

## ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Julin Moua **FILE #** 15-037-595
2. **APPLICANT:** Julin Moua **HEARING DATE:** June 11, 2015
3. **TYPE OF APPLICATION:** Nonconforming Use Permit - Reestablishment
4. **LOCATION:** 723 Edmund Ave, between St. Albans and Grotto
5. **PIN & LEGAL DESCRIPTION:** 352923140049; Chute Brothers Division no 6 Lot 20
6. **PLANNING DISTRICT:** 7
7. **ZONING CODE REFERENCE:** §62.109(e) **PRESENT ZONING:** R4
8. **STAFF REPORT DATE:** June 4, 2015 **BY:** Jake Reilly
9. **DATE RECEIVED:** May 20, 2015 **60-DAY DEADLINE FOR ACTION:** July 19, 2015
- A. **PURPOSE:** Reestablishment of a nonconforming use as a duplex
- B. **PARCEL SIZE:** Regular rectangular lot, 40 x 126 feet totaling 5,040 sq. ft.
- C. **EXISTING LAND USE:** R-Duplex
- D. **SURROUNDING LAND USE:**

The house is surrounded on all sides by single- and two-family homes, zoned R4.
- 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:** The house was built as a single family home in 1881. Over the years building permits demonstrate that it has had additions constructed several times since initial construction. It was converted to a duplex more than 15 years ago, as demonstrated by historical land use maps, which show it as two-family since at least 2000. The zoning record shows that it has been listed as a non-conforming duplex use since at least 1996.
- G. **DISTRICT COUNCIL RECOMMENDATION:** The District 7 Council had not submitted comments at the time this staff report was prepared.
- H. **FINDINGS:**
  1. The Planning Commission has established guidelines for applications for nonconforming use permits for duplexes. While not themselves requirements, these guidelines lay out additional more objective factors the Planning Commission wishes to consider in determining if the required findings for granting nonconforming use permits listed in §62.109 of the Zoning Code can be made. The Planning Commission's Duplex Conversion Guidelines state that for applications for nonconforming use permits for duplexes in residential districts, staff will recommend denial unless the following guidelines are met:
    - A. *Lot size of at least 5,000 square feet with a lot width or front footage of 40 feet.* This finding is met. The lot size is approximately 5,040 square feet and the lot frontage is 40 feet.
    - B. *Gross living area, after completion of duplex conversion, of at least 1,500 square feet. Neither unit shall be smaller than 500 square feet.* This condition is met. According to measurements provided by the realtor, the two units are each 1,383 sq. ft. The combined gross living area is approximately 2,766 square feet.
    - C. *Three off-street parking spaces (non-stacked) are preferred; two spaces are the required minimum.* This condition is met. There are three parking spaces for vehicles to the rear of the structure, off the alley.
    - D. *All remodeling work for the duplex is on the inside of the structure unless the plans for exterior changes are approved by the Board of Zoning Appeals as part of the*

variance. *(The Planning Commission will approve these changes for the cases they handle.)* This condition is met. Other than exterior finishing all remodeling work will take place inside the structure.

- E. *For the purpose of protecting the welfare and safety of the occupants of any structure that has been converted into a duplex without the necessary permits, a code compliance inspection shall be conducted and the necessary permits obtained to bring the entire structure into conformance with building and fire code standards; or the property owner must, as a condition of the approval, make the necessary improvements to obtain the necessary permits and bring the entire structure into building and fire code compliance within the time specified in the resolution.* This condition is met. The applicant will work with the Department of Safety and Inspections to obtain the necessary code compliance documentation and permits.
2. Section 62.109(e) states: *When a 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 met. According to city records the property has been registered in the past as a two unit structure and information provided by the applicant shows that it is currently configured as a duplex, including with separate HVAC units and metering units. The continued use as a duplex is a reasonable use of this property.
  - (2) *The proposed use is equally appropriate or more appropriate to the district than the previous legal nonconforming use.* This finding is met. The proposed use as a duplex is equally appropriate to the previous use as a duplex.
  - (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. The proposed use as a duplex will not be detrimental to the existing character of development in the immediate neighborhood. Reestablishing the nonconforming use will put a structure back into service that has been vacant for the past three and a half years. The proposed use as a duplex fits in with the surrounding neighborhood and adjacent one and two family structures
  - (4) *The proposed use is consistent with the comprehensive plan.* This finding is met. The Housing Chapter of the Comprehensive Plan supports an increase in housing choice (strategy H1.1) across the city to support economically diverse neighborhoods. In addition, the District 7 plan states the goal of "Increasing the level of home ownership and rental property for people with a variety of income levels and housing needs (H6, p.4).
  - (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 5/20/2015: 20 parcels eligible; 14 parcels required; 14 parcels signed.
- I. **STAFF RECOMMENDATION:** Based on the findings above, staff recommends approval of the reestablishment of nonconforming use as a duplex subject to the condition that the applicant adhere to all applicable code requirements and receives a certificate of occupancy for a two-unit building.



**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 #: 15-037595  
Fee: 700.00  
Tentative Hearing Date: 6-11-15

PD=7

#35292314 0049

**APPLICANT**

Name Julia Moma Email hergas07@yahoo  
Address 867 Burr St.  
City St. Paul St. MN Zip 55130 Daytime Phone 651-999-9438  
Name of Owner (if different) Julia Moma  
Contact Person (if different) \_\_\_\_\_ Phone \_\_\_\_\_

**PROPERTY LOCATION**

Address/Location 723 Edmund Ave St. Paul mn  
Legal Description \_\_\_\_\_  
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: ☐ Establishment of legal nonconforming use status for use in existence at least 10 years (para. a)  
☐ Change of nonconforming use (para. c)  
☐ Expansion or relocation of nonconforming use (para. d)  
☒ Reestablishment of a nonconforming use vacant for more than one year (para. e)

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

Present/Past Use Duplex  
Proposed Use Duplex

Attach additional sheets if necessary

Attachments as required ☐ Site Plan ☐ Consent Petition ☐ Affidavit

Applicant's Signature Sing Run Date 4/30/15 City Agent pdd  
Representative for Julia Moma  
Rev 9/4/14 4/30/15



To the City of Saint Paul:

In Regards to: the Re-Establishment of a Non-Conforming Use for 723 Edmund ave. Saint Paul, MN 55104

I **Julin Moua**, wish to purchase this property and would like to return it to its prior use as a duplex. Due to its vacancy this property has been denied its previous use. This property is simply too big to be used as a single family home. Its use was a duplex before and I would like to return it to its previous use. Its floor plan would not be functional for a single family home use as described below and in the attached photo addendums. I will only purchase this home if the city of Saint Paul approves the use of this property as a duplex. I have purchased a few investment properties in the past and would like to add this to my portfolio. I lived in Saint Paul for many years now and come to like the area very much. I am particularly fond of the Frogtown area because of its diversity and improving economy. I wish to purchase this and convert this back to its proper form and lease it to minority families in need of affordable housing. I wish to get this back up to code and in suitable living conditions as soon as the purchase is complete. This property is a true duplex; it has two water meters, two water heaters, two electrical meters, two gas meters. It has two of everything. The building next door is a duplex, on this block alone there are several multifamily dwellings. I have had no issues getting the neighbors approval and signatures for the petition. I hope you take my case in to consideration when making your decision. This area needs affordable housing, and I promise to provide that.

