

## ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Scott Kramer **FILE #** 14-326-683
  2. **APPLICANT:** Scott Kramer **HEARING DATE:** September 25, 2014
  3. **TYPE OF APPLICATION:** Conditional Use Permit
  4. **LOCATION:** 241 George St W, between Charlton and Waseca Street
  5. **PIN & LEGAL DESCRIPTION:** 072822130175, Dorhardt Rearrangement The W 15 Ft Of S 35 Ft Of Lot 2 & The S 41.53 Ft Of Lot 3 & All Of Lot 6 & W 15 Ft Of Lot 7
  6. **PLANNING DISTRICT:** 3 **PRESENT ZONING:** RT1
  7. **ZONING CODE REFERENCE:** §65.641; §61.501
  8. **STAFF REPORT DATE:** September 15, 2014 **BY:** Sarah Zorn
  9. **DATE RECEIVED:** September 8, 2014 **60-DAY DEADLINE FOR ACTION:** November 7, 2014
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- A. **PURPOSE:** Conditional use permit for a bed & breakfast residence with 4 guest rooms
- B. **PARCEL SIZE:** Irregular parcel; 80 ft. (George) x (141 ft.) = 14,728
- C. **EXISTING LAND USE:** R-Single Family Dwelling
- D. **SURROUNDING LAND USE:**
  - North: Single and two family dwellings (RT1)
  - East: Institutional use/place of worship (RT1)
  - South: Single and two family dwellings (RT1)
  - West: Single and two family dwellings (RT1)
- E. **ZONING CODE CITATION:** §65.641 defines and lists standards and conditions for "bed and breakfast residence"; §61.501 lists general conditions that must be met by all conditional uses.
- F. **HISTORY/DISCUSSION:** In 2005 the City approved an adjustment of the boundary that increased the parcel by approximately 525 square feet in the northeast corner of the site (#05-106-231). There is no other zoning history specific to this property.
- G. **DISTRICT COUNCIL RECOMMENDATION:** The District 3 Council had not commented at the time this staff report was prepared.
- H. **FINDINGS:**
  1. The home was constructed in 1886 and designed by notable architect Augustus Gauger. It was originally constructed as a single family home, but was divided into several apartments in the 1940's or 1950's. The property owner prior to the applicant made several necessary repairs and removed the majority of walls, doorways and kitchens that made up the apartments. The applicant is interested in preserving and continuing to restore the home while being able to share this resource via use as a bed and breakfast.
  2. §65.641 defines 'bed and breakfast residence' and lists the standards and conditions for a bed and breakfast located in a residential district.
    - (a) *In residential districts, a conditional use permit is required for bed and breakfast residences with two (2) or more guest rooms, and for any bed and breakfast located in a two-family dwelling.* The applicant has made the required conditional use permit application.
    - (b) *The bed and breakfast residence may be established in a one-family detached dwelling or a two-family dwelling, located within a single main building.* The property was originally constructed as a one-family dwelling, therefore this condition is met.
    - (c) *The guest rooms shall be contained within the principal structure.* This condition is met. All guest rooms will be located within the principal structure.
    - (d) *There shall be no more than one (1) person employed by the bed and breakfast residence who is not a resident of the dwelling.* This condition is met. The applicant has stated that there will be no more than one employee who does not reside on the premises.

