

## ZONING COMMITTEE STAFF REPORT

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|--|---|
| 1. <b>FILE NAME:</b> 897 Goodrich  | <b>FILE #</b> 15-138-929                              |
| 2. <b>APPLICANT:</b> Mike and Joelle Olson   | <b>HEARING DATE:</b> August 13, 2015                  |
| 3. <b>TYPE OF APPLICATION:</b> NUP - Establishment                                       |   |
| 4. <b>LOCATION:</b> 897 Goodrich Ave, between Victoria St. S. and Milton St.             |   |
| 5. <b>PIN &amp; LEGAL DESCRIPTION:</b> 022823310055, Summit Park Addition, Lot 20 Blk 24 |   |
| 6. <b>PLANNING DISTRICT:</b> 16  | <b>PRESENT ZONING:</b> RT1                            |
| 7. <b>ZONING CODE REFERENCE:</b> Sec. 62.109(a)  |   |
| 8. <b>STAFF REPORT DATE:</b> July 23, 2015   | <b>BY:</b> Jamie Radel                                |
| 9. <b>DATE RECEIVED:</b> July 13, 2015   | <b>60-DAY DEADLINE FOR ACTION:</b> September 25, 2015 |
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- A. **PURPOSE:** Establishment of nonconforming use as a triplex
- B. **PARCEL SIZE:** 6,000 sq. ft. (0.14 acres)
- C. **EXISTING LAND USE:** Two-family dwelling
- D. **SURROUNDING LAND USE:**  
North: Mix of one- and two-family dwellings  
East: Mix of one- and two-family dwellings  
South: Mix of one- and multi-family dwellings  
West: Mix of one-, two-, and multi-family dwellings
- E. **ZONING CODE CITATION:** §62.109(a) lists the conditions under which the Planning Commission may grant a permit to establish legal nonconforming use status.
- F. **HISTORY/DISCUSSION:** According to the 1908 building permit, this house was constructed as a duplex. No building permits were found that indicate when the third unit was added in the basement. This property is currently zoned RT1 two-family residential, which allows the property to have two dwelling units, but it has been used as a triplex for an undocumented number of years. This property was tracked through the City's rental registration program from 2003 to 2007, which identified it as a two-unit building. The property was issued a provisional certificate of occupancy from 2007 to 2011. DSI's property files identified the use as an illegal triplex in a certificate of occupancy (C of O) zoning review in 2008. In a letter dated December 1, 2011 (attached to this report), the City informed the previous property owner that three dwelling units were not allowed in this building per the City's zoning code. In a re-inspection in February 2012, the building was found to be a compliant duplex. (See attached report.) In July 2014, the applicants purchased this property. A March 2015 C of O inspection of the property found the illegal third dwelling unit in the structure, and the applicant was told they needed to discontinue the illegal use of the building or contact DSI to convert the building to a legal use.
- G. **DISTRICT COUNCIL RECOMMENDATION:** The District 16 Council has not commented on this application at the writing of the staff report.
- H. **FINDINGS:**
1. The applicant is seeking establishment of a nonconforming use of their property as a triplex. Under the RT1 two-family residential district, a two-family dwelling is permitted, while a three-family dwelling is not permitted.
  2. The Planning Commission's triplex conversion guidelines state that staff will recommend denial unless the following guidelines are met:
    - (a) *Lot size of at least 6,000 square feet with a lot width or front footage of 50 feet.* This guideline is met as the subject property is 6,000 square feet (40-foot width, 150-foot depth).
    - (b) *Gross living area, after completion of triplex conversion, of at least 2,100 square feet. No unit shall be smaller than 500 square feet.* This guideline is met. The gross living area exceeds 3,800 square feet, and the smallest unit, the basement unit, exceeds 1,000 square feet.
    - (c) *Four off-street parking spaces (non-stacked) are preferred; three spaces are the required minimum.* This guideline can be met if the unpaved portion of the outdoor parking area is paved in accordance with § 63.316. The parking requirement for three two-bedroom

apartments is four parking spaces. This site currently has a two garaged spaces and has sufficient space for two surfaces spaces. Upon review of site photos, a small portion of the parking area adjacent to the screening wall on the eastern property line is not paved. § 63.316 of the zoning code states: "all parking spaces...shall be paved with standard or pervious asphalt or concrete or with brick, concrete or stone pavers, or material comparable to the adjacent street surfacing."

- (d) *All remodeling work for the triplex is on the inside of the structure unless the plans for exterior changes are approved by the Planning Commission or Board of Appeals.* This guideline is met. No exterior changes are proposed.
  - (e) *For the purpose of protecting the welfare and safety of the occupants of any structure that has been converted into a triplex 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 guideline is met. The property has abated all of the code violations noted in a 2015 inspection, with exception to the zoning issue addressed by this application.
3. Section 62.109(a) of the zoning code provides that the Planning Commission may grant legal nonconforming status to uses or structures that do not meet the standards for legal nonconforming status in section 62.102 if the commission makes the following findings:
- (a) *The use or a nonconforming use of similar or greater intensity first permitted in the same zoning district or in a less restrictive zoning district has been in existence continuously for a period of at least ten (10) years prior to the date of the application.* This finding is not met. According to City records, on December 1, 2011, the illegal third unit was identified by a fire inspector as part of an inspection required to receive a certificate of occupancy, and upon re-inspection on February 23, 2012, the building was found to be a compliant duplex. To meet that, the previous owner would have had to meet the requirements to show it was being used only as a two-unit building. Based on this information, the use of the building as a triplex would have had to be discontinued for some period of time and thus cannot establish continuous use for ten years prior to this application.
  - (b) *The off-street parking is adequate to serve the use.* This finding is met subject to paving the unpaved portion of the outdoor parking in accordance with § 63.316. The parking requirement for three two-bedroom apartments is for parking spaces. This site currently has a two garaged spaces and has sufficient space for two surfaces spaces. Upon review of site photos, a small portion of the parking area adjacent to the screening wall eastern property line is not paved. § 63.316 of the zoning code states: "all parking spaces...shall be paved with standard or pervious asphalt or concrete or with brick, concrete or stone pavers, or material comparable to the adjacent street surfacing."
  - (c) *Hardship would result if the use were discontinued.* This finding is not met. This building is constructed as a duplex, and the building would continue to have reasonable use as a duplex. Re-use of the improved basement space in conjunction with the first-floor unit would require some reconfiguration of the layout of the space should a laundry facility continue to be shared between the two units.
  - (d) *Rezoning the property would result in "spot" zoning or a zoning inappropriate to surrounding land uses.* This finding is met. This property is zoned RT1 two-family and all of the properties fronting on Lincoln and Goodrich Avenues from Victoria Street west to Oxford Street are within the same zoning district.
  - (d) *The use will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, or general welfare.* This finding is met. This building has been operating on and off as a three-unit building for an undocumented

number of years. It does not appear that use of the building as a triplex would endanger the health, safety, or general welfare of the surrounding area.

- (f) *The use is consistent with the comprehensive plan.* This finding is met. This property is designated Established Neighborhood in the Comprehensive Plan. The Established Neighborhood land use is defined as “predominately residential areas with a range of housing types. Single family houses and duplexes predominate, although there may be smaller scale multifamily housing scattered in the neighborhood...” A triplex would be consistent with smaller scale multifamily housing.
- (g) *A notarized petition of at least two-thirds of the owners of the described parcels of real estate within one hundred (100) feet the subject property has been submitted stating their support for the use.* This finding is met. The petition was found sufficient on July 13, 2015: Twenty-one parcels eligible; fourteen parcels required; eighteen parcels signed.

- I. **STAFF RECOMMENDATION:** Based on finding 3(a) and 3(c) above, staff recommends denial of the establishment of legal nonconforming use as a triplex at 897 Goodrich 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 #: 15-138929  
Fee: 700.00  
Tentative Hearing Date: 7-30-15

PD-16  
\* 022823310055

**APPLICANT**

Name Mike & Joelle Olson (joelle.c.h.olson@gmail.com)  
Address 897 Goodrich Ave.  
City St. Paul St. MN Zip 55105 Daytime Phone 218-590-6303  
Name of Owner (if different) N/A  
Contact Person (if different) N/A Phone N/A

**PROPERTY LOCATION**

Address/Location 897 Goodrich Avenue St. Paul, MN 55105  
Legal Description Lot 20, Block 24, Summit Park Addition to St. Paul Ramsey County, Minnesota Current Zoning RT1  
(attach additional sheet if necessary)

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

- The permit is for: ☒ 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 illegal triplex (duplex + basement unit)  
Proposed Use legal triplex

Attach additional sheets if necessary

We are seeking approval to legally use the previously existing 3rd basement unit in our home. See supporting documents for details.

Attachments as required ☒ Site Plan ☒ Consent Petition ☒ Affidavit

Applicant's Signature Joelle Olson Date 7/2/15 City Agent add 7-2-15

# NONCONFORMING USE PERMIT

Establishment of Legal Nonconforming Use      City of Saint Paul

## ESTABLISHMENT OF LEGAL NONCONFORMING USE STATUS

### Section 62.109(a)

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

The Planning Commission, following a public hearing at the Zoning Committee, may grant legal nonconforming status to a use that does not meet the requirements for administrative determination but has been in existence for at least 10 years. They must make the following required findings.

1. The use occurs entirely within an existing structure;

Olson: Yes, this is correct. All units are within the existing dwelling.

2. The use or use of similar intensity permitted in the same clause of the zoning code or in a more restrictive zoning district has been in existence continuously for a period of at least ten (10) years prior to the date of the application.

Olson: Yes. Unit has been in existence for a period of 10+ years. Jane Lynch, the owner of the property for the last 10 years, has shared that the unit has been rented and in use during her possession of the dwelling. She has also indicated that her relative, Marty Lynch, the owner of the property beforehand, rented the unit in question as well. See signed letter from Jane Lynch in **Addendum A**.

Also note that the fixtures and appliances in the unit date back to the 1980's. See additional documentation of appliances and fixture serial numbers and production dates in **Addendum B**.

3. The off-street parking is adequate to serve the use;

Olson: Yes. Four off-street parking spots currently exist; 2 are in a garage, and 2 are on a cement parking pad. See site map for reference.

4. Hardship would result if the use were discontinued;

Olson:

Yes, hardship would result if the use were discontinued. The basement unit was clearly built with the intention to be a fully separated unit (with kitchen) from main level living.

It would not be reasonable to connect the basement to the main unit due to the nature of the floor plan. The stairwell in question is a shared space among all unit residents. The shared stairwell allows all tenants to have access to shared laundry in the basement. To exclusively join the back stairwell to the basement



unit could pose a risk to the resident on the second level, potentially limiting him/her by not have a second exit.

Additionally, there are 3 doors separating the basement from the main unit which makes it challenging to access the basement unit. Lastly, there is a noise barrier between the two units, which would be less than ideal for an occupant who finds value in having vocal access to all occupants of the home. In other words, the two units are decoupled making it unreasonable for a family to use the basement in conjunction with the main floor. All of these variables make the separateness of the unit unsuitable for a larger, family-style living situation.

If the use of the basement unit were discontinued, it would result in the economic loss of roughly \$12,000 in annual income from potential renters. When Joelle and Mike Olson purchased the home in July 2014, a lease for the basement unit in question dating from May 2014 through April 2015 for \$1,000 a month survived the sale. Since the lease has expired in April 2015, Joelle and Mike have not listed this unit for rent and are foregoing that \$1,000 a month until a decision from the city is made. See **addendum C** for the most recent lease agreement in this unit.

At the time of sale to Mike and Joelle Olson, records also showed the St. Paul department of safety and inspections had historically viewed the unit in question many times and continued to issue a valid Certificate of Occupancy regardless of any zoning issues. Jane Lynch, the seller, also had a valid certificate of occupancy which survived the sale along with the basement lease. Joelle and Mike do not understand why so many years later the same unit is being called into question after an inspection this spring. Historical information on the unit from the department of safety and inspections is provided in **addendum D**.

Additionally, if use were discontinued it would result in the inability to use 1,000+ of taxable square feet in the dwelling. This spring, Joelle and Mike requested the Ramsey County Assessor's office to review the estimated market value of the property. When assessing the value, the county office uses a price per square foot analysis vs. recent comparable sales in the immediate neighborhood. This assessment includes the total square footage of each dwelling unit, regardless of usability or zoning. Therefore, the basement unit in question continues to drive up the taxes on the overall dwelling whether usable or not. The 2015 taxes for the dwelling are \$7,786, significantly higher than many neighboring houses based on this square footage. See **addendum E** for 2015 tax assessment.

5. Rezoning the property would result in Aspot® zoning or a zoning inappropriate to the surrounding land uses;

Olson: The neighborhood block is currently comprised of mixed use dwellings. Immediate neighbors to the west at 903 Goodrich operate 5 separate legal units within the dwelling, including one basement unit. Other neighbors within close proximity on the same block operate a variety of dwellings, including 4+ units per

dwelling, Triplexes, Duplexes, and single family homes. If the nonconforming use permit were allowed for this dwelling its use would be in line with other similar properties in the immediate area. See **addendum F** for examples of neighboring like properties.

6. The use will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, or general welfare;

Olson: If the nonconforming use permit were allowed, existing character of the dwelling would remain as is. No additional construction or building is needed. The basement unit in question has been inspected by the St. Paul department of safety and inspections this spring and determined as safe – including proper ceiling height, square footage, and egress in bedrooms as well as necessary smoke and carbon monoxide detectors. All other deficiencies noted in the inspections have since been repaired and resolved. See copy of fire inspection correction notice in **Addendum G**.

7. The use is consistent with the comprehensive plan; and

Olson: Plan is to use unit as is, without need for additional construction or building. If permit is allowed basement unit will be rented out to tenants.

8. A notarized petition of two-thirds of the property owners within 100 feet of the property has been obtained stating support for the use.