Thank you and Sincerely,

A handwritten signature in black ink, appearing to read 'Julin Moua', is written over a horizontal line.

Julin Moua



## Zoning Petition List

As requested, attached is a list of all property owners within 100 feet of the property which you are requesting a zoning application. As a condition of your application, you are required to submit with your application a consent petition signed by a minimum two-thirds of all the property owners within 100 feet on the attached list.

Only persons listed as “**fee owner**” or “**homesteader**” are eligible to sign your petition. Persons listed as “**taxpayer**” are not eligible to sign your petition since they do not have full ownership of the property. A property owner may sign the petition as many times as they are listed as an owner within 100 feet.

Also attached are the petition form, affidavit, and application materials.

20

Total properties are within 100 feet of the property for zoning action and eligible to sign your petition.

14

Total signatures are required for a minimum two-thirds consent and a sufficient petition to proceed with your zoning application.

Please return this list along with the original petition form, affidavit, application and any additional supporting information and material that is part of your application.

\* Rezoning petitions must be received and held in the Zoning office 7 working days prior to any application cut-off date.

If you have questions about this list or any questions regarding this process, please call the Zoning office at 266-6589.

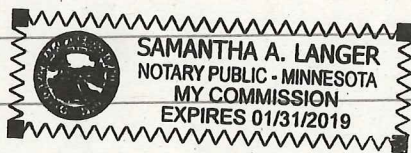
2/25/2010

4/30/15

I asked each neighbor that I was in the process of purchasing 723 Edmund Ave in St. Paul. I would like to keep it as a Duplex but in order to do that I would need approval from them in order to get a hearing set up. I advised them that because it's been vacant for more than 365 days I would need them to sign this petition. They agreed to sign willingly.

~~Justin Adams~~

Sing Rao



Samantha Langer 4/30/15



Sing Thao  
612-269-4435  
DanielThao@gmail.com

Refit. or  
Affid.



# 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 Julia Monca  
(name of applicant)

to establish a Duplex  
(proposed use)

located at 723 Edmund Ave St Paul, MN  
(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
714 Thomas	Julie Dahl	Julie Dahl	Jan 11/15
726 Thomas	Julie Dahl	Julie Dahl	1/11/15
730 THOMAS AVE	Julie Dahl	Julie Dahl	1/11/15
712 Edmund	Judy Detameter	Judy Detameter	1/11/15
714 Edmund	Elly Gatzke	Elly Gatzke	1/11/15
730 Edmund	Thanh Nguyen	Thanh Nguyen	1/11/15
729 Edmund	Sheng Lee	Sheng Lee	1/11/15
738 THOMAS	Frank Schaefer	Frank Schaefer	1-13-15
734 THOMAS	Frank Schaefer	Frank Schaefer	1-13-15
739 Edmund	Frank Schaefer	Frank Schaefer	1-13-15
888 Grotto	Frank Schaefer	Frank Schaefer	1-13-15
711 Edmund	Loren Reventerbach	Loren Reventerbach	1-15-15
722 Edmund	Dang Xiong	Dang Xiong	1-15-15

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 Julia Moma  
(name of applicant)

to establish a Duplex  
(proposed use)

located at 723 Edmund Ave St. Paul, MN  
(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.

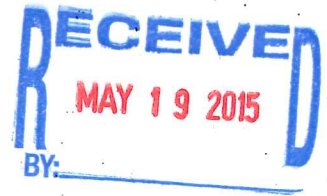
ADDRESS OR PIN	RECORD OWNER	SIGNATURE	DATE
720 Thomas	Toua Tealy Ivor	Toua Tealy Ivor	5/10/15
719 Edmund	Michelle Marouez	Michelle Marouez	5/18/15

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

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



STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

The petitioner, Sing Thao, 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.

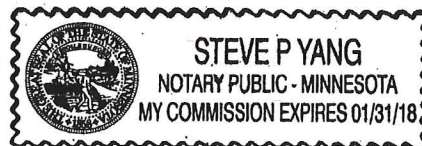
Sing Thao  
NAME

685 Birmingham St St Paul mn  
ADDRESS 55106

612-269-4435  
TELEPHONE NUMBER

Subscribed and sworn to before me this  
19<sup>th</sup> day of May, 2015.

Steve P Yang  
NOTARY PUBLIC





# CITY OF SAINT PAUL

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

STATE OF MINNESOTA)

:SS

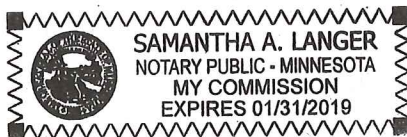
COUNTY OF RAMSEY)

The petitioner, Sing Thao, 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.

Sing Thao  
NAME

685 Birmingham St.  
ADDRESS St Paul, MN

612-269-4435  
TELEPHONE NUMBER



Subscribed and sworn to before me this  
30 day of April, 2015.

Samantha Langer  
NOTARY PUBLIC

# ZONING PETITION SUFFICIENCY CHECK SHEET

REZONING

SCUP

NCUP

## FIRST SUBMITTED

## RESUBMITTED

DATE PETITION SUBMITTED: 4-30-15

DATE PETITION RESUBMITTED: 5-19-15

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

DATE OFFICIALLY RECEIVED: 5-20-15

PARCELS ELIGIBLE: 20

PARCELS ELIGIBLE: 20

PARCELS REQUIRED: 14

PARCELS REQUIRED: 14

PARCELS SIGNED: 12

PARCELS SIGNED: 14

CHECKED BY: Paul Dubouché

DATE: 5/20/15

# NONCONFORMING USE PERMIT

## Re-establishment of a Nonconforming Use

City of Saint Paul

### RE-ESTABLISHMENT OF A NONCONFORMING USE

#### Section 62.109(e)

A nonconforming use is a lawful use that existed at the time of adoption of the zoning code (October 24, 1975) or amendment and is not currently permitted in the zoning district in which it is located.