- (e) *Dining and other facilities shall not be open to the public, but shall be used exclusively by the residents and registered guests.* This condition is met as the applicant has agreed to abide by this condition.
  - (f) *No additional exterior entrances shall be added to the structure solely for the purpose of serving guest rooms.* This condition is met. The applicant has stated that there is no need for additional exterior entrances to the structure to serve residents or guests.
  - (g) *The zoning lot shall meet the minimum lot size for the one-family dwelling or two-family dwelling in the district in which it is located, and shall have a minimum size according to the table noted in §65.641.* This condition is met. The table referenced indicates that a one-family dwelling with four guest rooms must have a minimum lot area of 8,000 square feet. The lot area is over 14,000 square feet, which is more than sufficient.
  - (h) *One-family dwellings may contain no more than four (4) guest rooms. Two-family dwelling may contain no more than three (3) guest rooms.* This condition is met. The property was built as a one-family dwelling and the applicant has proposed four (4) guest rooms.
  - (i) *No bed and breakfast residence containing two (2) through four (4) guest rooms shall be located closer than one thousand (1,000) feet to an existing bed and breakfast residence containing two (2) through four (4) guest rooms, measured in a straight line from the zoning lot of an existing bed and breakfast residence.* This condition is met. City records indicate no existing bed and breakfast with 2 to 4 guest rooms within 1,000 feet.
3. §61.501 lists five standards that all conditional uses must satisfy:
- a) *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 Housing Chapter of the Saint Paul Comprehensive Plan lists the need to preserve and promote established neighborhoods. Additionally, the Historic Preservation Chapter generally supports the preservation of historic structures and character. The West Side Community Plan generally supports the preservation and rehabilitation of housing, particularly those with historic designation potential and elements that are indicative of historic resources.
  - b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. The point of ingress/egress is located on George Street and the proposed use will not generate a significant amount of traffic nor contribute significantly to congestion the public streets.
  - c) *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 proposed bed and breakfast use is compatible with the surrounding single and two family residences and will not alter the character of the immediate neighborhood.
  - d) *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 proposed bed and breakfast use is a permitted use in the RT1 district and is compatible with surrounding uses.
  - e) *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 use will conform to the applicable regulations in the RT1 zoning district. The parking requirement for the bed and breakfast residence is three spaces (1 space for each dwelling unit and 0.5 for each guest room). The applicant has stated that there is room for two vehicles side-by-side in the driveway, and the length of the driveway allows for a third vehicle to park behind either vehicle and leave sufficient maneuvering room.

- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the Conditional Use Permit for a bed & breakfast residence with 4 guest rooms subject to the following additional condition(s):

1. Final plans approved by the Zoning Administrator for this use shall be in substantial compliance with the plan submitted and approved as part of this application.



**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 #: 14-326683  
Fee: 800.00  
Tentative Hearing Date: 10-9-14

PD=3

# 072822130175

**APPLICANT**

Name SCOTT D. KRAMER  
Address 241 GEORGE ST. W  
City ST. PAUL St. M Zip 55107 Daytime Phone 612-636-9238  
Name of Owner (if different) \_\_\_\_\_  
Contact Person (if different) \_\_\_\_\_ Phone \_\_\_\_\_

**PROPERTY LOCATION**

Address / Location 241 GEORGE ST. W.  
Legal Description SEE ATTACHED SHEET  
Current Zoning RT1  
(attach additional sheet if necessary)

TYPE OF PERMIT: Application is hereby made for a Conditional Use Permit under provisions of Chapter 65, Section 65.641, Paragraph a-i 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 SHEET

CK 5065  
800.00

Required site plan is attached

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

Date SEPT 2, 14 City Agent PAUL DUBRUIEL  
pd 9/8/14

**CONDITIONAL USE PERMIT  
CITY OF SAINT PAUL**

**APPLICATION**

Applicant: Scott Kramer  
241 George St. W.  
Saint Paul, MN 55107  
612-636-9238

a.) Address and legal description of the property:

241 George St. W.  
Saint Paul, MN 55107

THE WEST 15 FEET OF THE SOUTH 35 FEET OF LOT 2 AND THE SOUTH 41.53 FEET  
OF LOT 3, ALL OF LOT 6 AND THE WEST 15 FEET OF LOT 7, DORHARDT  
REARRANGEMENT, ST. PAUL, MINN.

b.) Description of proposed use of property

The proposed use of the property is to establish a 4 guest room Bed & Breakfast in  
the Historic Samuel Dearing Mansion.

c.) The proposed Bed & Breakfast with 4 proposed guest rooms complies with all the  
conditions of the zoning code 65.641 a through i.

See attached site plan drawn to scale and building floor plans.

See attached description of Section 61.501 five general conditions that all  
Conditional Uses must meet.

d.) The name and daytime telephone number of applicant contact:  
SCOTT KRAMER 612-636-9238

e.) Filing fee is attached.