Olson: When petitioning immediate neighbors for variance approval, many confirmed that the request was not a significant change from the existing and historical use of the dwelling over the previous years. Neighbors agree that approval of the variance request will not change how the structure has been used historically and that no building or structural changes to the dwelling are necessary. Essentially the dwelling will be used as it has been intended. Neighbors understand that Joelle and Mike Olson plan to continue to occupy the main floor unit of the building and that they will continue to be respectful of the neighbors and the neighborhood and expect the same from their tenants. Joelle and Mike Olson have already invested over \$10,000 on the exterior of the home and plan to continue to make improvements that keep the home looking in good condition if the permit is allowed. Neighbors understand that allowing a zoning variance will help allow income for continued reinvestment into the home, which has residual benefits to the overall neighborhood and property values. Neighbors understand that the basement unit is in good condition and will continue to attract tenants that will also respect the neighborhood. See Attached Petition with 15 of the 17 total property signatures (12 needed for two-thirds). See **addendum H**.

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 Zoning Section, 1400 City Hall Annex, 25 West Fourth St., Saint Paul, Minnesota 55102 or online at <http://www.stpaul.gov/depts/development/zoning/deternonconform.html>. The forms include the following:
  - a. Application for Nonconforming Use Permit;
  - b. A Consent of Adjoining Property Owners' form;
  - c. Affidavit of Petitioner@ form for individual circulating the petition.
2. Complete the application form. Include evidence that all of the conditions listed in the code (1-8 above) are *met*: This would include evidence that the use has been in existence for ten years, evidence of hardship, floor plans, site plans, and other information to substantiate your case. If the application is for a permit to grant legal nonconforming status for a duplex or triplex, the application shall also include responses to the duplex/triplex conversion guidelines. These guidelines are available from the Zoning Section. Complete the top portion of the consent petition form, including a clear description of the use you are proposing to establish as the legal nonconforming use. On the consent petition 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.
3. Complete the Affidavit of Petitioner@ form and have it notarized. Bring the completed forms, consent petition, and supporting information to the Zoning Office along with the appropriate fee.
4. Be available to provide additional information to Zoning staff as needed.
5. Attend Zoning Committee public hearing to explain your application and answer questions.

### Process

1. If the petition is found to be sufficient, Zoning staff opens the file, notifies representatives of the district council of the pending application, and sets up a public hearing before the Zoning Committee of the Planning Commission. The hearing is approximately 21 days from the date the application is received. The committee meets at 3:30 p.m. in City Council Chambers on alternate Thursdays.
2. Notice of the hearing is sent at least 10 days in advance of the public hearing to property owners within 350 feet of the site and also to planning district representatives.
3. At the public hearing, the Zoning Committee:



- a. Hears the staff recommendation based on a review of zoning code requirements;
  - b. Hears public testimony in support and opposition; and
  - c. Recommends approval or denial of the request, and indicates when the recommendation will be made to the Planning Commission.
4. The Planning Commission receives the recommendation of the Zoning Committee and takes a decision at its scheduled meeting, held at 8:30 a.m. the Friday of the week following the Zoning Committee meeting. This is not a public hearing, and no public testimony is heard. However, this meeting is open to the public, and you may attend.
  5. The Planning Commission will either approve or deny the application. The applicant or any persons affected by this decision may appeal the Planning Commission decision to the City Council within 10 days of the Planning Commission decision.

If you have any questions, contact Zoning Office

1400 City Hall Annex

25 West Fourth Street

Saint Paul, Minnesota 55102 (651) 266-6589

DUPLEX AND TRIPLEX CONVERSION GUIDELINES FOR ZONING CASES

Approved by the Board of Zoning Appeals June 30, 2009

Approved by the Planning Commission August 21, 2009 (09-52)

## TRIPLEX CONVERSION GUIDELINES

### Application Requirements:

**Plans.** In addition to the general application requirements of 61.301, 61.302, and 61.80I(b) (for rezonings), applications shall include a site plan showing total lot area and proposed off street parking (improved with a durable, permanent, dustless surface). Calculating the floor area of habitable rooms, only those portions of the floor area of a room having a clear ceiling height in excess of five (5) feet may be included. At least half of the floor area of a habitable room shall have a clear ceiling height of seven (7) feet or more. Exterior changes are proposed, exterior changes shall be consistent with the General Design Standards in section 63.110. All plans and drawings must show dimensions or be drawn to scale.

**Olson:** See **Site Map** Attached. No plan to construct or build, but rather to use dwelling as is. Bedroom ceiling heights exceed the 7 foot minimum at 7 feet 4 inches. No exterior changes proposed.

**Economic Feasibility Analysis.** An economic analysis worksheet provided by the City shall be completed and submitted with the application.

Olson: Per Paul Dubruiel at the city zoning office, this worksheet is no longer needed. See answer to question 4 on hardship on the nonconforming use permit form.

MLS Listing from Most Recent Sale. A copy of the MLS listing from the most recent sale shall be submitted with the application.

Olson: See **addendum I** for the MLS listing.

1. Applications for *variances* in RT-2 or higher residential zones:

For proposed conversions of existing single-family and duplex structures to triplexes, staff will recommend denial unless in addition to the findings for variances contained in § 61.600 of the Zoning Code, the following guidelines are met:

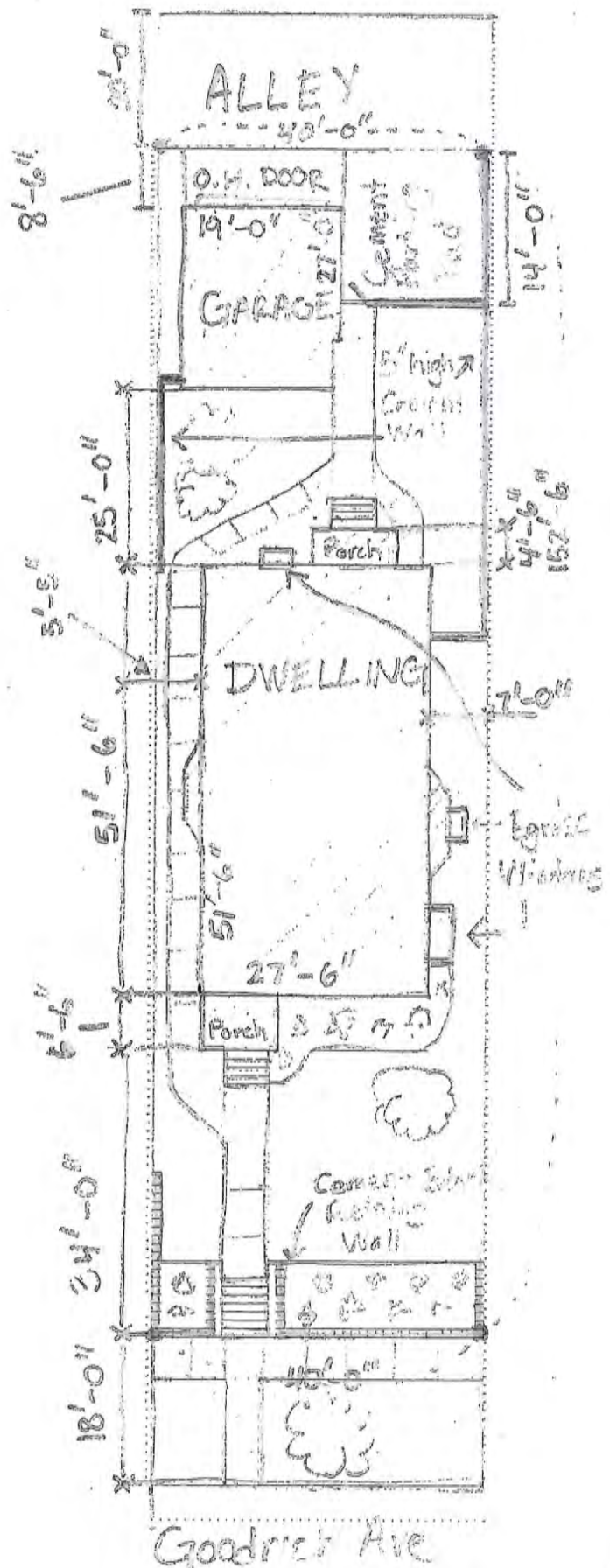
- A. Lot size of at least 6,000 square feet with a lot width or front footage of 50 feet.  
Olson: Lot width or front footage exceeds 40 feet. Lot size exceeds 6,000 square foot requirement.
- B. Gross living area, after completion of triplex conversion, of at least 2,100 square feet. No unit shall be smaller than 500 square feet.  
Olson: Basement Unit in question exceeds 1,000 square feet. 1<sup>st</sup> floor and 2<sup>nd</sup> floor units exceed 1,400 square feet each. Gross living area exceeds 3,800 square feet.
- C. Four off-street parking spaces (non-stacked) are preferred; three spaces are the required minimum.  
Olson: Four off street parking spaces (non-stacked) are already in existence. 2 garage spaces and two cement parking slab spaces.
- D. All remodeling work for the triplex 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.)  
Olson: No remodeling work planned to the inside or exterior of the structure.
- E. For the purpose of protecting the welfare and safety of the occupants of any structure that has been converted into a triplex 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  
Olson: Inspections have already been done by the department of safety and inspections this spring. If additional code compliance inspection is necessary, Joelle and Mike will comply. Joelle and Mike will also obtain any necessary permits needed to bring the structure up to code.

JOELLE DISEON  
397 GOODRICH AVE  
ST. PAUL, MN 55105  
218-590-6303  
LAMSEY COUNTY, MN  
LOT 20, BLOCK 24  
SUMMIT HILL ADDITION  
TO ST. PAUL

# Site Map

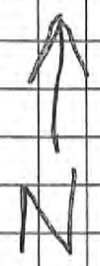
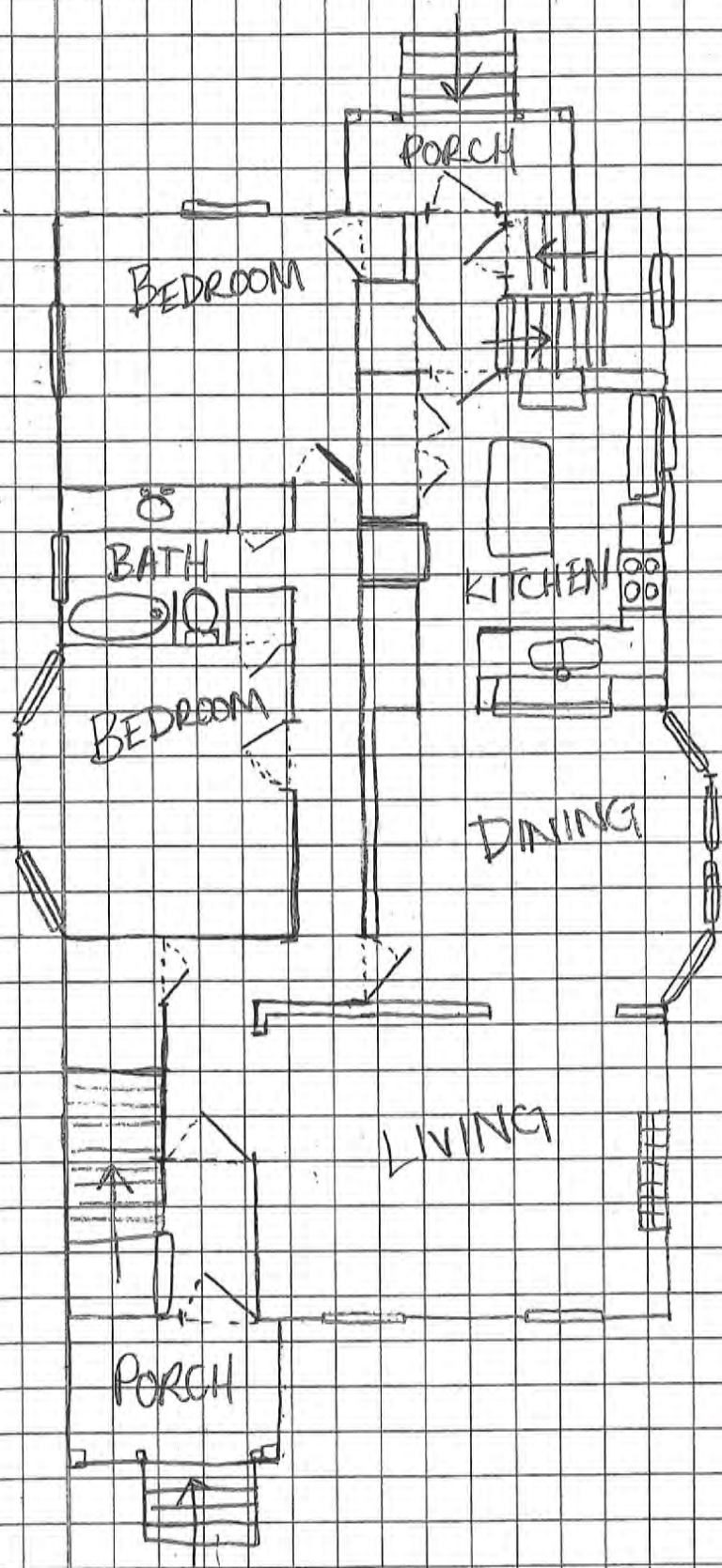
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NORTH