When a nonconforming use of a structure, or structure and land in combination, ceases to exist for one year, the Planning Commission, following a public hearing, may allow the re-establishment of a nonconforming use. They must make the following required findings:

1. The structure, or structure and land in combination, cannot reasonably or economically be used for a conforming purpose; *It's too big for SFR / designed as duplex*
2. The proposed use is equally appropriate or more appropriate to the district than the previous nonconforming use; *write that it is same use as before it's been duplex*
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;
4. The use is consistent with the comprehensive plan; and
5. A notarized petition of two-thirds of the property owners within 100 feet of the property has been obtained stating support for the use.

The Planning Commission may attach other conditions to insure the public welfare.

#### Applicant's Role

1. The applicant (or representative) receives a nonconforming use permit application form from the Saint Paul Planning Commission, c/o Zoning Section, 1400 City Hall Annex, 25 West Fourth Street, Saint Paul, Minnesota 55102. The forms include the following:
  - a. Application for Nonconforming Use Permit;
  - b. Copies of the "Consent of adjoining property owners form;"
  - c. Affidavit for individual circulating the petition.
2. Complete the application form. Include evidence that all of the conditions listed in the code (1-5 above) are met. This would include floor plans, site plans, and other information to substantiate your case. *Take photos or ask DSI*
3. Complete the top portion of the consent form. Obtain the consent signatures of two-thirds of the property owners within 100 feet of the property.

A private title company or Saint Paul Zoning staff can provide names and addresses of the fee owners of property within 100 feet of the site, using Ramsey County Property records. There will be a fee for this service.





Front

Comments:



Exterior

Comments:  
right side of house



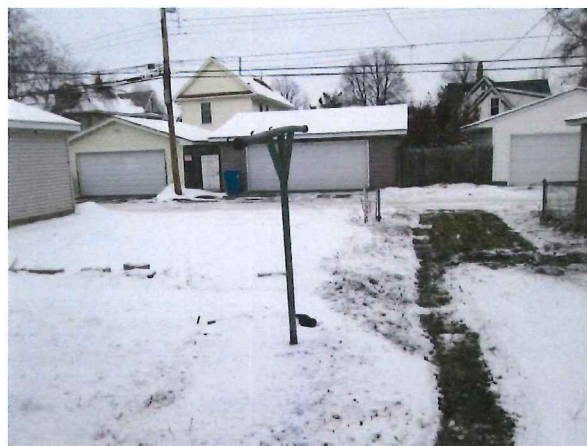
Exterior

Comments:  
left side of house



Exterior

Comments:  
two separate gas meters







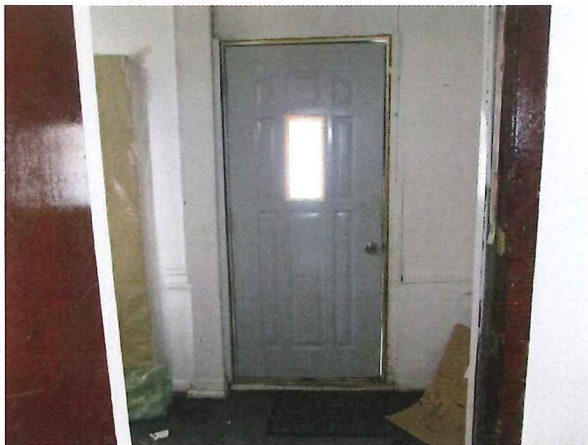
Exterior

Comments:  
back of house... parking space for 4 cars



Interior

Comments:  
front entry way



Interior

Comments:  
front entry way



Interior

Comments:  
front porch





Interior

Comments:  
lower unit living room



Interior

Comments:  
lower unit family room



Interior

Comments:  
lower unit family room



Interior

Comments:  
lower unit bedroom 1







Interior

Comments:  
lower unit kitchen to be finished



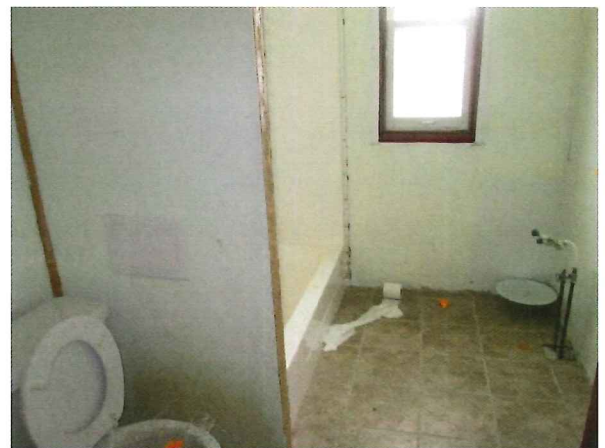
Interior

Comments:  
lower unit den/office



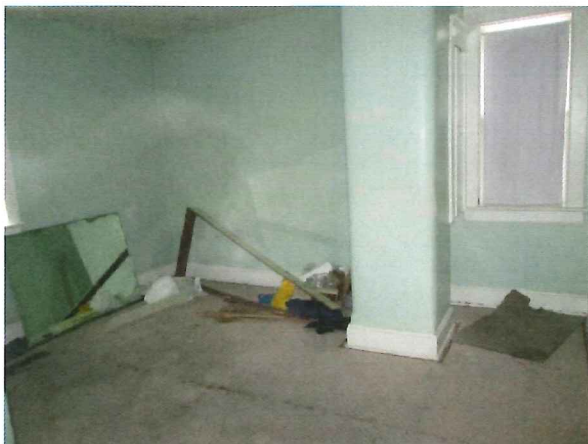
Interior

Comments:  
lower unit den/office



Interior

Comments:  
lower unit bathroom





Interior

Comments:  
stairway to upper unit



Interior

Comments:  
upper unit living room



Interior

Comments:  
upper unit living room



Interior

Comments:  
upper unit family room







Interior

Comments:  
upper unit bedroom 1



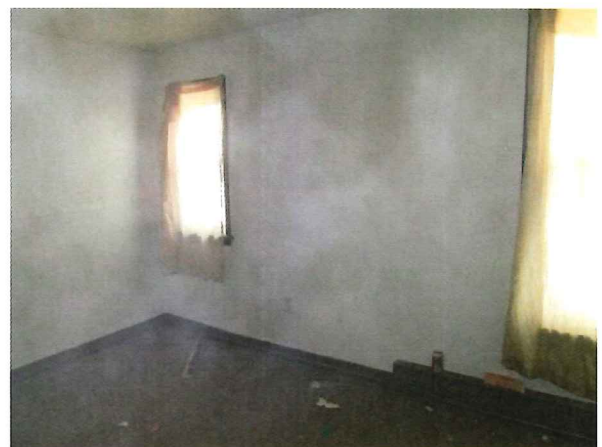
Interior

Comments:  
upper unit kitchen



Interior

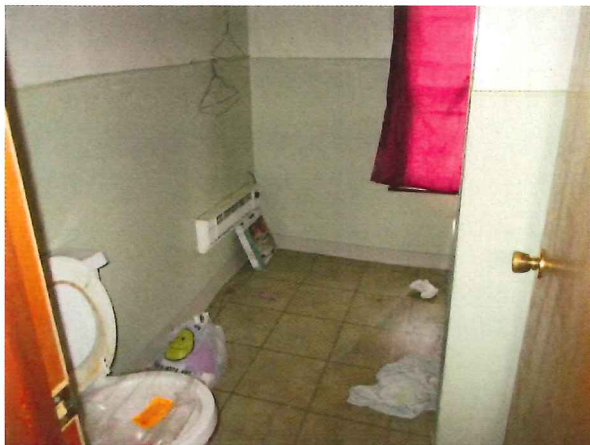
Comments:  
upper unit kitchen



Interior

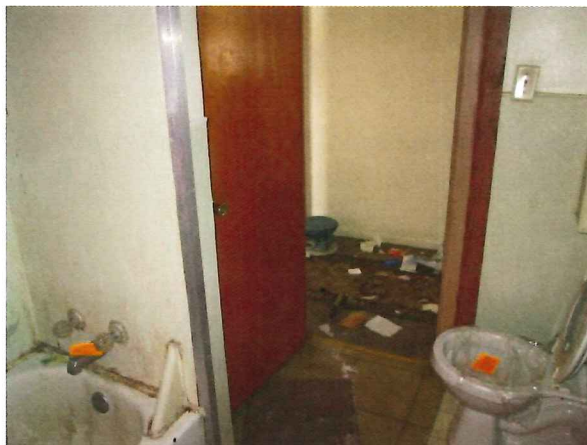
Comments:  
upper unit den/office





Interior

Comments:  
upper unit bathroom



Interior

Comments:  
upper unit bathroom



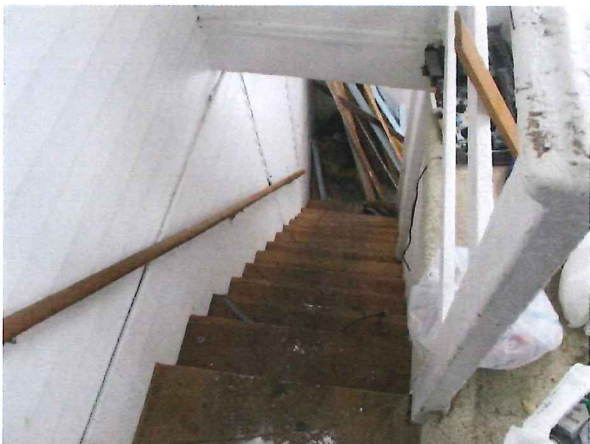
Interior

Comments:  
upper unit bedroom 2

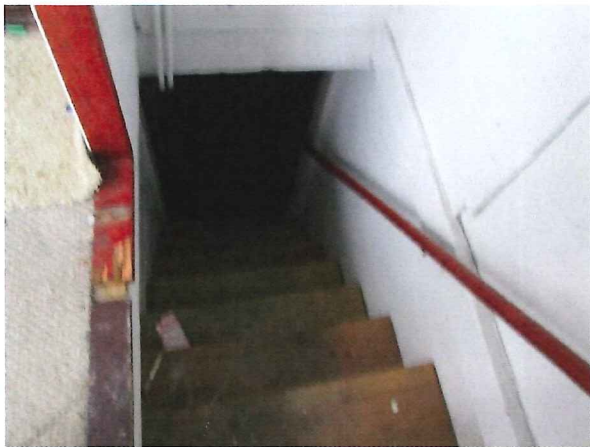


Interior

Comments:  
upper unit bedroom 2







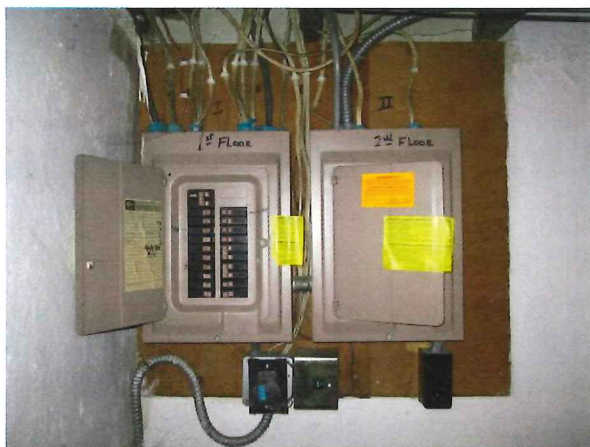
Interior

Comments:  
stairway to basement



Interior

Comments:  
basement



Interior

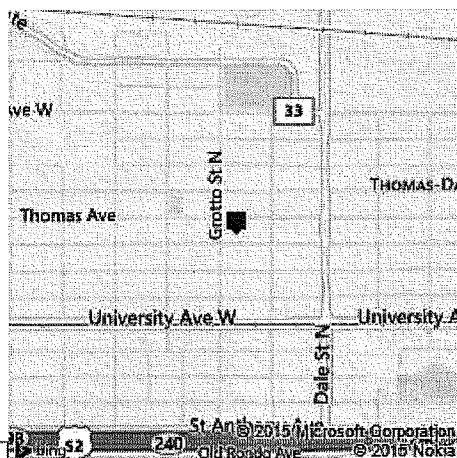
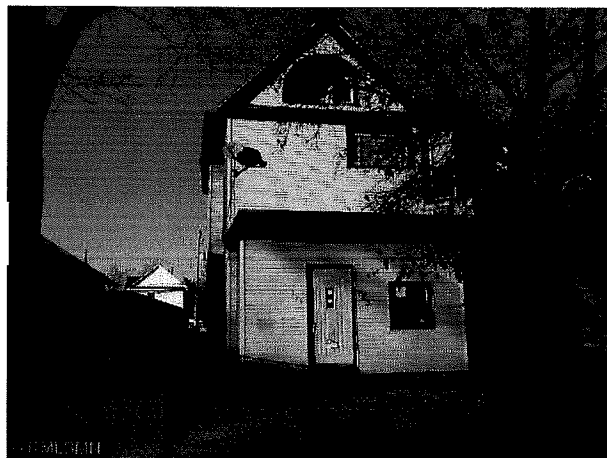
Comments:  
two separate electrical meters



Interior

Comments:  
furnace and water heater



**Multi-Family Property Full**Property Full Display, Multi-Family Residential, MLS #: **4547529****723 Edmund Avenue , Saint Paul, MN 55104**Status: **Pending** List Price: **\$82,500**Original List Price: **\$82,500**Map Page: **108** Map Coord: **A3**