Section 61.501 general standards for a Conditional Use Permit:

- 1.) The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan. *The property is currently zoned for it's proposed use. No re-zoning is necessary. The proposed use for this site are in compliance with the Saint Paul Comprehensive Plan*
- 2.) The use will provide adequate ingress and egress to minimize traffic congestion in the public streets. *The proposed project will not result in any changes in driveway configuration nor will it impact the traffic flow on George St.*
- 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. *The proposed project will reinforce the mixed commercial and residential nature of the Smith Ave. and George St. corridors and does not endanger public health, safety, and welfare*
- 4.) The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. *The proposed project will not impede the development of the surrounding property for uses permitted in the district.*
- 5.) The use shall, in all other respects, conform to the applicable regulations of the district in which it is located. *The proposed project conforms to the applicable regulations of the district in which it is located.*



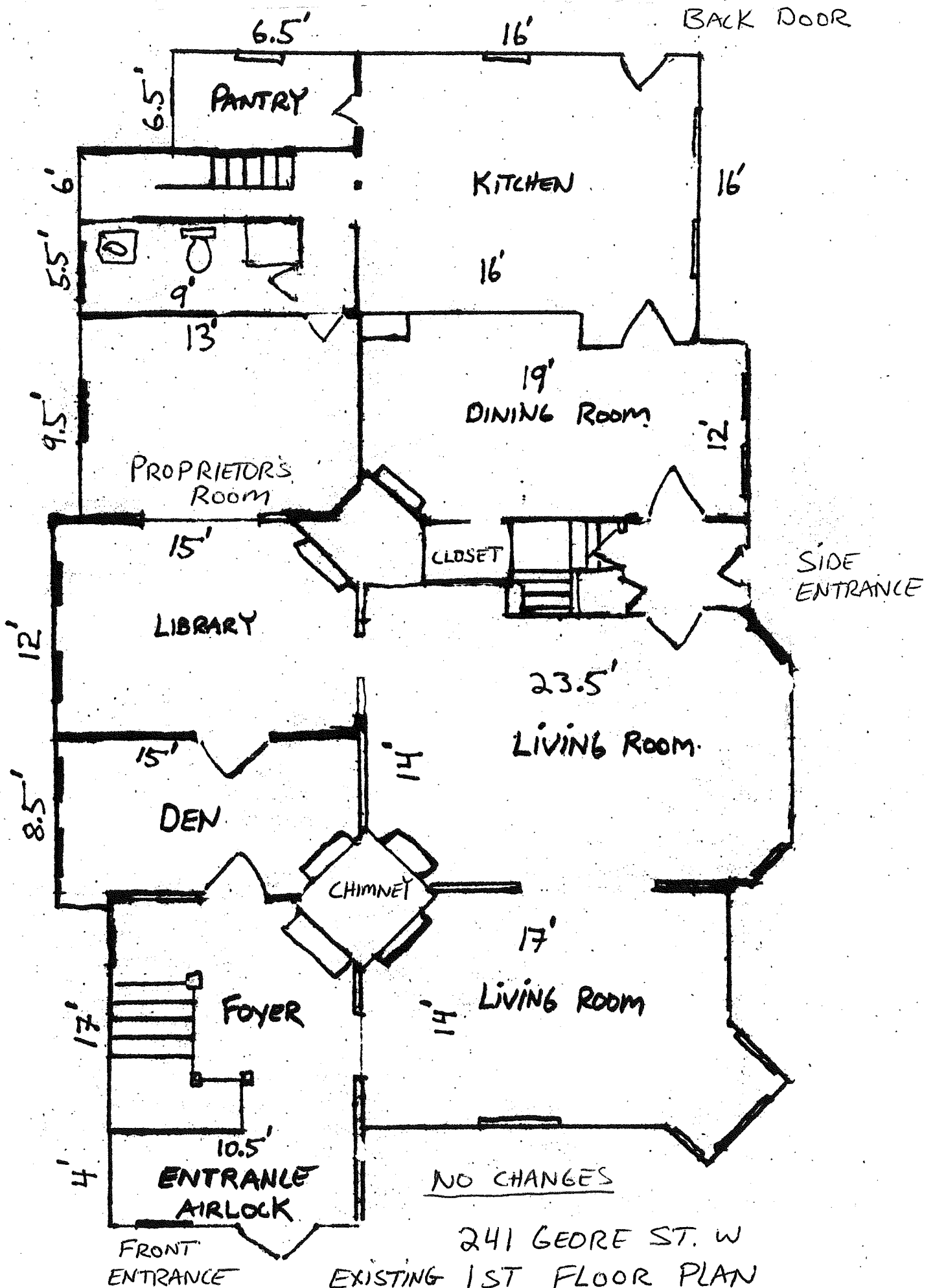
241 George Street



241 George Street and adjacent institutional use

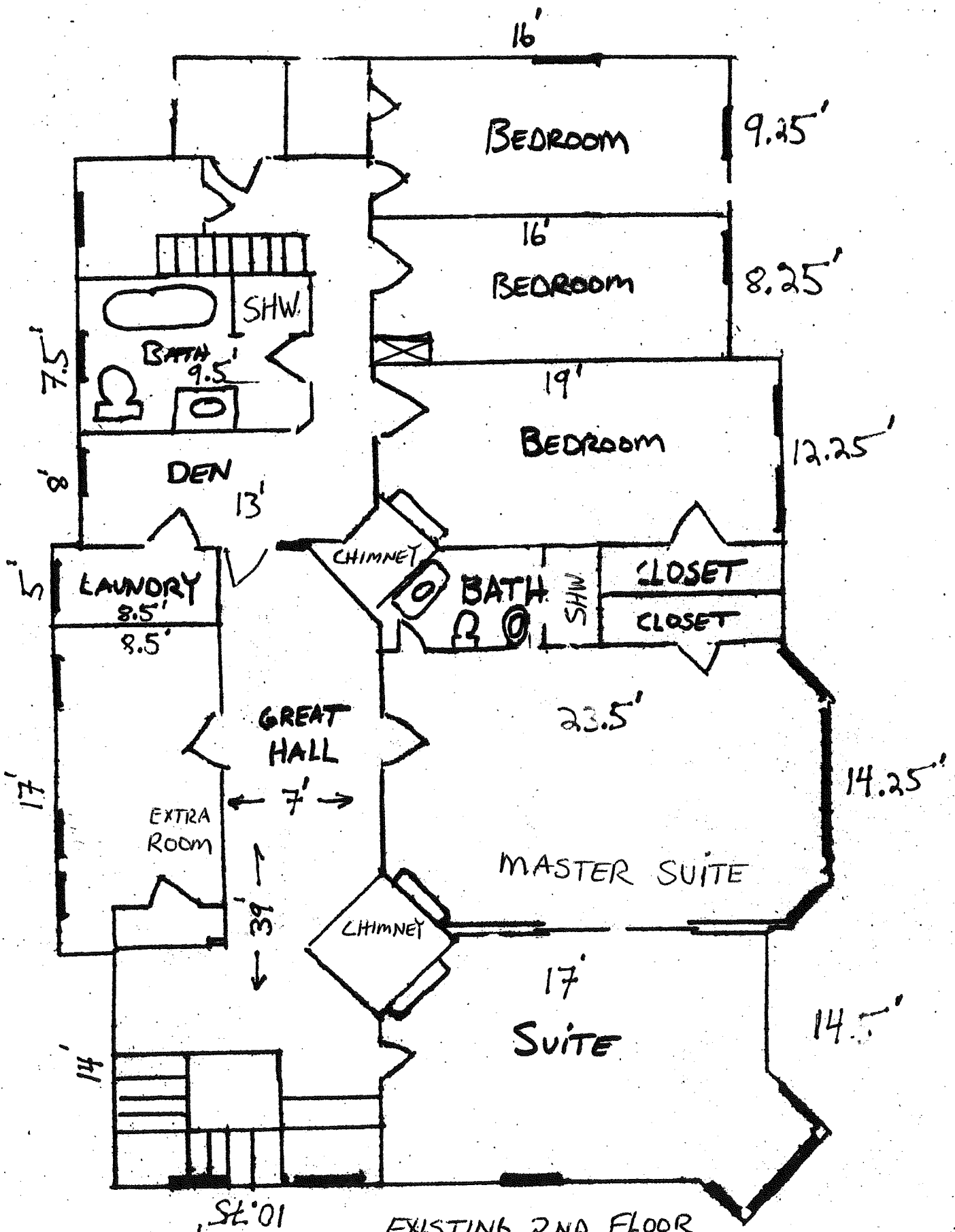


Aerial showing driveway width and parking availability



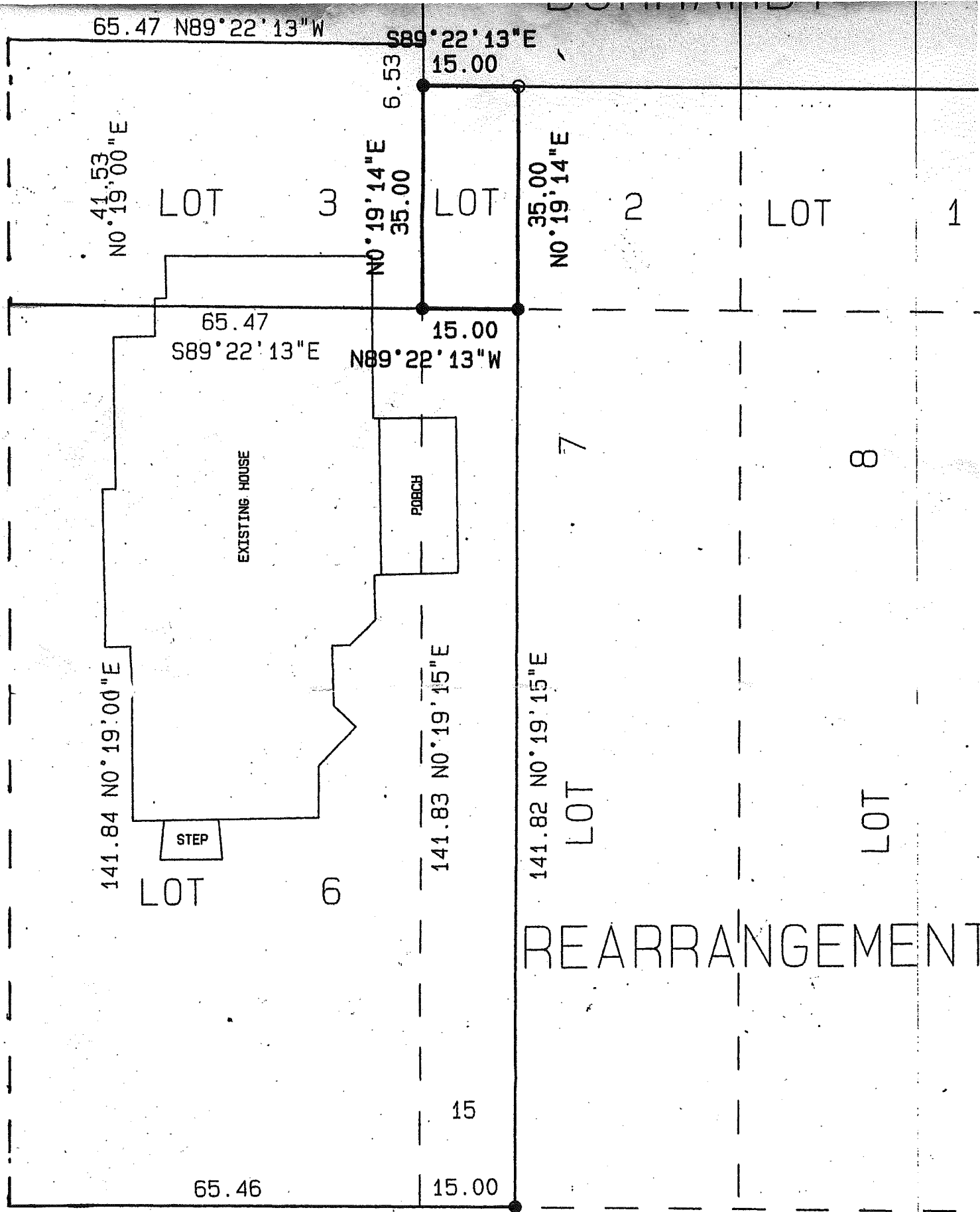
241 GEORE ST. W  
 EXISTING 1ST FLOOR PLAN