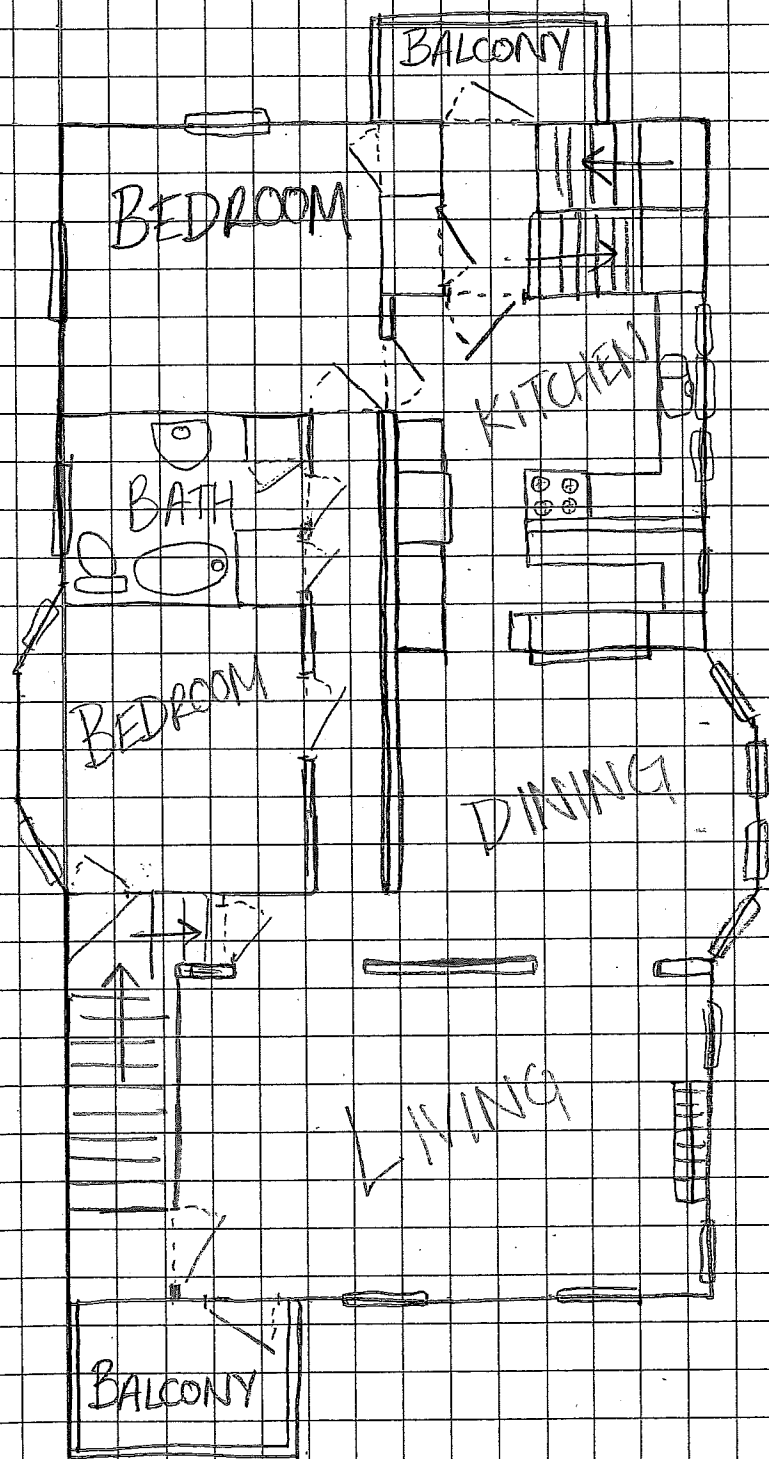
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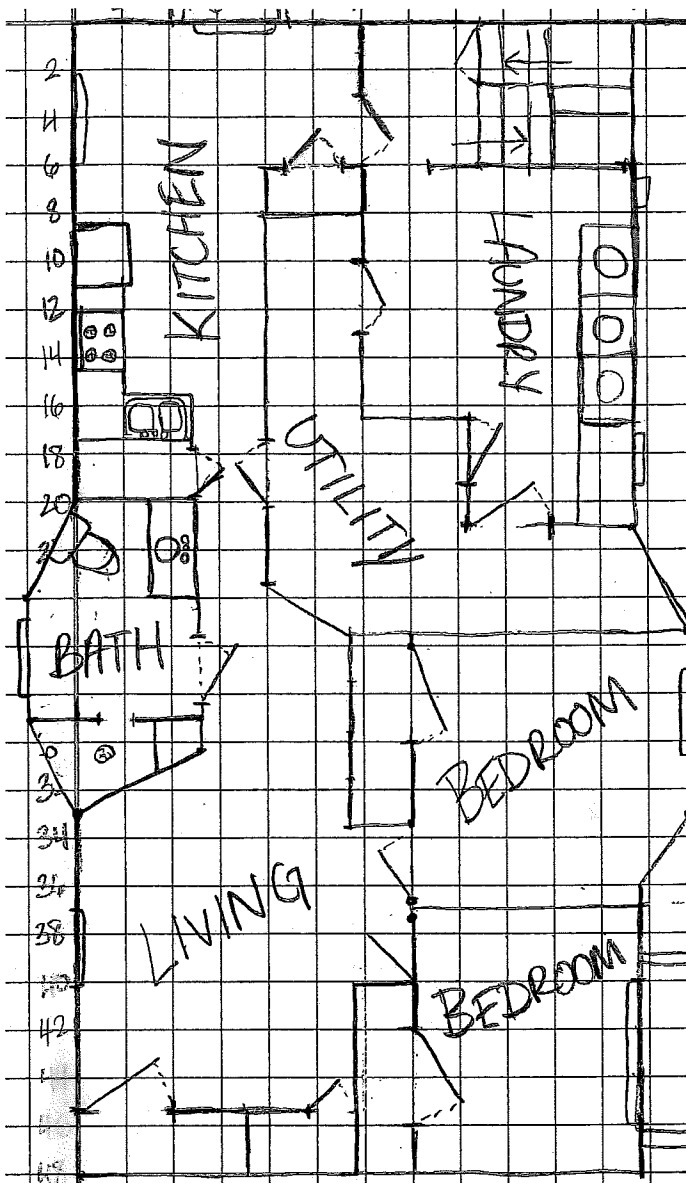
UNIT #/  
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Floor  
Plans

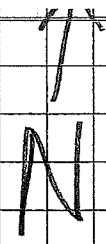
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UNIT  
#2  
SECOND  
FLOOR



UNIT #3  
BASEMENT





March 17, 2015

897 Goodrich Avenue, Saint Paul, MN 55105

Martin and Jane Lynch purchased 897 Goodrich Avenue in October of 2005.

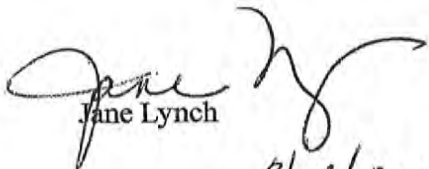
This property was purchased from Martins parents, it was their family home for over 30 years. We along with the prior owners had family members living in the property thru out our ownership.

The basement apartment has been in existence for over 20 years. The basement when I purchased consisted of two bedrooms with legal egress windows A kitchen with gas stove, refrigerator, sink, cabinets, A bath with sink toilet and shower and a living room. All operational. It has a separate entrance and also a common hall and stairway. It acts as a stand alone apartment and I was told by the city inspector could be a legal apartment or combined with the main floor unit as the main and basement have a common hall/stairway and legal exits.

At the time of our purchase the home was occupied with 2 in the lower level, 1 on the main and 3 on the second floor.

The occupancy remained pretty much the same thru out my owning the property. Units would be vacant on and off but a pretty constant of 6 adults on going. All residents had vehicles and pulled parking permits from the city as they were required for parking.

While we owned the property we never had any complaints on the building for traffic, noise, parking etc.

  
Jane Lynch  
3/17/2015

Addendum  
A

## 897 Goodrich Basement Unit History

### 1. Item: Floor Radiator, Location: Kitchen

- 1.1. Model Number: 6R1500
- 1.2. Company: Cadet Manufacturing Company : (855.223.3887) <http://cadetheat.com/>
- 1.3. See photo of radiator dated **February 1991**
- 1.4. See email confirmation from Thomas S. Jones at Cadet Heating confirming the heater was made in Feb 1991 and likely installed shortly thereafter, dating it back to 24 years old.

### 2. Item: Kitchen Cabinet, Location: Kitchen

- 2.1. Company: Merillat <http://www.merillat.com/>
- 2.2. Cabinet date is **1985**
- 2.3. Cabinet complies with ANSI - [http://www.ansi.org/about\\_ansi/ansi\\_logo\\_mark/ansilogo.aspx?menuid=1](http://www.ansi.org/about_ansi/ansi_logo_mark/ansilogo.aspx?menuid=1)
- 2.4. Kitchen Cabinets were created by Merrilat Industries; they were approved by the ANSI; the American National Standards Institute, an organization that provides 3rd party designations on products. This cabinet complied with the ANSI NKCA A161.1 - **1985 standards**.
- 2.5. Furthermore, according to the Cornell University Law archives - <https://www.law.cornell.edu/cfr/text/24/part-200/appendix-A> which document the HUD Minimum Property Standards for Housing; it shows that this certification (the ANSI certification) was approved on **March 18, 1986**.
- 2.6. Law archive: *ANSI/NKCA A161.1-1985 Recommended Performance and Construction Standards for Kitchen and Vanity Cabinets (Approved March 18, 1986)*
- 2.7. HUD Standards: 24 CFR Part 200, Appendix A to Part 200 - Standards Incorporated by Reference in the Minimum Property Standards for Housing (HUD Handbook 4910.1)

### 3. Item: Toilet, Location: Bathroom

- 3.1. Company: Kohler
- 3.2. Toilet is dated **10/09/1990**
- 3.3. See photo of toilet dated **October 1990**.

### 4. Item: Floor Radiator, Location: Bathroom

- 4.1. Model Number: 6R1500
- 4.2. Company: TPI Corporation <http://www.tpicorp.com/>
- 4.3. Radiator was manufactured in 1998.
- 4.4. See email confirmation from Vicki Riness at TPI Corporation for a confirmation of the age of the radiator.

Addendum  
B

## Joelle.Olson

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**From:** Thomas S. Jones <tjones@cadetheat.com>  
**Sent:** Monday, March 16, 2015 3:46 PM  
**To:** Joelle.Olson  
**Subject:** RE: Cadet Heater Estimated Age

Hi Joelle,

So judging by the manufacture date stamp on the heater, this heater was made in Feb. of 1991. The "R" heater was made from 1985 until about 1997. Typically what we see is heaters are usually manufactured and then installed in homes around 6-12 months after the date that it was made. So these heaters realistically have been installed for 24 years.

Thanks,  
Thomas

Thomas Jones  
Technical Support  
Direct: 360.567.1325 | Fax: 360.567.1366

**CADET**   
INVITING WARMTH  
[www.cadetheat.com](http://www.cadetheat.com)

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---

**From:** Joelle.Olson [<mailto:Joelle.Olson@target.com>]  
**Sent:** Monday, March 16, 2015 1:32 PM  
**To:** Thomas S. Jones  
**Cc:** 'joelle.c.h.olson@gmail.com'  
**Subject:** Cadet Heater Estimated Age

Hello!

I'm wondering if you can assist me with estimating the age of the Cadet baseboard Heating unit located in the basement of our home.

Attached are three photos of the baseboard unit model # **6R1500**. Note "**FEB 1991**" is also etched into the product. I'm wondering based on your expertise, if you can confirm if this heating unit is 10+ years old.

Let me know if you can assist with confirming the estimated age of this unit.

Thank you,

**Joelle Olson** | Financial Analyst | Merchandise Finance – Negotiations – Owned Brands | ©Target | 33 South Sixth Street CC-0915 | Minneapolis, MN 55402  
| 612.761.5881 |

## Joelle.Olson

---

**From:** Joelle Olson <joelle.c.h.olson@gmail.com>  
**Sent:** Monday, March 16, 2015 3:27 PM  
**To:** Joelle.Olson  
**Subject:** Fwd: baseboard heaters

Joelle

[joelle.c.h.olson@gmail.com](mailto:joelle.c.h.olson@gmail.com)

Begin forwarded message:

**From:** "Riness, Vickie" <[VRiness@tpicorp.com](mailto:VRiness@tpicorp.com)>  
**Date:** March 16, 2015 3:19:14 PM CDT  
**To:** "[joelle.c.h.olson@gmail.com](mailto:joelle.c.h.olson@gmail.com)" <[joelle.c.h.olson@gmail.com](mailto:joelle.c.h.olson@gmail.com)>  
**Subject:** baseboard heaters

Model BC2D05 baseboard was last manufactured in 1998.

Thanks,

Vicki Riness  
Customer Service  
P# 423-477-4131 ext. 329  
F# 423-477-0084



# Addendum

## C

Jul 14 14 06:05p

Lynch

651-501-0336

p.1



### RESIDENTIAL LEASE AGREEMENT

This form approved by the Minnesota Association of REALTORS®, which disclaims any liability arising out of use or misuse of this form. © 2011 Minnesota Association of REALTORS®, Edina, MN

1. Date 4-24-14  
2. Page 1 of 47 Six

3. Lease Agreement (Lease), dated 4-24, 20 14, pertaining to the lease of the property  
4. located at Street Address: 897 LORRICH AVENUE  
5. City of St. Paul  
6. County of Ramsey, State of Minnesota (Premises), by and between  
7. (list all Tenants)  
8. Molly Giamas, Lacey Bourgeois (Tenant)  
9. and M+J Lynch Inc. (Owner). The  
10. Premises include(s) a ☐ garage ☐ storage unit ☐ parking stall identified as garage/unit/stall number \_\_\_\_\_.  
(Check all that apply.)

11. 1. **TERMS OF LEASE:** The following provisions and definitions apply to this Lease. They are modified and supplemented  
12. by the remaining terms of this Lease.