Directions:

**North on Dale, left on Edmund, home is on the right.****TAX INFORMATION**Property ID: **352923140049** Short FormatTax Year: **2014**Tax Amt: **\$2,076**Assess Bal: **\$710**Tax w/assess: **\$2,786**Assess Pend: **Unknown**Homestead: **No**Total Units: **2** Garage: Year Built: **1881**Neighborhood: **Thomas-Dale (Frogtown)**Style: **(MF) Duplex Up and Down**Const Status: **Previously Owned**Foundation Size: **1,414**AbvGrdFinSqFt: **2,765**

BelGrdFinSqFt:

Total Fin SqFt: **2,765**Acres: **0.11**Lot Size: **40X126**Yearly/Seasonal: **Yearly**List Date: **12/03/2014**Received By MLS: **12/03/2014**Days On Market: **19** PDOM:**19**CDOM: **19**Off Market Date: **12/22/2014**Selling Agent: **Daniel Thao**Projected Close Date: **05/31/2015**Selling Office: **Axis Realty****General Property Information**

Legal Description: **Lot 20**  
 County: **Ramsey**  
 Postal City: **Saint Paul**  
 School District: **625 - St. Paul, 651-767-8100**

Owner Occupied: **N**

Complex/Dev/Sub:

Restrictions/Covts:

Lot Description:

Road Frontage:

Zoning: **Residential-Multi-Family**Accessibility: **None****Remarks**

Agent Remarks: **OFFERS@MIKEOLSEN.COM. Proof of funds/pre app req'd, employee & family members residing w/emp of JPMorgan Chase Bank, NA & affil/subsid are strictly prohib from directly/indirectly purchasing prop owned by JPMorgan Chase. 10 day list prior to offer review.**

Public Remarks: **Handyman Special! Projects have been started! CAT 2 duplex - buyer assumes and is responsible for the required repairs. No garage. Nice room sizes. Hardwood floors. 3 BR/1 Bath in each unit.**

**Structure Information**

Heat: **Forced Air**  
 Fuel: **Natural Gas**  
 Water: **City Water/Connected**  
 Sewer: **City Sewer/Connected**  
 Garage:  
 Parking Char: **None**  
 Pool: **None**  
 Amenities-Shared: **Patio**

No. of Ranges:  
 No. of Refrig:  
 Basement: **Partial**  
 Exterior: **Metal, Vinyl**  
 Fencing: **None**  
 Roof: **Asphalt Shingles**

**Unit Information****Number of Units Like This: 1**

Total Rooms: **6** Monthly Expense: **\$**  
 Total Bedrooms: **3** Monthly Rent: **\$**  
 Total Baths: **1 Full: 1 3/4: 0 1/2: 0 1/4: 0** Annual Rent: **\$**  
 Bath Char: **Main Floor Full Bath** Finished Sq Ft: **1,383**  
 Fireplaces: **0** Oth Park Spaces:



Fireplace Char: Air Conditioning: **None**

Appliances:

Amenities: **Natural Woodwork,Hardwood Floors,Tile Floors**

Special Search:

Room	Level	Dimen	Room	Level	Dimen	Room	Level	Dimen
Living Rm	Main		Bedroom 1	Main				
Dining Rm			Bedroom 2	Main				
Family Rm			Bedroom 3	Main				
Kitchen	Main		Bedroom 4					

Dining Room Desc: **Kitchen/Dining Room**  
Family Room Char:

**Number of Units Like This: 1**

Total Rooms:	<b>6</b>	Monthly Expense:	<b>\$</b>
Total Bedrooms:	<b>3</b>	Monthly Rent:	<b>\$</b>
Total Baths:	<b>1</b> Full: <b>1</b> 3/4: <b>0</b> 1/2: <b>0</b> 1/4: <b>0</b>	Annual Rent:	<b>\$</b>
Bath Char:	<b>Main Floor Full Bath</b>	Finished Sq Ft:	<b>1,383</b>
Fireplaces:	<b>0</b>	Oth Park Spaces:	<b>0</b>
Fireplace Char:		Air Conditioning:	<b>None</b>

Appliances:  
Amenities:  
Special Search:

Room	Level	Dimen	Room	Level	Dimen	Room	Level	Dimen
Living Rm	Upper		Bedroom 1	Upper				
Dining Rm			Bedroom 2	Upper				
Family Rm			Bedroom 3	Upper				
Kitchen	Upper		Bedroom 4					

Dining Room Desc: **Kitchen/Dining Room**  
Family Room Char:

**Financial****Cooperating Broker Compensation**

Buyer Broker Comp:	<b>3 %</b>	Sub-Agent Comp:	<b>0 %</b>	Facilitator Comp:	<b>3 %</b>
Variable Rate:	<b>N</b>	List Type:	<b>Exclusive Right</b>		

Financial Remarks:

Sellers Terms: **Cash**  
Existing Financing: **Free and Clear**  
In Foreclosure?: **No**  
Lender Owned?: **Yes**  
Potential Short Sale?: **No**  
Owner is an Agent?: **No**

**Expenses**

Owner Expense:		
Tenant Expense:		
Annual Electric Expense:	\$	Annual Repair Expense:
Annual Fuel Expense:	\$	Annual Trash Expense:
Annual Insurance Expense:	\$	Annual Water/Sewer Expense:
Annual Maintenance Expense:	\$	Annual Caretaker Expense:
Annual Gross Expense:	\$	
Total Annual Expenses:	\$	

\$  
\$  
\$  
\$  
\$**Income**

Annual Gross Income:	\$	Monthly Misc. Income:
Annual Net Income:		Annual Misc. Income:

**Contact Information**

Listing Agent: <b>Michael C. Olsen 651-209-8444</b>	Appointments: <b>Book A Showing</b>
Listing Office: <b>Keller Williams Premier Realty</b>	Office Phone: <b>651-379-5252</b>

MLS #: **4547529** Address: **723 Edmund Avenue , Saint Paul, MN 55104**

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## 723 Edmund Ave. Saint Paul, MN 55103 Floor Specs

### Unit 1

Front Porch - 5x18      Family Room - 13x12      Dining Room – 13x14      Kitchen – 13x14  
Bedroom 1 – 9x9      Bedroom 2 – 12x13      Office/non conforming bed 3 – 8x14      Bathroom – 8x6

### Unit 2

Family Room – 12x13      Dining room – 13x14      Kitchen – 13x14      Bathroom – 7x8  
Bedroom 1 – 9x9      Bedroom 2 – 10x13      Office/Non conforming bedroom 3 – 8x14