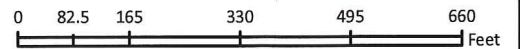
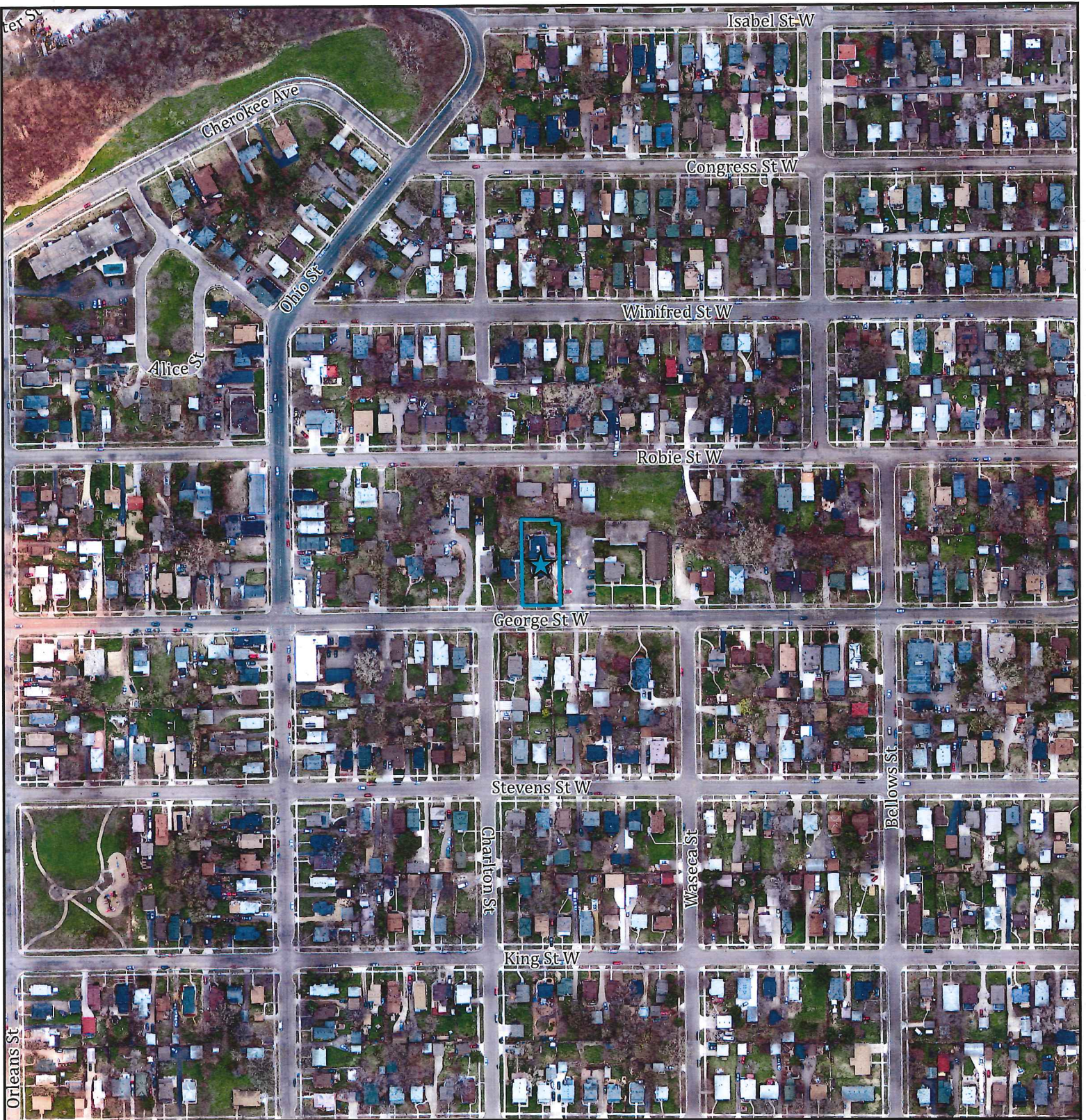