13. (a) **Term:** The term means (check only one):  
14. ☒ the period of 12 months commencing May 1, 2014  
15. and terminating April 29, 2015.  
16. ☐ month-to-month lease commencing \_\_\_\_\_.  
17. (b) **Rent:** The rent is \$ 1000.00 per month.  
18. 500.00 paid by Molly as of 4-24-14  
19. (c) **Utilities** (see Paragraph 6): 500.00 due by May 1, 2014 from Lacey  
20. ☒ Paid by ☐ Tenant ☒ Owner.  
(Check one.)  
21. ☒ Paid in part by each with Tenant to pay for \$50.00 per month if Air Conditioning used  
22. and Owner to pay for Gas, Elec, Water, Sewer.  
23. (d) **Security Deposit:** The security deposit is \$ 1000.00.  
24. (e) **Late Fee:** The late fee is \$ 10.00 per day after the 3<sup>rd</sup> (not to exceed eight percent:  
25. (8%) of the overdue rent amount).  
26. (f) **Pets** (see Paragraph 14):  
27. ☒ Pets are not allowed.  
28. ☐ Pets are allowed and Tenant may have \_\_\_\_\_ cats and \_\_\_\_\_ dogs in the Premises and no pet  
29. may weigh more than \_\_\_\_\_ pounds. Tenant shall be allowed to have \_\_\_\_\_  
30. in the Premises.  
31. (g) **Occupants:** The occupants of the Premises are Molly Giamas  
32. Lacey Bourgeois

## RESIDENTIAL LEASE AGREEMENT

33. Page 2 Date 4/24/1434. Premises located at 897 Goodrich Ave35. (h) Common Interest Community (CIC): The Premises ☐ ARE ☒ ARE NOT part of a CIC.  
(Check one)

36. (i) Notices: Addresses for Notices:

37. If to Owner:

If to Tenant:

38. \_\_\_\_\_

39. 1180 Upper Atton Lane40. Woodbury Mn 5518541. 651-389-9405

(Phone)

(Phone)

42. (j) Lead-Based Paint: The Premises ☒ WERE ☐ WERE NOT built before 1978. If "were" is checked,  
(Check one)43. ☒ Tenant acknowledges receipt of a copy of the disclosure identified in Paragraph 27. LB me  
(Tenant's Initials)44. 2. **TERM:** This Lease is for the term set forth in Paragraph 1(a), unless sooner terminated as provided herein, or  
45. unless extended by written agreement by Tenant and Owner prior to the end of Lease term. If Owner and Tenant  
46. fail to agree to mutually acceptable extension/renewal terms, this Lease shall terminate according to its original  
47. term.48. 3. **OCCUPANCY:** Only Tenant and the occupants listed in Paragraph 1(g) may reside in the Premises, unless otherwise  
49. permitted by law. The number of occupants is restricted in accordance with the Minnesota State Building Code  
50. and/or local building code.51. 4. **USE OF THE PREMISES:** The Premises, and all utilities, shall be used by Tenant and occupants exclusively as a  
52. private, single family dwelling for residential purposes only. The Premises may not be used for transient, hotel,  
53. commercial, business or other non-residential purposes.54. 5. **RENT:** During the term of this Lease, Tenant shall pay the rent specified in Paragraph 1(b). Rent shall be paid by  
55. Tenant to Owner on or before the first day of each and every month during the Lease term. Rent is considered  
56. paid when received by Owner. Each Tenant is individually responsible for payment of the full amount of the rent  
57. to Owner, including additional rent as defined in this Lease. Tenant's obligation to pay rent shall survive the  
58. termination of this Lease. Tenant must continue to pay all rent even if Tenant surrenders the Premises or is evicted  
59. by Owner. Rent for any partial month during the term of this Lease shall be prorated.60. 6. **UTILITIES:** If the "Paid by Tenant" box is checked in Paragraph 1(c), then Tenant shall pay all utilities directly to the  
61. service provider, including water, sewer, gas, electricity, fuel oil, trash removal, recycling, telephone, cable and  
62. association dues. Tenant shall be responsible to Owner for any utilities payments that have not been paid, including  
63. late charges or fees imposed by the service provider. ARE fee to M+J LYNCH INC.64. If the "Paid in part by each" box is checked in Paragraph 1(c), then Tenant shall pay directly to the service provider  
65. the utilities noted in Paragraph 1(c) to be paid for by Tenant and shall be responsible to Owner for any utilities  
66. payments that have not been paid, including late charges or fees imposed by the service provider, and Owner shall  
67. pay directly to the service provider the utilities noted in Paragraph 1(c) to be paid for by Owner. Tenant is responsible  
68. for contracting for and paying for any other utilities desired. No modification to the Premises to install or add utilities  
69. may occur without Owner consent in writing. Any utilities not specified to be paid by Owner shall be paid by Tenant.70. If utilities Tenant is to pay for are provided or paid for by Owner, then Tenant shall pay Owner for such utilities upon  
71. demand in the amounts due as identified in statements covering the period during which this Lease is in effect.



**RESIDENTIAL LEASE AGREEMENT**72. Page 3 Date 4-24-1473. Premises located at 897 Goodrich Ave

74. 7. **COMMON INTEREST COMMUNITY:** If the Premises are part of a CIC as noted in Paragraph 1(h), then the  
 75. Premises are subject to the declaration, bylaws, rules and regulations and other governing documents of the CIC (the  
 76. Governing Documents). Copies of the current Governing Documents have been provided to Tenant and Tenant  
 77. acknowledges receipt of the Governing Documents. Tenant shall comply with the Governing Documents, including  
 78. any modifications which may be made from time to time by the CIC. Tenant acknowledges that the CIC may have  
 79. a right to evict Tenant for failure to comply with the terms of the Governing Documents.
80. 8. **LATE FEES:** If Owner does not receive the rent on or before the fifth (5th) day of any month, Tenant shall pay  
 81. a late fee in the amount stated in Paragraph 1(e) to compensate Owner for the time, expense and administrative  
 82. burdens resulting from such late payment. In the event the amount in Paragraph 1(e) exceeds eight percent (8%)  
 83. of the overdue rent payment, the late fee shall be eight percent (8%) of the overdue amount in order to comply  
 84. with MN Statute Chapter 504B. The late fee shall be considered additional rent. Tenant shall be assessed a returned  
 85. check fee in the amount of \$40 as additional rent for each unpaid check which is returned by the Tenant's bank.
86. 9. **SECURITY DEPOSIT:** Owner acknowledges receipt of the security deposit from Tenant in the amount set forth  
 87. in Paragraph 1(d). Owner shall retain the security deposit for the entire term of this Lease, including any extensions.  
 88. Owner may use the security deposit as permitted by Minnesota law, and shall, to the extent required by Minnesota  
 89. law, return any remaining portion of the security deposit, as well as any required interest, to Tenant following the  
 90. termination of this Lease. If Owner uses a portion of the security deposit during the Lease to cure a default by  
 91. Tenant, Tenant shall replenish the security deposit to the full amount, upon request by Owner.
92. 10. **DAMAGE TO THE PREMISES:** Tenant shall pay for all loss, damage, costs or expenses (including but not limited  
 93. to problems with or damage to plumbing, electrical and appliances) caused by Tenant's willful or negligent conduct,  
 94. or the conduct of any occupant, guest or person under Tenant's or any occupant's direction or control. Tenant  
 95. shall promptly notify Owner of any conditions which may cause damage to the Premises or waste of utilities or other  
 96. services provided by Owner. The Premises may not be modified, altered, improved or repaired without prior  
 97. authorization from Owner, in writing. Modification includes but is not limited to modification of floor covering or wall  
 98. covering, changing/replacing/adding fixtures or attachments, painting or anything which creates a hole or mark  
 99. that cannot be remedied without expense to the Owner.
100. 11. **INSPECTION OF THE PREMISES AND RIGHT OF ENTRY:** Owner, or Owner's designee, may enter upon the  
 101. Premises for any reasonable business purpose, including to inspect the Premises from time to time. Owner  
 102. shall make a reasonable effort to give reasonable notice to Tenant before entering the Premises, except in the case  
 103. of an emergency. In the event Owner enters the Premises for emergency purposes, Owner shall provide written  
 104. confirmation to Tenant of the emergency entry, which confirmation shall include the date, time and purpose of the  
 105. emergency entry.
106. 12. **COVENANTS OF OWNER:** Owner covenants and promises that:  
 107. (i) the Premises are fit for residential use as a single family dwelling;  
 108. (ii) Owner will make all necessary repairs to the Premises during the term of the Lease, except where damage is  
 109. caused by Tenant, any occupant and/or any guest or person under Tenant's or any occupant's direction or  
 110. control;  
 111. (iii) Owner shall keep the Premises up to applicable federal, state and local codes, except where a code violation  
 112. is caused by Tenant, any occupant and/or any guest or person under Tenant's or any occupant's direction  
 113. or control, in which case Tenant shall correct the code violation at Tenant's sole cost. Tenant shall notify  
 114. Owner in writing of any necessary repairs before engaging in such repair.

**RESIDENTIAL LEASE AGREEMENT**

115. Page 4 Date

4/24/14

116. Premises located at 897 Goodrich Ave117. **13. COVENANTS OF TENANT:** Tenant covenants and promises that:

- 118. (i) Tenant will not cause damage to the Premises or allow the Premises to be damaged by others;
- 119. (ii) Tenant will not make alterations or additions to the Premises (including but not limited to such issues as
- 120. are identified in Paragraph 10) without the prior written consent of Owner;
- 121. (iii) Tenant will not remove any of Owner's personal property from the Premises (including but not limited to
- 122. appliances);
- 123. (iv) Tenant will maintain the Premises in a clean and habitable condition;
- 124. (v) Tenant will not disturb the peace and quiet of other tenants in the building and/or neighbors, or allow
- 125. any occupant or guest to do so;
- 126. (vi) Tenant will not store hazardous or flammable substances on the Premises;
- 127. (vii) Tenant will not use the Premises for illegal or unlawful activities, or in an illegal manner, or in a manner
- 128. which would cause cancellation, restriction or increase in premiums for Owner's insurance, or such use
- 129. as which would constitute a violation of applicable code or ordinance;
- 130. (viii) Tenant shall not have water beds or any water-filled furniture in the Premises;
- 131. (ix) Tenant will not smoke in the Premises or permit smoking to occur in the Premises; and
- 132. (x) Tenant will not interfere with Owner in the management of the Premises or the property surrounding the
- 133. Premises.

- 134. **14. PETS:** If the "Pets are not allowed" box is checked in Paragraph 1(f), Tenant shall not have animals or pets of any
- 135. kind in the Premises. If the "Pets are allowed" box is checked in Paragraph 1(f), Tenant may have in the Premises
- 136. the pets noted in Paragraph 1(f).

- 137. **15. VEHICLE STORAGE:** Neither Tenant nor any occupant shall store or park any unlicensed or inoperable vehicle,
- 138. or any motor home, camper, trailer, boat or other recreational vehicle on or around the Premises. Neither Tenant
- 139. nor any occupant shall store or park any commercial truck on or around the Premises. If, after three (3) days' notice
- 140. to Tenant, Tenant fails to remove an unauthorized vehicle from on or around the Premises, Owner may remove
- 141. and store the vehicle, and Tenant shall pay the removal and storage expenses as additional rent.

- 142. **16. LOCKS:** Tenant may not add or change any locks on the Premises. At Tenant's request, Owner shall change or
- 143. re-key the locks at Tenant's expense. Tenant shall pay a \$150 fee for Owner to re-key the Premises, in the event
- 144. a key is lost or missing.

- 145. **17. TRANSFER OF LEASE:** Tenant may not sublet all or part of the Premises without Owner's prior written consent.
- 146. Tenant may not assign or sell this Lease without Owner's prior written consent.

- 147. **18. DAMAGE TO TENANT'S PROPERTY:** Owner shall not be responsible for any damage to Tenant's property, unless
- 148. such damage is caused by Owner's willful or grossly negligent conduct.

- 149. **19. HOLDING OVER:** Tenant may not continue to occupy the Premises after the initial term of this Lease unless this
- 150. Lease has been renewed in writing, or unless Owner consents to Tenant holding over. If Owner consents to Tenant
- 151. holding over without a written Lease extension, all provisions herein shall remain applicable except that the term of
- 152. the Lease shall be month-to-month. If Lease becomes month-to-month, written notice to terminate is required by
- 153. Owner or Tenant to end the Lease. Such written notice must end the Lease on the last day of a month, and must
- 154. be received before the first day of that month (e.g., notice to terminate the Lease on July 31st must be given on
- 155. or before the preceding June 30th).

- 156. **20. MOVING OUT:** Tenant and occupants shall move out not later than 11:59 p.m. on the last day of the Lease term,
- 157. or any extension thereof. Tenant must leave the Premises in the same condition as it was as of the date of
- 158. commencement of the Lease term, ordinary wear and tear excepted. Tenant shall remove all personal property of
- 159. Tenant and occupants, including trash, from the Premises (including any storage unit, garage or parking space).
- 160. Tenant shall provide Owner with Tenant's forwarding address. If Tenant fails to return to Owner all keys and garage
- 161. door openers within 24 hours of moving out, Tenant shall pay the costs of changing the locks and reprogramming
- 162. the garage opener.

MN:RLA-4 (8/11)

Instant  
Lease

- 204. Owner and Tenant further agree that neither they nor any person under their control will use the common area
- 205. and curtilage of the Premises to manufacture, sell, give away, barter, deliver, exchange, distribute, purchase or
- 206. possess a controlled substance in violation of any criminal provision of MN Statute Chapter 152. This covenant
- 207. is not violated when a person other than the Owner or Tenant possesses or allows controlled substances in the
- 208. Premises, common area or curtilage, unless the Owner or Tenant knew or had reason to know of that activity.

- 209. The following notice is required by MN Statute 504B.305:

- 210. A seizure under MN Statute 609.5317, Subd. 1, for which there is not a defense under MN Statute 609.5317,
- 211. Subd. 3, constitutes unlawful detention by Tenant.

MN:RLA-4 (8/11)

**897 GOODRICH AVE -- Property Information --**

PIN	Zoning/Use	HPC District
022823310055	RT1 / R-Duplex Legal Non-Conform/Lot	

**Information disclaimer...**

Data Disclaimer:-

The City of Saint Paul and its officials, officers, employees or agents does not warrant the accuracy, reliability or timeliness of any information published by this system, and shall not be held liable for any losses caused by reliance on the accuracy, reliability or timeliness of such information. Portions of such information may be incorrect or not current. Any person or entity that relies on any information obtained from this system does so at his or her own risk.