### Attic

hauri1@msn.comOffice/den 10x11

### Basement

Unfinished open floor

### Backyard

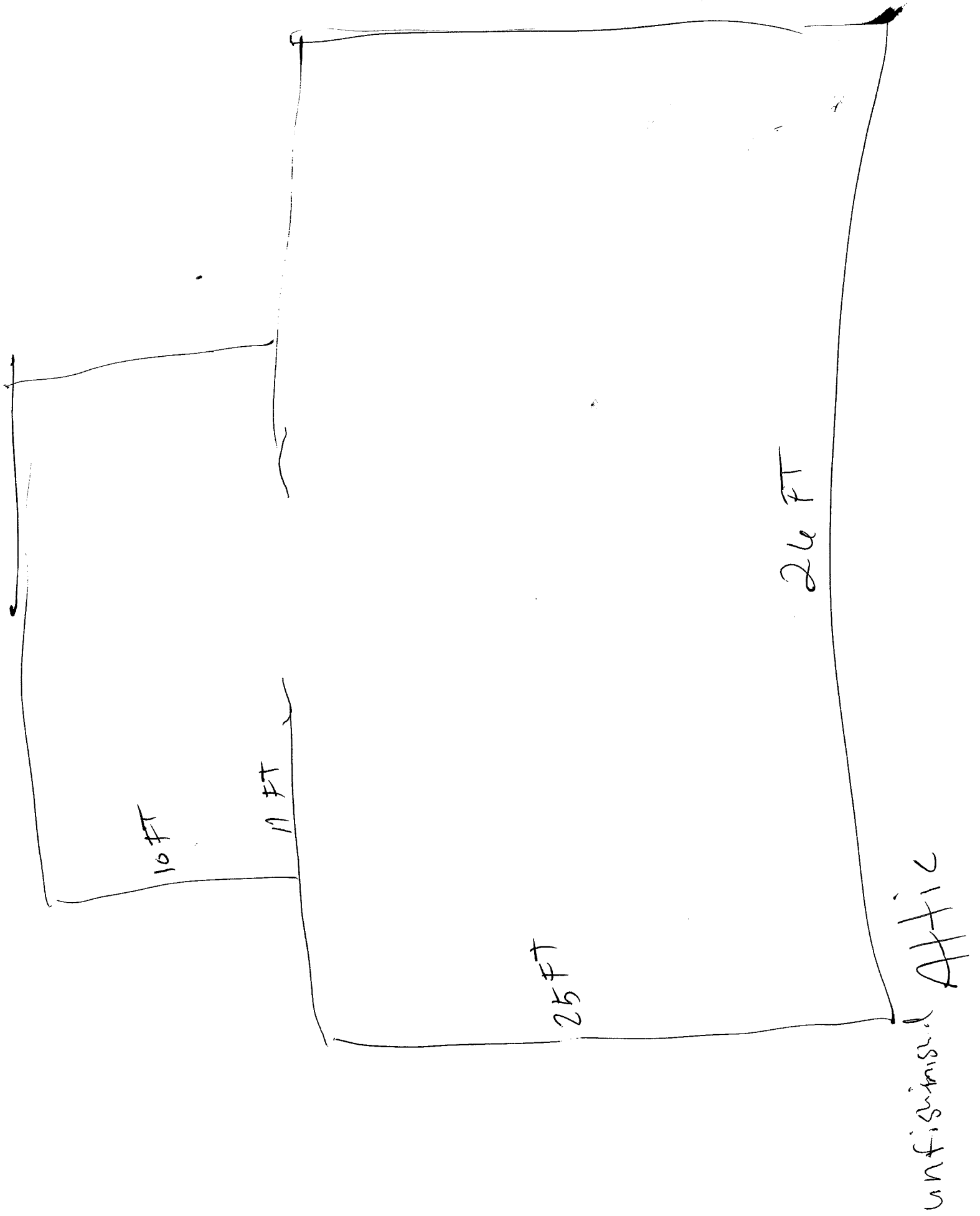
One car stall and additional 2 car stall on concrete