St. 01

EXISTING 2ND FLOOR  
NO CHANGES



REARRANGEMENT



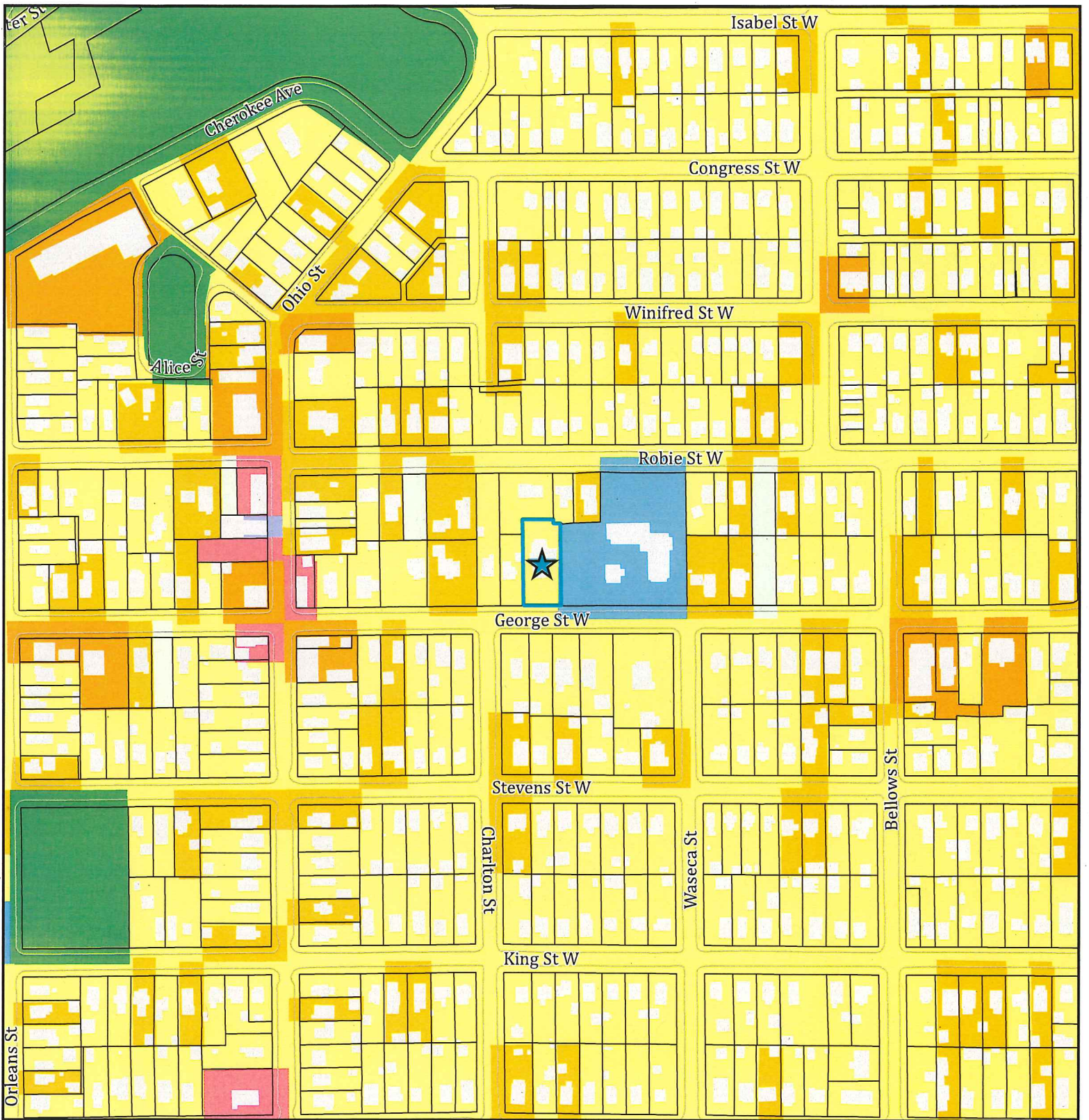
APPLICANT: Scott Kramer

APPLICATION TYPE: Conditional Use Permit

FILE #: 14-326683      DATE: 9/8/2014

PLANNING DISTRICT: 3

ZONING PANEL: 22



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APPLICATION TYPE: Conditional Use Permit