**List of Activity...**

Number	Address	Description	Details	Status
12 038434 000 00 PA	897 GOODRICH AVE	CN 12-066-442 LKG	Parks Summary Abatement Type: Graffiti Entered on: 03/29/2012 Closed on: 04/20/2012	Closed
12 027197 000 00 CO	897 GOODRICH AVE		Certificate of Occupancy Type: Residential 2 Units Occupancy Type: Dwelling Units Residential Units: 2 Class: C Renewal Due Date: Oct 31, 2014  05/05/2015: Correction Orders  02/13/2015: Correction Orders  02/12/2015: Correction Orders	In Process
11 294982 000 00 RF	897 GOODRICH AVE	Access	Referral Type: C of O Entered on: 10/31/2011 Closed on: 12/01/2011	Closed
07 035279 000 00 CO	897 GOODRICH AVE		Certificate of Occupancy Type: Residential 2 Units Occupancy Type: Dwelling Units Residential Units: 2 Class: B Completed on: 02/23/2012 Paid In Full = No  Inspection Results (most recent first): 02/23/2012: Approved 1. BASEMENT(Breaker Box Schedules): Blank 1 (Abated - 2nd reinspection) 2. BASEMENT UNIT(Living Room): Discontinue Use of Multi-Plug Adapters MSFC 605.4 (Abated - 2nd reinspection) - Severity 2 3. BASEMENT UNIT(Middle Sleeping Room): Provide Sleeping Room Egress Window MSFC1026.1 (Abated - 2nd reinspection) - Severity 9 4. BUILDING UNITS(Illegal Triplex): Zoning - Improper Use SPLC 62.101 (Abated - 2nd reinspection) - Severity 9 5. GARAGE(Soffit): Accessory Structures SPLC 34.08(5), 34.32(3) (Abated - 2nd reinspection) - Severity 3 6. HOUSE(Exterior West Storm Window): Window Screen SPLC 34.09 (3), 34.33 (3) (Abated - 2nd reinspection) - Severity 2 7. NORTHEAST STAIRWELL(Interior Window Glass): Ext. Window Glass SPLC 34.09 (3), 34.32 (3) (Abated - 2nd reinspection) - Severity 2  12/01/2011: Correction Orders 1. Heating Equipment Maintenance SPLC 34.11 (6), 34.34 (Abated - 2nd reinspection) - Severity 5 2. Required Smoke Detector Affidavit SPLC 39.02(c) (Abated - 2nd reinspection) - Severity 9  10/31/2011: No Entry (fee)	Certified

Move  
Fee  
21

Addendum

D



# RAMSEY COUNTY

## Property Records & Revenue

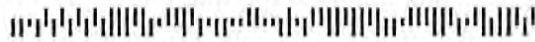
P.O. Box 64097  
St. Paul, MN 55164-0097



Tax Statement 2015 022823310055

\*022823310055\*

29571\*135\*\*50\*\*\*0.97\*\*1/3\*\*\*\*\*AUTO\*\*5-DIGIT 55105  
JOELLE CHRISTINE HERO OLSON  
MICHAEL OLSON  
897 GOODRICH AVE APT 1  
SAINT PAUL MN 55105-3125



### Go paperless next year!

Go to [eNoticesOnline.com](http://eNoticesOnline.com) and register with this code: RMS-ILDZ9J4R

#### PROPERTY ADDRESS

897 GOODRICH AVE

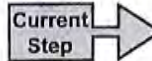
#### ABBREVIATED TAX DESCRIPTION

SUMMIT PARK ADDITION TO, ST. PA  
LOT 20 BLK 24

#### PROPERTY IDENTIFICATION NUMBER (P.I.N.)

022823310055

151



## 2015 Property Tax Statement

### 2014 Values for Taxes Payable in 2015

VALUES AND CLASSIFICATION					
Taxable Payable Year		2014	2015		
Step 1	Estimated Market Value	\$	385,800	\$	463,000
	Improvements Excluded				
	Homestead Exclusion		0		0
	Taxable Market Value		385,800		463,000
	New Improvements/ Expired Exclusions				
	Property Classification				
			Res Non-Hstd		Res Hstd
Value Notice sent March 2014					
Step 2	PROPOSED TAX NOTICE				
	Proposed tax sent in November 2014.				\$ 7,662.00
*Note: Did not include special assessments or referenda approved by the voters at the 2014 November election.					
Step 3	PROPERTY TAX STATEMENT				
	First-half taxes due 5/15/2015				3,893.00
	Second-half taxes due 10/15/2015				3,893.00
	Total Taxes Due in 2015:				7,786.00

\$\$\$  
REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax. Read the back of the tax stub form to find out how to apply.

2014	2015	TAXES PAYABLE YEAR	
\$	7,678.96	1.	Use this amount on Form M1PR to see if you're eligible for a property tax refund. File by August 15. <b>If box is checked, you owe delinquent taxes and are not eligible.</b> <input type="checkbox"/>
\$ 0.00		2.	Use these amounts on Form M1PR to see if you are eligible for a special refund.
<b>Property Tax and Credits</b>			
8,411.72	7,678.96	3.	Property taxes before credits
0.00	0.00	4.	Agricultural credits that reduce property taxes
8,411.72	7,678.96	5.	Property taxes after credits
<b>Property Tax by Jurisdiction</b>			
2,842.51	2,515.45	6.	Ramsey County
202.39	182.34	a.	Regional Rail Authority
		b.	
2,221.81	2,029.21	7.	City or Town - ST PAUL
0.00	0.00	8.	State General Tax
		9.	School District 625
200.48	278.87	a.	Voter approved levies
2,580.11	2,336.67	b.	Other local levies
		10.	Special taxing districts
158.33	140.54	a.	Metropolitan special taxing districts
206.09	195.88	b.	Other special taxing districts
0.00	0.00	c.	Tax increment
0.00	0.00	d.	Fiscal disparity
0.00	0.00	11.	Non-school voter approved referenda levies
8,411.72	7,678.96	12.	<b>Total property tax before special assessments</b>
674.28	107.04	13.	Special assessments and charges added to this property tax statement for taxes payable in 2015
		a.	107.04 R-011599960 Recycling
		b.	
		c.	
		d.	
		e.	
		f.	
		g.	

Addendum  
E

# RAMSEY COUNTY

## Property Records & Revenue

## 2nd Half Stub - 2015

P.O. Box 64097 St. Paul, MN 55164-0097 • Phone: 651.266.2222

Make Payment to: Ramsey County

2nd Half Tax: \$ 3,893.00

## TAXPAYER NAME(S)

JOELLE CHRISTINE HERO OLSON  
MICHAEL OLSON  
897 GOODRICH AVE APT 1  
SAINT PAUL MN 55105-3125

If box is checked, you owe delinquent taxes: ☐To avoid penalty, pay on or before **10/15/2015**

## PIN / PROPERTY ADDRESS

022823310055  
897 GOODRICH AVE

OUR RECORDS SHOW YOUR TAXES  
ARE PAID BY A MORTGAGE  
COMPANY OR ESCROW AGENT.

02 001 02282331005500 0000389300 9

29571 2/3

DETACH HERE AND RETURN THE ABOVE PORTION WITH YOUR PAYMENT

### Ways to submit your property tax payments:

Mail to: Ramsey County, Property Records and Revenue, PO Box 64097, St. Paul, MN 55164-0097

Drop off boxes at: Our office at 90 West Plato Blvd, St. Paul, MN and St. Paul Regional Water Services, 1900 Rice St., St. Paul, MN

Credit Card/E-Check: [www.co.ramsey.mn.us/prr/paytaxes](http://www.co.ramsey.mn.us/prr/paytaxes) (convenience fees apply)Need a Tax Payment Reminder? Go to [www.co.ramsey.mn.us/prr/paytaxes](http://www.co.ramsey.mn.us/prr/paytaxes) and click on **Subscribe**

### IMPORTANT INFORMATION ABOUT YOUR PROPERTY TAX STATEMENT

- Only one tax statement per parcel is mailed per year. Statements are mailed in mid to late March, with the exception of Manufactured Homes, which are mailed in late June.
- A change in ownership recorded after January 1 of the current year, will not initiate the mailing of a new tax statement. The statement will be sent to the previous owner/taxpayer.
- If you have paid off or refinanced your mortgage and were escrowing your tax payment, you are responsible for paying the taxes due. Failure to timely pay your taxes due or not receiving a tax statement will not forgive the imposition of penalty and interest.
- If you have not received a tax statement by April 1st of any year (July 15 for manufactured homes), please call (651) 266-2222 to request a duplicate. Duplicates, free of charge, are available on our website at [www.co.ramsey.mn.us/prr](http://www.co.ramsey.mn.us/prr).

### Schedule of Penalties for Late Payment of Property Tax – All payments must be postmarked on or on or before the due date.

If your tax is \$100.00 or less for real property or \$50.00 or less for personal property and manufactured homes, it must be paid in full by the first installment date to avoid penalty. If you pay your first half and/or your second half property tax after the due dates, a penalty will be added to your tax. The later you pay the greater the penalty you must pay. The table below shows the penalty rates you will pay if your property taxes are not paid on or before the due date shown.

Property Type	Payment Due Date	May 16, 2015	Jun 1	Jul 1	Aug 1	Sept 1	Oct 1	Oct 16	Nov 1	Nov 17	Dec 1	Jan 2, 2016
<b>Homestead/Cabins</b>												
1st Half	May 15, 2015	2%	4%	5%	6%	7%	8%	8%	8%	8%	8%	10%
2nd Half	October 15, 2015 *							2%	6%	6%	8%	10%
Both Unpaid								5%	7%	7%	8%	10%
<b>Non-Homestead/Personal Property on Leased Government Property</b>												
1st Half	May 15, 2015	4%	8%	9%	10%	11%	12%	12%	12%	12%	12%	14%
2nd Half	October 15, 2015 *							4%	8%	8%	12%	14%
Both Unpaid								8%	10%	10%	12%	14%
<b>Personal Property</b>												
Manufactured Homes	May 15, 2015	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
1st Half	August 31, 2015					8%	8%	8%	8%	8%	8%	8%
2nd Half	November 16, 2015									8%	8%	8%

Note to owners: The title to your manufactured home cannot be transferred unless all current and delinquent personal property taxes due at the time of transfer are paid.

\*Agricultural second half payment is due November 16, 2015.

On January 2nd of the year following the payable year, interest and other statutory fees and charges will apply.

### Struggling to pay your property taxes?

**Current Taxes:** Ramsey County accepts partial payments for tax installments due for the current year. The full amount of the first and second half installment must be received in our office or postmarked by the due date to avoid penalty charges. If payments are received late, the payment and any subsequent payments are applied first to the penalty charges, then to the tax amount. Penalty charges continue to accrue until the tax amount due is paid in full.

**Delinquent Taxes:** Property taxes become delinquent in the year following the payable year and interest accrues on a monthly basis. Ramsey County accepts partial payments on delinquent taxes, but payments must be at least 25% of the balance due on the delinquent year owing. Payments are applied first to penalty, interest, and costs and then to taxes.

If you qualify, an alternate method of paying off the delinquent tax amount before the property forfeits to the state is to enter into a "confession of judgment" – an agreement to pay the total sum owed under either a 5-year or 10-year installment plan, whichever is applicable (Minnesota Statutes, section 279.37).

For more information, call 651-266-2222 (Current taxes) or 651-266-2002 (Delinquent taxes) Email: [AskPropertyTaxandRecords@co.ramsey.mn.us](mailto:AskPropertyTaxandRecords@co.ramsey.mn.us).

# **RAMSEY COUNTY** Property Records & Revenue

**Assessor's Office**

90 Plato Blvd. West, Saint Paul, MN 55107  
 651-266-2131 • [www.co.ramsey.mn.us/pr](http://www.co.ramsey.mn.us/pr)

29571\*135\*\*50\*\*\*0.97\*\*3/3\*\*\*\*\*AUTO\*\*5-DIGIT 55105  
 JOELLE CHRISTINE HERO OLSON  
 MICHAEL OLSON  
 897 GOODRICH AVE APT 1  
 SAINT PAUL MN 55105-3125

**Go paperless next year!**

Go to [eNoticesOnline.com](http://eNoticesOnline.com) and register with this code: **RMS-ILDZ9J4R**

Property ID: 022823310055

Description: SUMMIT PARK ADDITION TO  
 ST. PA 01624  
 LOT 20 BLK 24

Property Address:

897 GOODRICH AVE  
 ST PAUL

**Valuation Notice**
**2015 Values for Taxes Payable in**
**2016**

Property tax notices are delivered on the following schedule:

**Valuation and Classification Notice**

Step	Class: Res Hstd		
1	Estimated Market Value:	\$426,000	<i>See Details Below.</i>
	Homestead Exclusion:	\$0	
	Taxable Market Value:	\$426,000	
Step	Proposed Taxes Notice		
2	Notice of Proposed Taxes Coming Nov. 2015		
Step	Property Tax Statement		
3	Property Tax Statement for taxes Payable in 2016 Coming March 2016		

**The time to appeal or question your  
 CLASSIFICATION or VALUATION is  
 NOW!**

*It will be too late when proposed taxes are sent.*

Appeal options and Open Book meeting information below

## Your Property's Classification(s) and Values

The assessor has determined your property's classification(s) to be:

☐ If this box is checked your classification  
 has changed from last year's assessment.

**Taxes Payable in 2015**  
**(2014 Assessment)**  
 Res Hstd

**Taxes Payable in 2016**  
**(2015 Assessment)**  
 Res Hstd

The assessor has estimated your property's market value to be:

<b>Estimated Market Value:</b>	<b>\$463,000</b>	<b>\$426,000</b>
--------------------------------	------------------	------------------

Several factors can reduce the amount that is subject to tax:

Green Acres Value Deferral:	0	0	New improvements included in 2015 Estimated Market Value: <b>\$ 0</b>
Plat Deferment:	0	0	
This Old House Exclusion:	0	0	
Disabled Veterans Exclusion:	0	0	
Mold Damage Exclusion:	0	0	
Homestead Market Value Exclusion:	0	0	
<b>Taxable Market Value:</b>	<b>\$463,000</b>	<b>\$426,000</b>	

How to Respond: If you believe your valuation and property class are correct, it is not necessary to contact your assessor or attend any listed meeting. If the property information is not correct, or if you disagree with the values, or you have other questions about this notice, **please contact your assessor first at 651-266-2131 to discuss any questions or concerns.** Often your issues can be resolved at this level. If your questions or concerns are not resolved, more formal appeal options are available. Please read the back of this notice for important information about the appeal options.