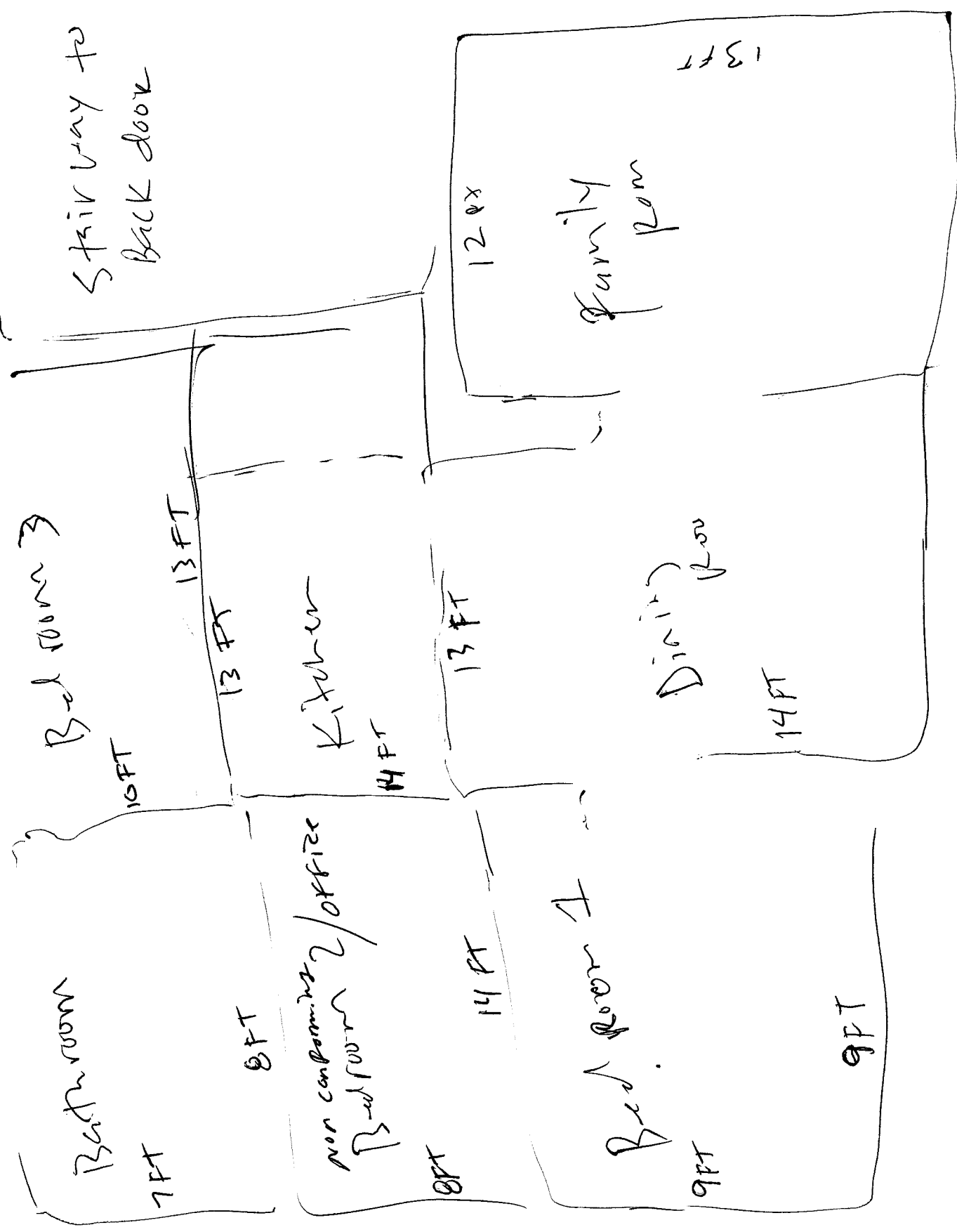


stall 1

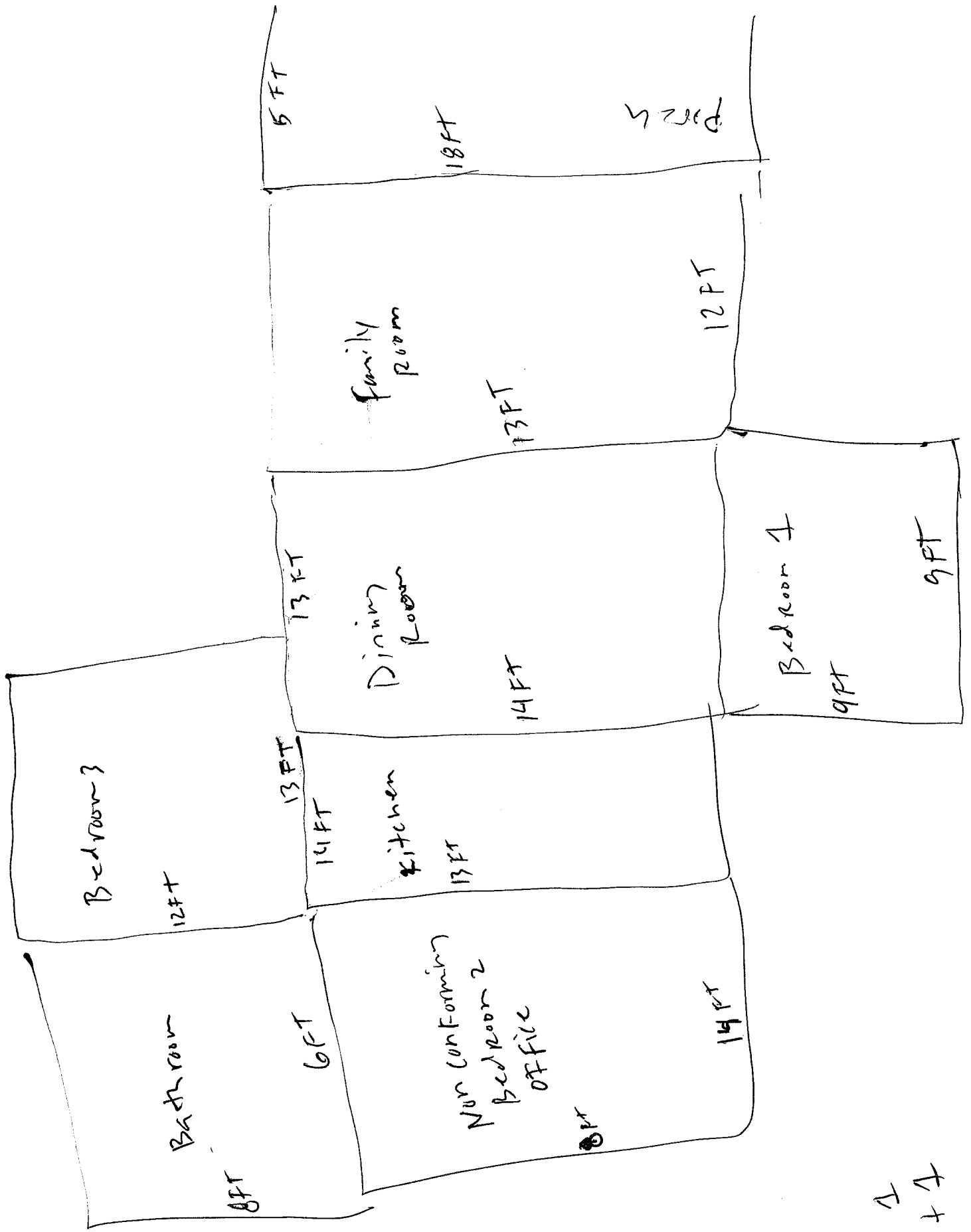
holds 2 cars







2nd Floor  
Unit 2



Floor 1  
unit 1



335

345

LAFOND

THOMAS

EDMUND

CHARLES

325

Scale of Feet.



BUILDING PERMIT INDEX CARD—CITY OF ST. PAUL DEPARTMENT OF PARKS, PLAYGROUNDS AND PUBLIC BUILDINGS—DIVISION OF BUILDINGS INSPECTION  
W. P. A. PROJECT 465-713-287 WP6008

STREET Edmund NO. 723 TYPE OF STRUCTURE Single WARD 20 BLOCK 6 ADDITION Chick Bros  
ORIGINAL-CONSTRUCTION PERMITS OWNER E. O. Mindrum CENSUS TRACT Div. CENSUS BLOCK

TYPE OF PERMIT	DATE ISSUED	PERMIT NUMBER	DATE LAST INSPECTION	CONTRACTOR	ESTIMATED COST	TYPE OF STRUCTURE	TYPE OF CONSTRUCTION	No record											
BUILDING	5/30	22513	-	-	5000	Bldg	TC1100	NO. OF STORIES	WIDTH, FEET	LENGTH, FEET	HEIGHT, FEET	FLOORSPACE							
PLASTERING	5/30	22513	-	-	-	Bldg	TC1100	2	22-24	42	24								
								INTERIOR LATH					EXTERIOR PLASTER		EXTERIOR LATH				
								DL L7											
								TYPE OF WORK DONE											
								CODE	NO.	CODE	NO.	CODE	NO.	CODE	NO.	CODE	NO.		
ELECTRICAL																			
HEATING STEAMFITTING																			
WARMAIR																			
								CODE	NO.	LO.	CODE	NO.	LO.	CODE	NO.	LO.	CODE	NO.	LO.
PLUMBING																			
ELEVATOR																			
								TYPE		POWER		NO. OF CARS		NO. OF LDGS.					
AGE OF BUILDING AS OF JANUARY 1, 1939								TOTAL ESTIMATED COST OF BUILDING											

