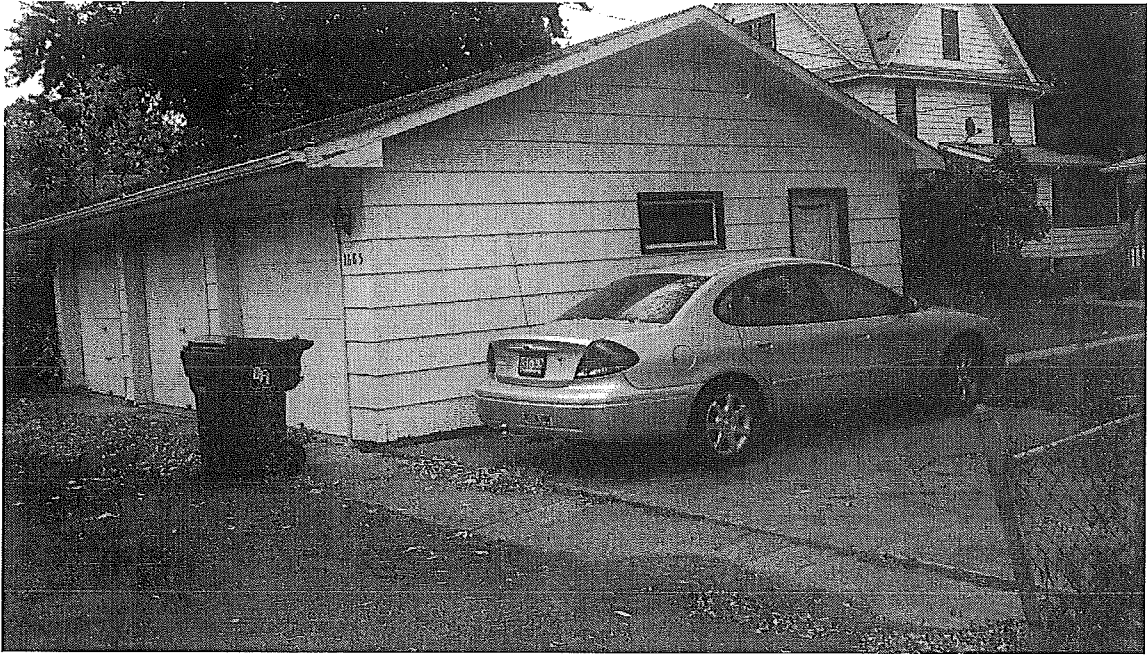
1685 Taylor—Reestablishment of a Nonconforming Use



Front of subject property



Back of subject property



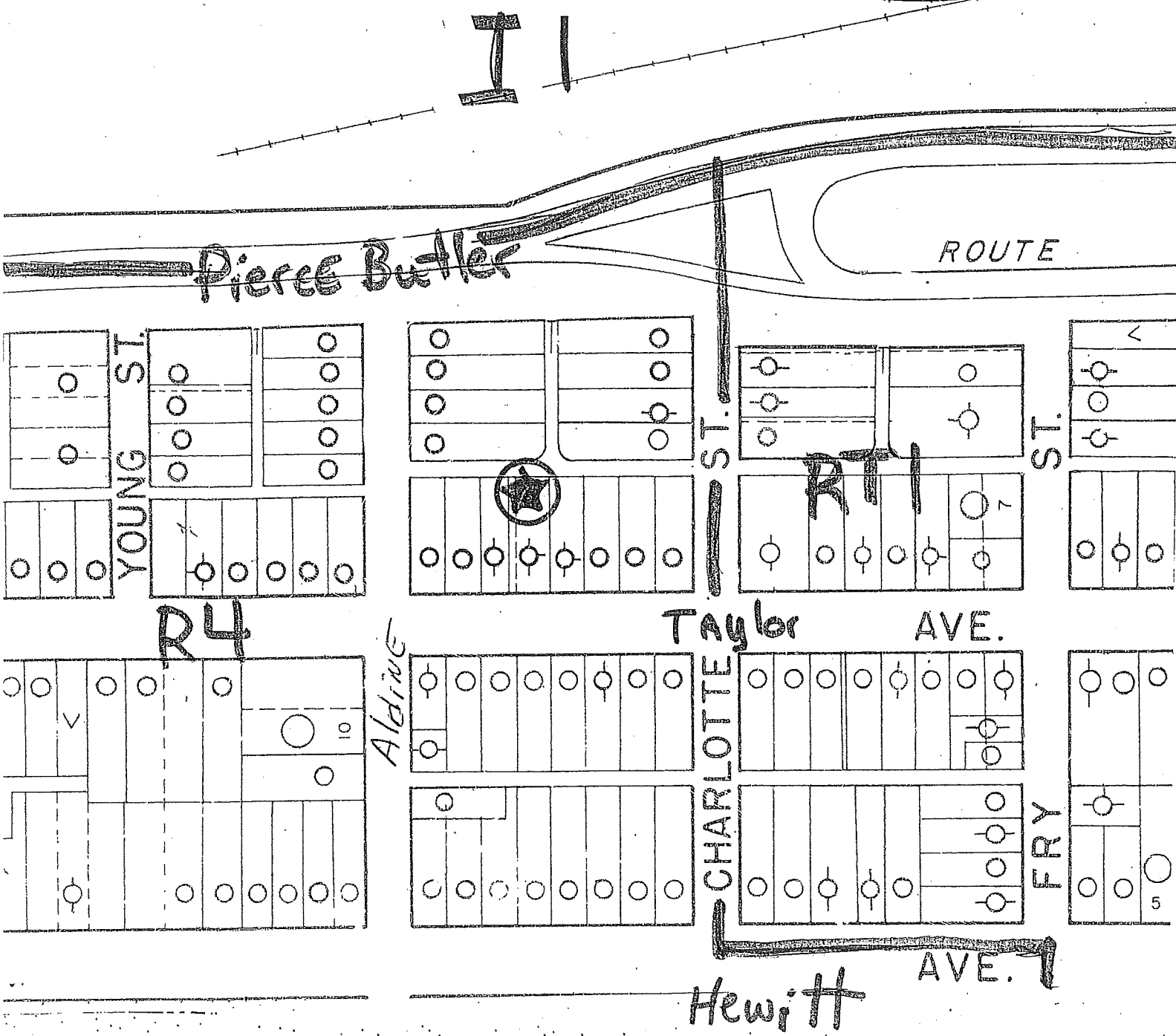
Garage and parking area subject property

GISmo Oblique Photography

Images courtesy of: Microsoft® Virtual Earth™ 2006

☒ Show Dashboard ☒ Show Reference Map





APPLICANT: Brett Ripley
 PURPOSE: RE-EST NCUP
 FILE # 13-240134 DATE _____
 PLNG. DIST 11 Land Use Map # 10
 Zoning Map # 8

LEGEND

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