**The following appeal options are available:**
**Open Book – Preliminary Market Value Review Meetings**

Property Records and Revenue  
 90 Plato Blvd. West  
 Saint Paul MN 55107

**County Board of Appeal & Equalization – BY APPOINTMENT ONLY**

Property Records and Revenue  
 90 Plato Blvd. West  
 Saint Paul MN 55107



**Examples of other homes nearby that have been zoned for multiple units:**

**1. Example #1 – 888 Lincoln (886 Lincoln) Avenue**

- a. Zoning Designation: RT1 / R-Duplex Legal and RT1 / R-Three/Four Family
- b. Has a Certificate of Occupancy? Yes. Has been used as a 3 unit and a 2 unit home.
- c. Location: across the alley from our home
- d. Zoning data found on this site is listed below:

[https://www.stpaulonestop.com/AMANDA5/eNtraprise/StPaul/m3list/e\\_web\\_listsubmit.jsp?pagename=a\\_PickProperty.jsp](https://www.stpaulonestop.com/AMANDA5/eNtraprise/StPaul/m3list/e_web_listsubmit.jsp?pagename=a_PickProperty.jsp)

## 886 LINCOLN AVE -- Property Information --

PIN	Zoning/Use	HPC District
022823310043	RT1 / R-Duplex Legal	

### Information disclaimer...

#### Data Disclaimer:-

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### List of Activity...

Number	Address	Description	Details	Status
07 035067 000 00 CO	886 LINCOLN AVE	Other address at this property is 888 Lincoln Ave.	Certificate of Occupancy Type: Residential Occupancy Type: Dwelling Units Residential Units: 2 Completed on: 09/26/2007 Paid In Full = Yes	History
01 022571 000 00 CO	886 LINCOLN AVE	022823310043	Certificate of Occupancy Type: Residential Occupancy Type: Dwelling Units Residential Units: 3 Class: B Completed on: 06/21/2002  Inspection Results (most recent first): 06/21/2002: Razed 1. Required Smoke Detector Affidavit SPLC 89.02(c) (Deficiency - 1st inspection) - Severity 9	Razed

Page  
1 of 2  
Date

e.

- f. Additional Zoning data is also found on this site:

[https://www.stpaulonestop.com/AMANDA5/eNtraprise/StPaul/m3list/e\\_web\\_listsubmit.jsp?pagename=a\\_PickProperty.jsp](https://www.stpaulonestop.com/AMANDA5/eNtraprise/StPaul/m3list/e_web_listsubmit.jsp?pagename=a_PickProperty.jsp)

Addendum  
F

**888 LINCOLN AVE -- Property Information --**

PIN	Zoning/Use	HPC District
022823310044	RT1 / R-Three/Four Family	

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**List of Activity...**

Number	Address	Description	Details	Status
12 096157 RPR 00 B	888 LINCOLN AVE		Building Permit Type: Accessory Structure Repair Issued Date: 08/21/2012 Final Date: 09/10/2012 Contractor: David P Christian State Valuation: \$1,600.00  Activity (most recent first): Building Permit Inspection: Final Inspection - Appd Architectural (R) Review: 08/21/2012: Preliminary Plan Check 08/21/2012: Approved	Finalized
09 324528 RPR 00 B	888 LINCOLN AVE		Building Permit Type: Residential (Multi-Fam) Repair Issued Date: 11/17/2009 Final Date: 02/11/2010 Contractor: Michelle Simonet State Valuation: \$9,000.00  Activity (most recent first): Building Permit Inspection: Final Inspection - Appd Architectural (C) Review: 11/17/2009: Preliminary Plan Check 11/17/2009: Approved	Finalized

g.

h. Additionally, the lot size is identical to our home at 897 Goodrich Ave

i. See lot specs on this site below [lot width = 40, depth =150]:

[http://www.zillow.com/homedetails/888-Lincoln-Ave-Saint-Paul-MN-55105/2035763\\_zpid/](http://www.zillow.com/homedetails/888-Lincoln-Ave-Saint-Paul-MN-55105/2035763_zpid/)

**2. Example #2 - 935 Goodrich Avenue**

- Zoning Designation: RT1
- Has a Certificate of Occupancy? Yes, for 3+ units
- Location: One block to the west of our home at 897 Goodrich Ave.
- Zoning data found on this site is listed below:

[https://www.stpaulonestop.com/AMANDA5/eNtrprise/StPaul/m3list/e\\_web\\_Is\\_tsubmit.jsp?pagename=a\\_PickProperty.jsp](https://www.stpaulonestop.com/AMANDA5/eNtrprise/StPaul/m3list/e_web_Is_tsubmit.jsp?pagename=a_PickProperty.jsp)

### 935 GOODRICH AVE — Property Information --

PIN	Zoning/Use	HPC District
022823310126	RT1	

#### Information disclaimer...

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#### List of Activity...

Number	Address	Description	Details	Status
12 214011 000 00 CO	935 GOODRICH AVE	022823310126	Certificate of Occupancy Type: Residential 3+ Units Occupancy Type: Dwelling Units Residential Units: 14 Class: A Renewal Due Date: Oct 23, 2017	Pending
07 010362 000 00 RF	935 GOODRICH AVE	Follow up on C of O folder approved with corrections.	Referral Type: C of O Entered on: 01/19/2007 Closed on: 06/25/2007	Closed
07 010361 000 00 CO	935 GOODRICH AVE	022823310126	Certificate of Occupancy Type: Residential 3+ Units Occupancy Type: Dwelling Units Residential Units: 14 Class: A Completed on: 11/27/2012 Paid In Full = Yes  Inspection Results (most recent first): 11/27/2012: Approved 1. Heating Equipment Maintenance SPLC 34.11 (6), 34.24 (Abated - 2nd reinspection) - Severity 5 2. Exit Obstruction MSFC 1028.3 (Abated - 2nd reinspection) - Severity 4 3. Maintain Fire Resistive Construction MSFC 703 (Abated - 2nd reinspection) - Severity 6 4. Signs MSFC 510.1 (Abated - 2nd reinspection) 5. Electrical Room Sign MSFC 605.3.1 (Abated - 2nd reinspection) 6. Storage in Mechanical Room Prohibited MSFC 315.2.3 (Abated - 2nd reinspection) - Severity 6 7. Dumpster Location MSFC 304.3.3 (Abated - 2nd reinspection) - Severity 6 8. Window Screen SPLC 34.09 (3), 34.33 (3) (Abated - 2nd reinspection) - Severity 2  10/23/2012: Correction Orders 1. Required Smoke Detector Affidavit SPLC 39.02(c) (Abated - 1st inspection) - Severity 9	Certified
04 091335 000 00 RF	935 GOODRICH AVE	Follow up on C of O folder approved with corrections.	Referral Type: C of O Entered on: 05/21/2004 Closed on: 06/15/2004	Closed

e.

### 3. Example #3 - 903 Goodrich Avenue

- Zoning Designation: RT1
- Has a Certificate of Occupancy? Yes. Currently occupies 5 dwelling units; 4 are above ground, the 5<sup>th</sup> is located in the basement.
- Location: directly to the west of our home at 897 Goodrich Ave.
- Zoning data found on this site is listed below for units A,B,C,D and E:

[https://www.stpaulonestop.com/AMANDA5/eNtrprise/StPaul/m3list/e\\_web\\_listsubmit.jsp?pagename=a\\_PickProperty.jsp](https://www.stpaulonestop.com/AMANDA5/eNtrprise/StPaul/m3list/e_web_listsubmit.jsp?pagename=a_PickProperty.jsp)

## 903 GOODRICH AVE — Property Information --

PIN	Zoning/Use	HPC District
-	RT1	

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### List of Activity...

Number	Address	Description	Details	Status
15 036507 EXP 00 B	903 GOODRICH AVE		Building Permit Type: Accessory Structure Express Repair Issued Date: 05/18/2015 Contractor: Suburban Home Improvement LLC State Valuation: \$3,700.00	Active/Issued
15 032066 OBS 00 RW	903 GOODRICH AVE	M. KRISTYMIK	PW Right of Way Permit Type: Obstruction Work Type: Storage Entered on: 05/04/2015 Closed on: 06/10/2015	Finalized
15 031372 000 00 TH	903 GOODRICH AVE E		Truth In Sale of Housing Inspection (Most Recent) Type: Condo Report Date: Apr 29, 2015 Owner: Gem Investments Llc Evaluator: Brice Staeheli American Central Inspections Smoke Detector Hardwire: Y  Documents: <a href="#">04/30/2015: TISH Page 1 City Information - Cover Sheet</a> <a href="#">04/30/2015: TISH Evaluator's disclosure Report</a>	Completed
15 031371 000 00 TH	903 GOODRICH AVE D		Truth In Sale of Housing Inspection (Most Recent) Type: Condo Report Date: Apr 29, 2015 Owner: Gem Investments Llc Evaluator: Brice Staeheli American Central Inspections Smoke Detector Hardwire: Y  Documents: <a href="#">04/30/2015: TISH Page 1 City Information - Cover Sheet</a> <a href="#">04/30/2015: TISH Evaluator's disclosure Report</a>	Completed
15 031370 000 00 TH	903 GOODRICH AVE C		Truth In Sale of Housing Inspection (Most Recent) Type: Condo Report Date: Apr 29, 2015 Owner: Gem Investments Llc Evaluator: Brice Staeheli American Central Inspections Smoke Detector Hardwire: Y  Documents: <a href="#">04/30/2015: TISH Page 1 City Information - Cover Sheet</a> <a href="#">04/30/2015: TISH Evaluator's disclosure Report</a>	Completed
15 031365 000 00 TH	903 GOODRICH AVE B		Truth In Sale of Housing Inspection (Most Recent) Type: Condo Report Date: Apr 29, 2015 Owner: Gem Investments Llc Evaluator: Brice Staeheli American Central Inspections Smoke Detector Hardwire: Y  Documents: <a href="#">04/30/2015: TISH Page 1 City Information - Cover Sheet</a> <a href="#">04/30/2015: TISH Evaluator's disclosure Report</a>	Completed

15 031358 000 00 TH	903 GOODRICH AVE A		Truth In Sale of Housing Inspection (Most Recent) Type: Condo Report Date: Apr 29, 2015 Owner: Gem Investments Llc Evaluator: Brice Staeheli American Central Inspections Smoke Detector Hardwire: Y  Documents: 04/30/2015: TISH Page 1 City Information - Cover Sheet 04/30/2015: TISH Evaluator's disclosure Report	Completed
15 002055 ELC 00 E	903 GOODRICH AVE		Electrical Permit Type: Electrical Residential Repair/Alter Issued Date: 01/09/2015 Final Date: 01/20/2015 Contractor: Daley Electric LLC Estimated Value: \$1,000.00  Activity (most recent first): MAIN-Electrical Inspections: 01/20/2015: Xcel Approval Service 01/16/2015: Final	Finalized
12 112086 EXP 00 B	903 GOODRICH AVE		Building Permit Type: Residential (Multi-Fam) Express Repair Issued Date: 10/03/2012 Contractor: This N That Maint Inc State Valuation: \$5,000.00	Active/Issued
09 328285 000 00 RF	903 GOODRICH AVE	Follow up on C of O folder approved with corrections.	Referral Type: C of O Entered on: 11/24/2009 Closed on: 01/19/2010	Closed
09 328284 000 00 CO	903 GOODRICH AVE	022823310054	Certificate of Occupancy Type: Residential 3+ Units Occupancy Type: Dwelling Units Residential Units: 5 Class: A Renewal Due Date: Oct 21, 2014	Renewal Due

#### 4. Example #4 - 918 Goodrich Avenue

- Zoning Designation: RT1
- Has a Certificate of Occupancy? Yes. Currently approved for 3+ units, occupies 5.
- Location: located on the southwest corner of the same block as our home at 897 Goodrich Ave
- Zoning data found on this site is listed below for all units:

[https://www.stpaulonestop.com/AMANDA5/eNtrprise/StPaul/m3list/e\\_web\\_listsubmit.jsp?pagename=a\\_PickProperty.jsp](https://www.stpaulonestop.com/AMANDA5/eNtrprise/StPaul/m3list/e_web_listsubmit.jsp?pagename=a_PickProperty.jsp)

## 918 GOODRICH AVE — Property Information --

PIN	Zoning/Use	HPC District
-	RT1	

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### List of Activity...

Number	Address	Description	Details	Status
14 305582 EXC 00 RW	918 GOODRICH AVE UNIT A	Joint Sewer Excavation Permit	PW Right of Way Permit Type: Excavation Work Type: Joint Sewer Permit Entered on: 07/03/2014 Closed on: 12/31/2014	Finald
14 305581 RSN 00 SS	918 GOODRICH AVE UNIT A	Repairing private sewer line in Blvd.	PW Sewer Permit Type: Sanitary Work Type: Repair Entered on: 07/03/2014	Drawn
14 166324 OBS 00 RW	918 GOODRICH AVE	REPLACE 3100' OF AERIAL CABLE IN THE ALLEY BHD 791-685 GOODRICH - 2 POLES; 5 DAYS ESTIMATED FOR WORK (NOT IDENTIFIED ON REQUEST) CITY PLAN 14-013 APPROVED- 2/6/2014 XCEL PROJ- 440390/11944176-01 GSOC TKT- 140640328 REQUESTED BY- PAT LEIER 651-229-2363 FAX- 651-229-2518 XCEL DESIGNER- JASON ALLEY 651-229-5504 FAX 651-229-2518	PW Right of Way Permit Type: Obstruction Work Type: Utility Entered on: 03/12/2014 Closed on: 12/29/2014	Finald
09 311279 000 00 CO	918 GOODRICH AVE	022823340011	Certificate of Occupancy Type: Residential 3+ Units Occupancy Type: Dwelling Units Residential Units: 5 Class: A Renewal Due Date: Oct 1 2014	Renewal Due





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](http://www.stpaul.gov/dsi)

March 16, 2015

Joelle Christine Hero Olson  
897 Goodrich Ave  
Saint Paul MN 55105-3125



RE: RE-INSPECTION FIRE CERTIFICATE OF OCCUPANCY WITH DEFICIENCIES  
897 GOODRICH AVE

Ref. # 105017

Dear Property Representative:

Your building was re-inspected for the Fire Certificate of Occupancy on March 13, 2015. Approval for occupancy will be granted upon compliance with the following deficiency list. The items on the list must be corrected immediately. **A reinspection will be made on April 27, 2015 at 11:00am.**

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 be occupied without a Fire Certificate of Occupancy. The code also provides for the assessment of additional reinspection fees.