RECORD OF SUB-PERMITS

TYPE OF PERMIT	PERMIT NUMBER	DATE ISSUED	DATE LAST INSPECTION	OWNER	CONTRACTOR	ESTIMATED COST	TYPE OF STRUCTURE	TYPE OF CONSTRUCTION	PURPOSE OF PERMIT	TYPE OF WORK					
										CODE	NO.	CODE	NO.	CODE	NO.
Build	37773	4-28-22	-	A. X. Baehr	-	750	BLS	780	Add	BLS	20				
Build	4971	6-12-22	11-28-22	W. B. Schanno	-	100	BLS	TC	BLD 1	BLS	17				
Plbg	52267	10-9-23	-	A. Forbes	J. McPherry	-	BLS	TC	Inst	PS	3				
Plbg	78819	3/10/41	-	W. H. Presque	W. H. Presque	450	BLS	TC	Reide						





FILE NAME: Julin Moua

APPLICATION TYPE: Reestablishment of NCUP

FILE #: 15-037595

DATE: 5/20/2015

PLANNING DISTRICT: 7

ZONING PANEL: 9

#### Land Use

Single Family Detached

Single Family Attached

Multifamily

Office

Retail and Other Commercial

Mixed Use Residential

Industrial and Utility

Institutional

Park, Recreational or Preserve

Undeveloped

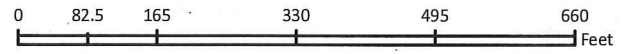
Subject Parcels

Section Lines

0 82.5 165 330 495 660 Feet







FILE NAME: Julin Moua

APPLICATION TYPE: Reestablishment of NCUP

FILE #: 15-037595      DATE: 5/20/2015

PLANNING DISTRICT: 7

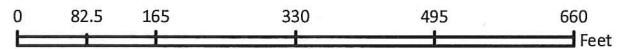
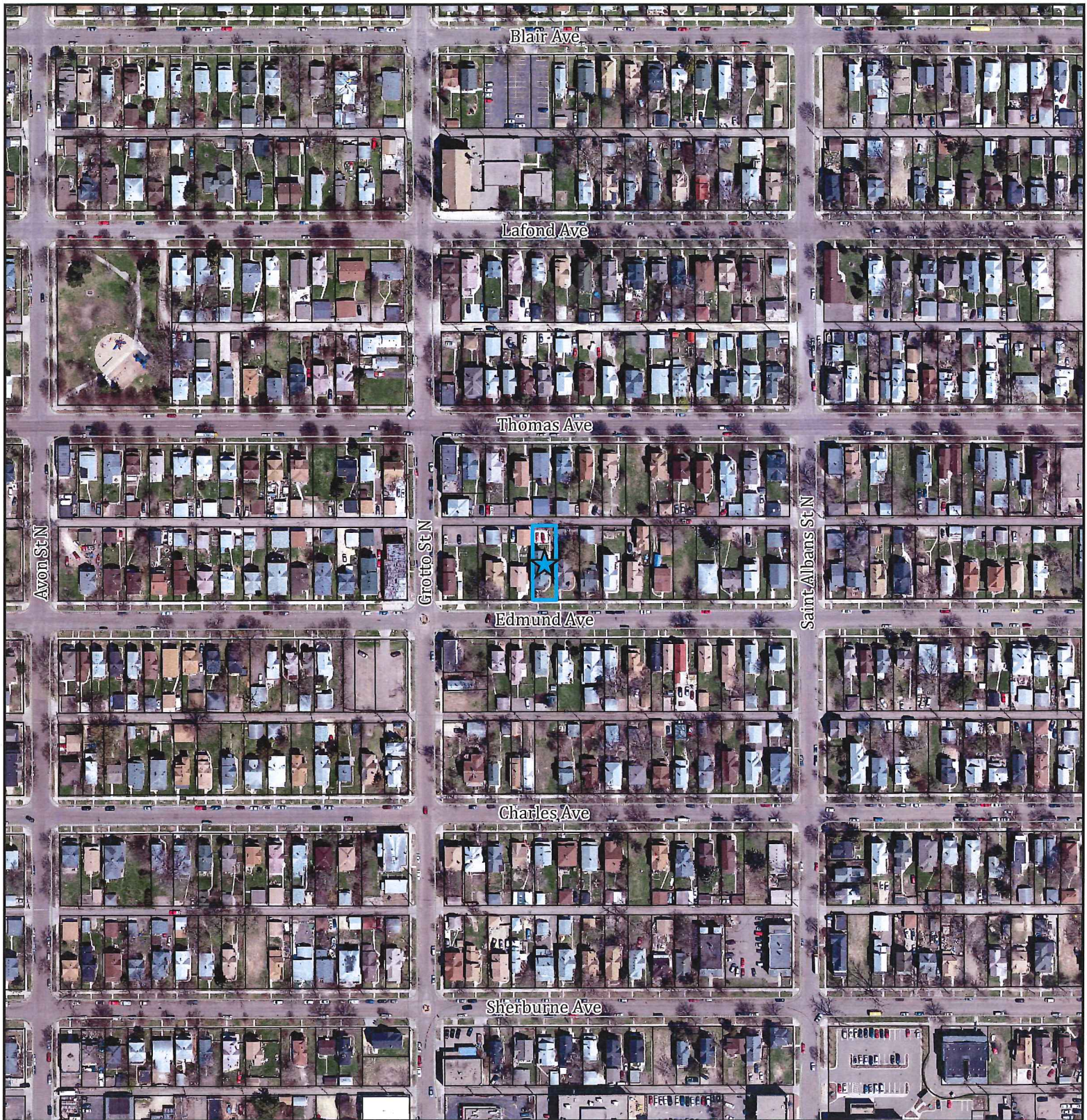
ZONING PANEL: 9

**Zoning**

- R4 One-Family
- RM2 Multiple-Family
- T2 Traditional Neighborhood
- T3 Traditional Neighborhood
- B2 Community Business
- B3 General Business
- VP Vehicular Parking
- Subject Parcels
- Section Lines







FILE NAME: Julin Moua

Aerial

APPLICATION TYPE: Reestablishment of NCUP

 Subject Parcels

FILE #: 15-037595 DATE: 5/20/2015

PLANNING DISTRICT: 7

ZONING PANEL: 9

*Saint Paul Department of Planning and Economic Development and Ramsey County*