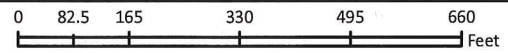
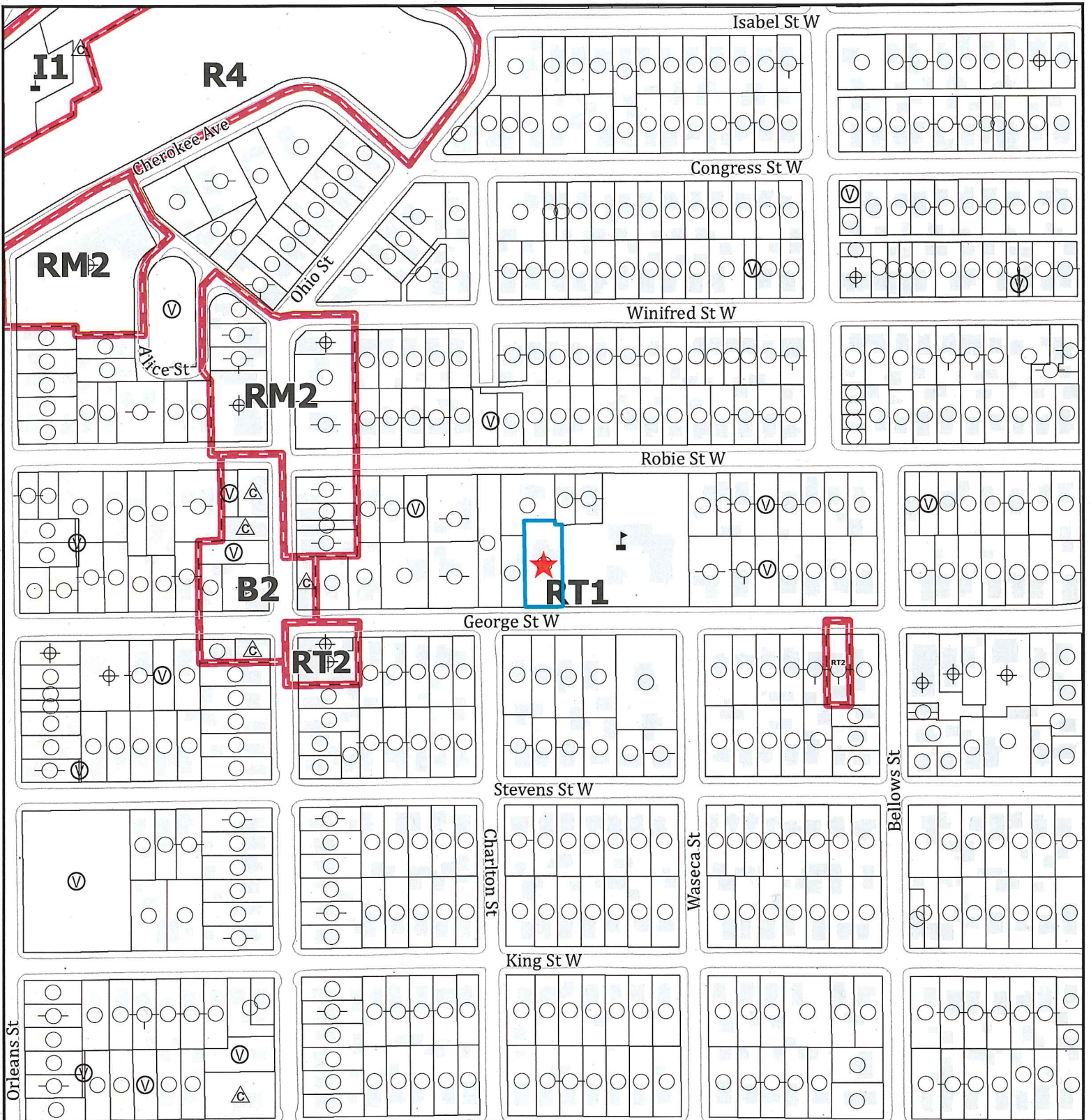
FILE #: 14-326683      DATE: 9/8/2014

PLANNING DISTRICT: 3

ZONING PANEL: 22

**Land Use**

- Single Family Detached
- Single Family Attached
- Multifamily
- Retail and Other Commercial
- Industrial and Utility
- Institutional
- Park, Recreational or Preserve
- Undeveloped



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|--|----------------------|--|--------------------------|
|  | Commercial & Office  |  | Residential One Family   |
|  | Industrial & Utility |  | Residential Two Family   |
|  | Institutional        |  | Residential Three Family |
|  | Vacant/Undeveloped   |  | Multifamily              |