#### DEFICIENCY LIST

1. **Exterior** - SPLC 34.09 (1) b,c, 34.33 (1) b, c - Provide and maintain all exterior walls free from holes and deterioration. All wood exterior unprotected surfaces must be painted or protected from the elements and maintained in a professional manner free from chipped or peeling paint.-Contact a licensed stucco contractor to repair or replace the damaged stucco walls this work must be done in an approved manner and may require a permit.
2. SPLC 34.09 (1) e, 34.32 (1) d - Provide and maintained the **roof** weather tight and free from defects.-
3. SPLC 34.08(5), 34.32(3) - **All accessory structures** including, but not limited to, detached garages, sheds and fences shall be maintained structurally sound and in good repair. Provide and maintain exterior unprotected surfaces painted or protected from the elements.-

4. SPLC 34.09 (2), 34.32(2) - Repair or replace the damaged **guardrail** in an approved manner. This work may require a permit(s). Call DSI at (651) 266-9090.-
5. SPLC 34.09 (2), 34.32(2) - Repair or replace the damaged **handrail** in an approved manner. This work may require a permit(s). Call DSI at (651) 266-9090.-
6. 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:-

Saint Paul Legislative Code authorizes this inspection and collection of inspection fees. For forms, fee schedule, inspection handouts, or information on some of the violations contained in this report, please visit our web page at: <http://www.stpaul.gov/cofo>

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: (651-266-8585) and must be filed within 10 days of the date of the original orders.

If you have any questions, email me at [mike.urmann@ci.stpaul.mn.us](mailto:mike.urmann@ci.stpaul.mn.us) or call me at 651-266-8990 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,

Michael Urmann  
Fire Inspector  
Ref. # 105017



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, Mike Olson, Jelle Olson 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.

Appendix

H

Continued

NAME

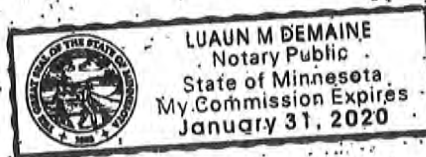
ADDRESS

TELEPHONE NUMBER

Subscribed and sworn to before me this

1st day of July, 2015

NOTARY PUBLIC



ZONING PETITION SUFFICIENCY CHECK SHEET

REZONING

SCUP

NCUP

FIRST SUBMITTED

RESUBMITTED

DATE PETITION SUBMITTED: 7-2-15

DATE PETITION RESUBMITTED: \_\_\_\_\_

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

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

PARCELS ELIGIBLE: 21

PARCELS ELIGIBLE: \_\_\_\_\_

PARCELS REQUIRED: 14

PARCELS REQUIRED: \_\_\_\_\_

PARCELS SIGNED: 18

PARCELS SIGNED: \_\_\_\_\_

CHECKED BY: Paul Dubruie

DATE: 7-13-15



**897 Goodrich Avenue, Saint Paul, MN 55105**Status: **Sold** List Price: **\$399,900** Sold Price: **\$355,000** Original List Price: **\$449,900**

1 / 18

Beautiful Duplex with two additional living spaces! Two



Map Page: 121 Map Coord: E1

Directions:  
**Grand to Victoria, South to Victoria one and a half blocks, West on Goodrich.**

(Click icon for Virtual Earth Map)



Total Units: 3

Garage: 2

Year Built: 1908



Neighborhood:  
Style:  
Const Status:  
Foundation Size:  
AbvGrdFinSqFt:  
BelGrdFinSqFt:  
Total Fin SqFt:  
Acres:  
Lot Size:  
Yearly/Seasonal:  
Days On Market:

**RatePlug Mortgage Information**

**Summit Hill**  
**(MF) Duplex Up and Down**  
**Previously Owned**

1,400  
3,420  
850  
4,270  
0.14  
40X150  
Yearly  
32 PDOM: 6 CDOM: 45

**TAX INFORMATION**

Property ID: 022823310055  
Tax Year: 2014  
Tax Amt: \$8,424  
Assess Bal: \$  
Tax w/assess: \$8,424  
Assess Pend: No  
Homestead: No

Off Market Date: 07/10/2014  
Projected Close Date: 07/31/2014  
Date Closed: 07/30/2014

**General Property Information**

Legal Description: Lot 20 Blk 24  
County: Ramsey  
School District: 625 - St. Paul  
Complex/Dav/Sub: 625 - St. Paul  
Restrictions/Coven: Owner Occupied: N  
Lot Description:  
Road Frontage:  
Zoning: City  
Residential-Multi-FaAccessibility: None

Public Remarks: In the heart of Crocus Hill. Nice duplex with option third unit & mother in law! Great condition. Big woodwork. 9.5' ceilings, transoms, ceramics. Separate entrances. Private yard. Updated. 2 car w/ extra parking spot. Family owned & occ. for 30+ years.

Owner is an Agent?: No  
In Foreclosure?: No Lender Owned?: No Potential Short Sale?: No

**Structure Information**

Heat:	Hot Water,Boiler	No. of Ranges:	Three
Fuel:	Natural Gas	No. of Refrig:	
Water:	City Water/Connected	Basement:	Finished (Livable),Day/Lookout Windows,Egress Windows
Sewer:	City Sewer/Connected	Exterior:	Stucco
Garage:	2	Fencing:	Privacy,Other
Parking Char:	Detached Garage,Driveway - Other	Roof:	Asphalt Shingles
Amenities-Shared:	Patio,Porch,Coin-op Laundry Owned,Other		
Shared Rooms:	Other		

**Unit Information**

Number of Units Like This: 1

Total Rooms:	6	Monthly Expense:	\$		
Total Bedrooms:	2	Monthly Rent:	\$1,500		
Total Baths:	1 Full: 1 3/4; 0 1/2; 0 1/4; 0	Annual Rent:	\$18,000		
Bath Char:	Main Floor Full Bath	Finished Sq Ft:	1,220		
Fireplaces:	1	Oth Park Spaces:	1		
Fireplace Char:	Living Room,Other	Air Conditioning:			
Appliances:	Range,Microwave,Dishwasher,Refrigerator,Disposal				
Amenities:	Patio,Natural Woodwork,Balcony,Kitchen Window,Tile Floors,Local Area Network,Other				
Special Search:					
Room	Level	Dimen	Room	Level	Dimen
Living Rm	Main	15x23	Bedroom 1	Main	14x13
Dining Rm	Main	15x14	Bedroom 2	Main	14x12
Family Rm			Bedroom 3		
Kitchen	Main	14x14	Bedroom 4		
Dining Room Desc:	Separate/Formal Dining Rm,Eat In Kitchen,Other				
Family Room Char:	Main Level				

# Addendum

# I



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**Number of Units Like This: 1**

Total Rooms:	6	Monthly Expense:	
Total Bedrooms:	2	Monthly Rent:	\$1,200
Total Baths:	1 Full: 1 3/4: 0 1/2: 0 1/4: 0	Annual Rent:	\$14,400
Bath Char:	Main Floor Full Bath	Finished Sq Ft:	1,220
Fireplaces:	1	Oth Park Spaces:	
Fireplace Char:	Living Room, Other	Air Conditioning:	
Appliances:	Range, Dishwasher, Refrigerator, Washer, Dryer, Disposal		
Amenities:	Natural Woodwork, Balcony, Kitchen Window, Hardwood Floors, Tile Floors, Local Area Network		
Special Search:	Main Floor Bedroom		
Room	Level	Dimen	Room Level Dimen
Living Rm	Main	22x13	Bedroom 1 Main 14x12
Dining Rm	Main	16x13	Bedroom 2 Main 13x12
Family Rm			Bedroom 3
Kitchen	Main	15x12	Bedroom 4
Dining Room Desc:	Separate/Formal Dining Rm, Eat In Kitchen		
Family Room Char:	Main Level		

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**Number of Units Like This: 1**

Total Rooms:	5	Monthly Expense:	
Total Bedrooms:	2	Monthly Rent:	\$1,000
Total Baths:	1 Full: 3/4: 1 1/2: 1/4:	Annual Rent:	\$12,000
Bath Char:	Main Floor 3/4 Bath	Finished Sq Ft:	700
Fireplaces:		Oth Park Spaces:	
Fireplace Char:		Air Conditioning:	
Appliances:	Range, Refrigerator, Washer, Dryer, Disposal		
Amenities:	Kitchen Window, Tile Floors		
Special Search:	Main Floor Laundry, Main Floor Bedroom, All Living Fac. on One Level		
Room	Level	Dimen	Room Level Dimen
Living Rm	Main	15x14	Bedroom 1 Main 11x11
Dining Rm			Bedroom 2 Main 12x10
Family Rm			Bedroom 3
Kitchen	Main	15x12	Bedroom 4
Dining Room Desc:	Eat In Kitchen		
Family Room Char:	Main Level		

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**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:	



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](http://www.stpaul.gov/dsi)

December 1, 2011

JANE LYNCH  
MARTIN LYNCH  
6180 UPPER AFTON COVE  
WOODBURY MN 55125-1159

### FIRE INSPECTION CORRECTION NOTICE

RE: 897 GOODRICH AVE  
Ref. #105017  
Residential Class: B

Dear Property Representative:

Your building was inspected on December 1, 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 on January 3, 2012 at 9:30 am.**

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 - Breaker Box Schedules - NEC 408.4 Circuit Directory or Circuit Identification. Fill out both panel schedules in box breaker boxes.
2. Basement Unit - Living Room - MSFC 605.4 - Discontinue use of all multi-plug adapters.- Remove multi plug adapter from living room wall behind television.
3. Basement Unit - Middle Sleeping Room - 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.-Repair cranks and handles on middle sleeping room egress windows.
4. **Building Units - Illegal Triplex - 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: Deconvert property back from an illegal triplex back to a legal duplex.**

An Equal Opportunity Employer

5. Garage - Soffit - SPLC 34.08 (5), 34.31 (3) - Repair, replace and maintain all exterior surfaces on fences, sheds, garages and other accessory structures free from holes and deterioration. Provide and maintain exterior unprotected surfaces painted or protected from the elements.-Repair northwest soffit on garage. Found hanging down during inspection.
6. House - Exterior West Storm Window - SPLC 34.09 (3), 34.32 (3) - Provide or repair and maintain the window screen.-Replace cracked storm window on west side of house.
7. Northeast Stairwell - Interior Window Glass - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window glass.-Missing glass in interior window during inspection.

Saint Paul Legislative Code authorizes this inspection and collection of inspection fees. For forms, fee schedule, inspection handouts, or information on some of the violations contained in this report, please visit our web page at: <http://www.stpaul.gov/cofo>

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: [sean.westenhofer@ci.stpaul.mn.us](mailto:sean.westenhofer@ci.stpaul.mn.us) or call me at 651-266-8982 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,

Sean Westenhofer  
Fire Inspector  
Ref. # 105017



**Info Main City Contact**

## 897 GOODRICH AVE -- Property Information --

PIN	Zoning/Use	HPC District
<a href="#">022823310055</a>	RT1 / R-Duplex Legal Non-Conform/Lot	

### Information disclaimer...

Data Disclaimer:-

The City of Saint Paul and its officials, officers, employees or agents does not warrant the accuracy, reliability or timeliness of any information published by this system, and shall not be held liable for any losses caused by reliance on the accuracy, reliability or timeliness of such information. Portions of such information may be incorrect or not current. Any person or entity that relies on any information obtained from this system does so at his or her own risk.

### List of Activity...

<u>Number</u>	<u>Address</u>	<u>Description</u>	<u>Details</u>	<u>Status</u>	
15 138929 000 00 PC	Mike and Joelle Olson	Establishment of nonconforming use as a triplex	Planning Commission Cases Type: NUP - Establishment Work Type: Multi-family Residential Entered on: 07/13/2015	Pending	
12 038434 000 00 PA	897 GOODRICH AVE	CN 12-066-442 LKG	Parks Summary Abatement Type: Graffiti Entered on: 03/29/2012 Closed on: 04/20/2012	Closed	
12 027197 000 00 CO	897 GOODRICH AVE		Certificate of Occupancy Type: Residential 2 Units Occupancy Type: Dwelling Units Residential Units: 2 Class: C Renewal Due Date: Oct 31, 2014  05/05/2015: Correction Orders  03/13/2015: Correction Orders  02/12/2015: Correction Orders	In Process	
11 294982 000 00 RF	897 GOODRICH AVE	Access	Referral Type: C of O Entered on: 10/31/2011 Closed on: 12/01/2011	Closed	<a href="#">Move Top</a> ▲
07 035279 000 00 CO	897 GOODRICH AVE		Certificate of Occupancy Type: Residential 2 Units Occupancy Type: Dwelling Units Residential Units: 2 Class: B Completed on: 02/23/2012 Paid In Full = No  Inspection Results (most recent first): 02/23/2012: Approved 1. BASEMENT(Breaker Box Schedules): Blank 1 (Abated - 2nd reinspection) 2. BASEMENT UNIT(Living Room): Discontinue Use of Multi-Plug Adapters MSFC 605.4 (Abated - 2nd reinspection) - Severity 2 3. BASEMENT UNIT(Middle Sleeping Room): Provide Sleeping Room Egress Window MSFC1026.1 (Abated - 2nd reinspection) - Severity 9	Certified	

4. BUILDING UNITS(Illegal Triplex): Zoning - Improper  
Use SPLC 62.101 (Abated - 2nd reinspection) - Severity

9

5. GARAGE(Soffit): Accessory Structures SPLC  
34.08(5), 34.32(3) (Abated - 2nd reinspection) -  
Severity 3

6. HOUSE(Exterior West Storm Window): Window  
Screen SPLC 34.09 (3), 34.33 (3) (Abated - 2nd  
reinspection) - Severity 2

7. NORTHEAST STAIRWELL(Interior Window Glass): Ext.  
Window Glass SPLC 34.09 (3), 34.32 (3) (Abated - 2nd  
reinspection) - Severity 2

12/01/2011: Correction Orders

1. Heating Equipment Maintenance SPLC 34.11 (6),  
34.34 (Abated - 2nd reinspection) - Severity 5
2. Required Smoke Detector Affidavit SPLC 39.02(c)  
(Abated - 2nd reinspection) - Severity 9

10/31/2011: No Entry (fee)



**Radel, Jamie (CI-StPaul)**

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**From:** hep <rpmairs@aol.com>  
**Sent:** Monday, July 27, 2015 8:15 PM  
**To:** Radel, Jamie (CI-StPaul)  
**Cc:** Lindgren, Patricia (CI-StPaul)  
**Subject:** Rezoning request 893 Goodrich Ave

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

*We understand that a request for rezoning to allow a third rental unit at 893 Goodrich will come up for hearing July 30. WE live at 880 Goodrich and strongly oppose rezoning to allow for a third unit. We see no reason why the present R-2 zoning requirements should be changed. Several years ago owners of 890-892 Goodrich requested a similar variance, strongly opposed by neighbors and finally remodeled the building for a two family residence. Allowing a variance at 893 might encourage a similar effort now or in the future at this building.*

**OUR BLOCK OF GOODRICH AVENUE BETWEEN VICTORIA AND MILTON IS SORT OF A TRANSITION ZONE BETWEEN PREDOMINANTLY SINGLE FAMILY HOMES EAST OF VICTORIA AND PREDOMINATELY MULTIPLE-FAMILY HOMES IN THE BLOCK WEST OF MILTON. WE HAVE AN ACCEPTABLE MIX OF ALLOWED MULTI-FAMILY AND SINGLE FAMILY HOMES NOW BUT DO NOT WANT TO FURTHER TILT TO MULTIFAMILY WITH ITS COMPLICATIONS IN NEIGHBOR TO NEIGHBOR RELATIONS AS WELL AS PARKING CONGESTION.**

**PLEASE INCLUDE THIS EMAIL IN THE PACKET YOU ARE PREPARING FOR THE HEARING.**

**THANK YOU,**

**HELEN AND BOB MAIRS  
880 GOODRICH**

July 27, 2015

To: Jamie Radel

Regarding: 897 Goodrich Ave., St. Paul, MN 55105

Dear Jamie,

I'm writing regarding the current rezoning request at 897 Goodrich, where the owners are requesting to convert the property from an R2/Single Family dwelling to a conforming R3 multi-family property. I'd like to request that their request be denied for the following reasons:

1. First and foremost, I believe that single family homes help preserve the historic value and charm of the neighborhood while converted multi-unit properties detract from it
2. As a property owner on the block (909 Goodrich), I have a vested interest in preserving my own property value. Again, I feel that single family homes contribute to this, while converted multi-unit properties detract from it. The truth is a rental is rarely cared for the same way as a primary residence is
3. Parking is limited in the neighborhood so any additional units would likely result in additional parking constraints on the block by both the tenant and visitors
4. An additional unit would likely result in additional noise and traffic
5. Finally, the area has a sufficient stock of rental units, so there isn't a need to add additional units from a zoning perspective

Thank you for taking the time to read our letter.

Regards,

JD & Sarah Mogol

909 Goodrich Ave

St. Paul, MN 55105

612-618-2104

[Mogol005@gmail.com](mailto:Mogol005@gmail.com) & [sarah.w.mogol@gmail.com](mailto:sarah.w.mogol@gmail.com)

## Radel, Jamie (CI-StPaul)

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**From:** Clyde Jan Doepner <clydejandoepner@aol.com>  
**Sent:** Monday, July 27, 2015 8:37 PM  
**To:** Radel, Jamie (CI-StPaul)  
**Cc:** Lindgren, Patricia (CI-StPaul)  
**Subject:** File #15-138-929

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

TO: Jamie Radel, St. Paul Planning Commission

RE: File #15-138-929

PURPOSE: Establishment of NON-Conforming Use of a TRIPLEX PROPERTY ADDRESS: 897 Goodrich Avenue, St. Paul, Minnesota  
FILE NAME: Mike and Joeline Olson HEARING DATE: Thursday, August 13, 2015  
REQUEST: Please make this e-mail part of the packet that the committee will receive  
FROM: Clyde and Jan Doepner, 866 Goodrich Avenue, St. Paul, Minnesota  
OUR POSITION: We are strongly against allowing the requested change.

We recently received a card indicating that the owners of 897 Goodrich, a home in our immediate neighborhood, have requested the establishment of a non-conforming use as a triplex for their property. We strongly disagree with this request! Let us explain why.

Most of the homes in our neighborhood are zoned R2, which means they are to be occupied as a single family dwelling or as a two-unit duplex. According to the city's property permit website, in 2012 the property was cited by the city inspector for being an "illegal multiunit being used as a triplex, ignoring the R2 zoning.

Now the current owners, Mike and Joelle Olson are attempting to turn it into a triplex changing it from the R2 designation that they purchased. This change would follow the property and establish a precedent that other owners might want to follow, that would change the character of our neighborhood forever. Comment: We fought this issue a few years ago re: Millie Stones' property at 890-92 Goodrich Avenue and the neighbors clearly stated at a hearing that all properties zoned R2 should remain R2 which was the result of the hearing.

We have lived in our home, in this wonderful neighborhood for over 38 years. There would be no benefit to this requested change, in fact it would have a negative impact to what we have. We have gone to permit parking as parking has always been a problem. Other issues would be additional traffic and potential noise. But the real issue, previously mentioned, is the precedent that it would establish, that might encourage others to follow. Thank you for listening to our strong feelings.

Clyde and Jan Doepner

Sent from my iPad

## 897 Goodrich Avenue

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897 Goodrich Avenue



897 Goodrich Avenue (parking)



## 897 Goodrich Avenue

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East of subject property



South of subject property



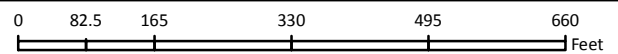
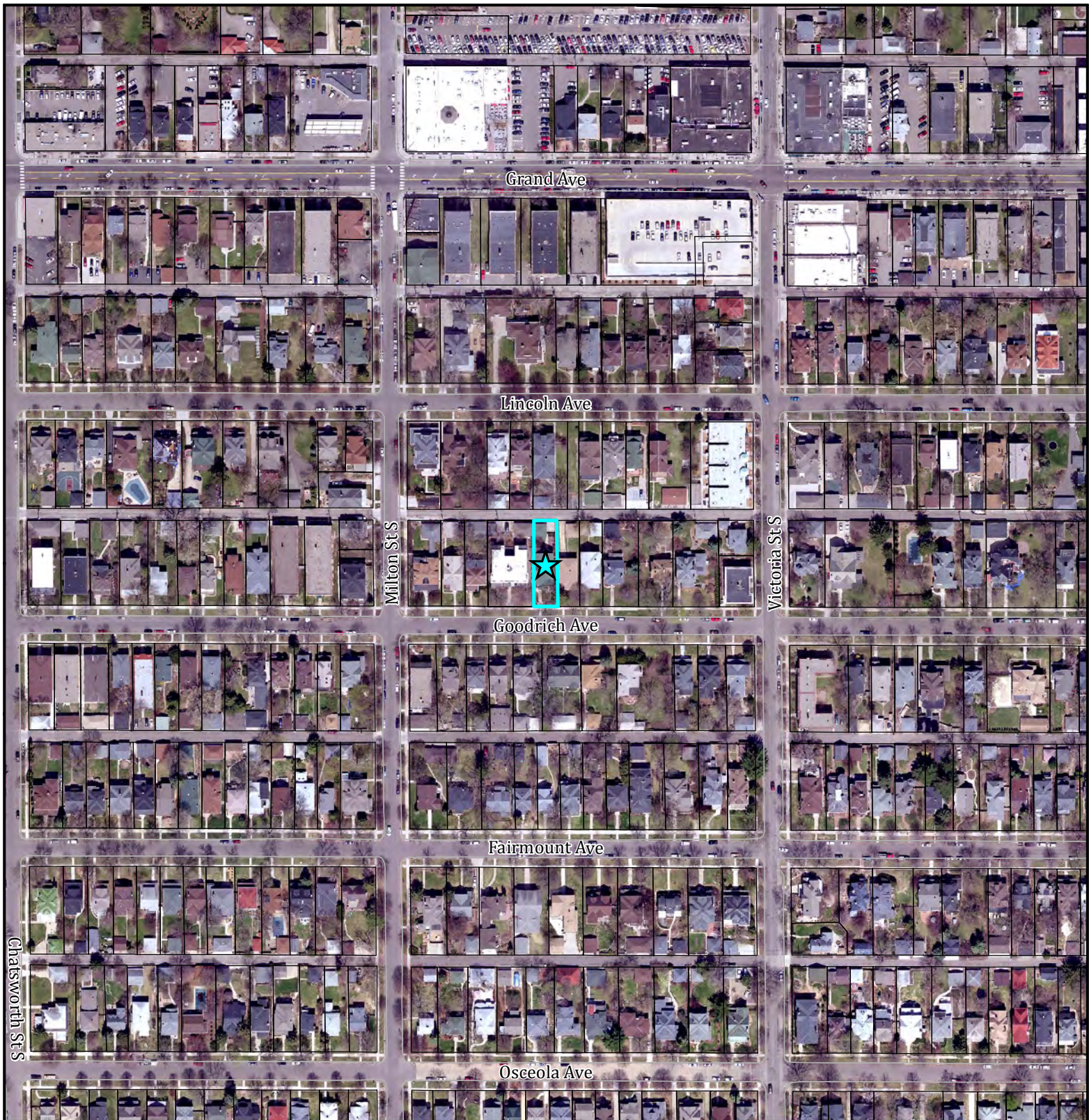
## 897 Goodrich Avenue

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South of subject property






FILE NAME: Mike and Joelle Olson

**Aerial**

APPLICATION TYPE: Establishment of NCUP

 Subject Parcels

FILE #: 15-138929 DATE: 8/6/2015

PLANNING DISTRICT: 16

ZONING PANEL: 15







FILE NAME: Mike and Joelle Olson

APPLICATION TYPE: Establishment of NCUP

FILE #: 15-138929 DATE: 8/6/2015

PLANNING DISTRICT: 16

ZONING PANEL: 15

#### Land Use

Single Family Detached

Single Family Attached

Multifamily

Office

Retail and Other Commercial

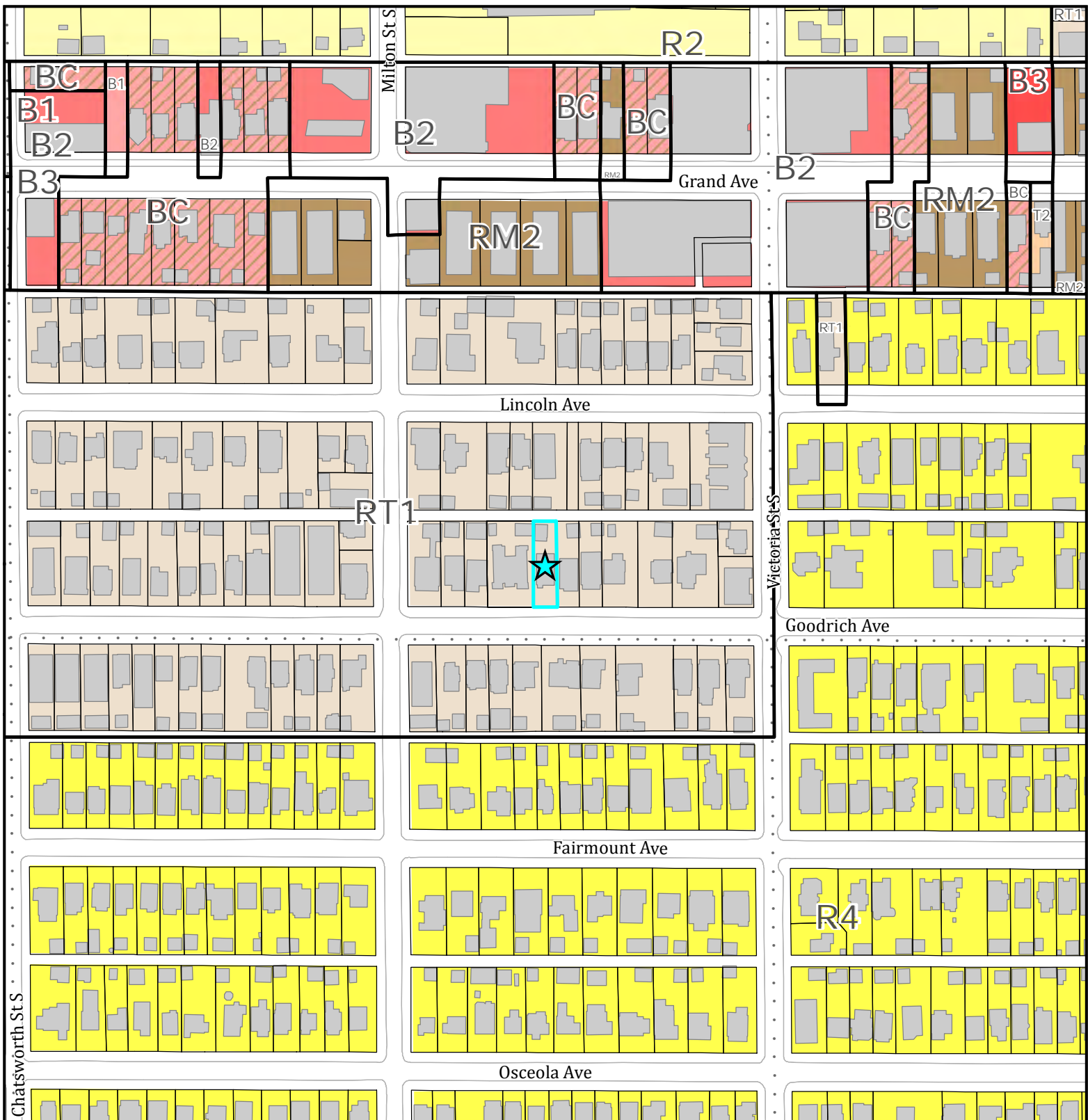
Mixed Use Residential

Institutional

Subject Parcels

Section Lines





FILE NAME: Mike and Joelle Olson

APPLICATION TYPE: Establishment of NCUP

FILE #: 15-138929 DATE: 8/6/2015

PLANNING DISTRICT: 16

ZONING PANEL: 15

### Zoning

- R2 One-Family
- R4 One-Family
- RT1 Two-Family
- RM2 Multiple-Family
- T2 Traditional Neighborhood
- B1 Local Business
- BC Community Business (converted)
- B2 Community Business
- B3 General Business
- Subject Parcels
- Section Lines

0 82.5 165 330 495 660 Feet

