

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Joan Bassing **FILE #** 15-138-295
 2. **APPLICANT:** Joan Bassing **HEARING DATE:** August 27, 2015
 3. **TYPE OF APPLICATION:** Nonconforming Use Permit - Reestablishment
 4. **LOCATION:** 900-902 Jenks Ave, between Forest and Mendota
 5. **PIN & LEGAL DESCRIPTION:** 282922230083; Nelsons Addition Lot 8 Blk 1
 6. **PLANNING DISTRICT:** 5
 7. **ZONING CODE REFERENCE:** §62.109(e), §62.104 **PRESENT ZONING:** RT1
 8. **STAFF REPORT DATE:** August 17, 2015 **BY:** Bill Dermody
 9. **DATE RECEIVED:** July 10, 2015 **60-DAY DEADLINE FOR ACTION:** October 6, 2015
-

- A. **PURPOSE:** Reestablishment of nonconforming use as a triplex
- B. **PARCEL SIZE:** 50 ft. x 125 ft. = 6,250 sq. ft.
- C. **EXISTING LAND USE:** Duplex
- D. **SURROUNDING LAND USE:** Single- and two-family residential (RT1)
- E. **ZONING CODE CITATION:** §62.109(e) lists the conditions under which the Planning Commission may grant a permit to reestablish a nonconforming use; §62.104(e) prevents a nonconforming use from being resumed after it has been superseded by a permitted use.
- F. **HISTORY/DISCUSSION:** The building was originally constructed as a duplex in 1915. In 1949, the site received City Council approval for conversion of a duplex to a triplex by creating two units of its second floor. The site was rezoned from B-Business to RT1 in 1975. A 2009 Truth-In-Sale of Housing report lists the property as a duplex. The property failed a certificate of occupancy inspection in April 2015, in part because of its use as a triplex in violation of the zoning regulations, which prompted the subject application. Since the July 30, 2015 Zoning Committee public hearing on this application, the applicant has provided additional information regarding unit size and has provided a letter of support, which is among the attachments.
- G. **DISTRICT COUNCIL RECOMMENDATION:** The Payne Phalen District 5 Council recommends denial of the application.
- H. **FINDINGS:**
 1. The application requests reestablishment of a nonconforming triplex use at 900-902 Jenks Avenue. It is currently approved for use as a duplex.
 2. The site was approved for a conversion from a duplex to a triplex in 1949. There is no evidence that the building was deconverted to a duplex until 2009, at which time a Truth-In-Sale of Housing report lists the property as a duplex. Also, the 2010 property sale information provided in the application refers to two (2) units. Per §62.104(e), the property must abide by the zoning district regulations once a permitted use (duplex) replaces a nonconforming use (triplex).
 3. 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. The property is greater than 6,000 square feet with a 50 foot frontage width.
 - (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 smallest unit, 900 Jenks- front, is approximately 660 square feet including 280

square feet on the 2nd floor and 380 square feet on the 3rd floor.

- (c) *Four off-street parking spaces (non-stacked) are preferred; three spaces are the required minimum.* This guideline is met. The site has a two-car garage and a driveway wide enough for two cars, for a total of four off-street parking spaces, all accessed via the alley.
 - (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 series of recent inspections in 2015, excepting only the zoning issue addressed by this application.
4. Section 62.109(e) states: *When a legal nonconforming use of a structure, or structure and land in combination, is discontinued or ceases to exist for a continuous period of more than one (1) year, the planning commission may permit the reestablishment of a nonconforming use if the commission makes the following findings:*
- (a) *The structure, or structure and land in combination, cannot reasonably or economically be used for a conforming purpose.* This finding is not met. The property was sold to the applicant in 2010 as a duplex for \$72,500. Ramsey County estimates the current value at \$109,800. No building permits have been acquired for the property since prior to 2010.
 - (b) *The proposed use is equally appropriate or more appropriate to the district than the previous legal nonconforming use.* This finding is met. The proposed use is the same as the previous legal nonconforming triplex use.
 - (c) *The proposed use will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, or general welfare.* This finding is met. Adequate off-street parking is provided on the property. The conversion from a duplex to a triplex will not have a significant effect on the area's character.
 - (d) *The proposed use is consistent with the comprehensive plan.* This finding is met. The Comprehensive Plan designates the site in Figure LU-B, Generalized 2030 Land Uses, as part of an Established Neighborhood, which calls for generally single- and two-family housing, but with scattered multi-family housing of higher densities such as triplexes.
 - (e) *A notarized petition of at least two-thirds of the owners of the described parcels of real estate within one hundred (100) feet of the subject property has been submitted stating their support for the use.* This finding is met. The petition was found sufficient on July 10, 2015: 15 parcels eligible; 10 parcels required; 11 parcels signed.
- I. **STAFF RECOMMENDATION:** Based on Finding 4(a), staff recommends denial of the reestablishment of nonconforming use as a triplex.

EMAILED 7/2/15
USPS MAILED
SAME DATE



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

Zoning Office Use Only

File #:

Fee:

Tentative Hearing Date:

7-30-15

PD-5

#282922230083

APPLICANT

Name JOAN E BASSING

Address 182 SPRING LAKE BLVD NW

City PORT CHARLOTTE ST. FL Zip 33952

Daytime Phone 651 788 6562

Name of Owner (if different)

Contact Person (if different)

Phone

PROPERTY LOCATION

Address/Location 900 - 902 JENKS AVE E, ST PAUL 55106

Legal Description NELSON'S ADDITION LOT 8 BLK 1

PID 282922230083

Current Zoning

DUPLEX RT-1

(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 2010-2014 DUPLEX, 2000-2009 TRIPLEX

Proposed Use RETURN TO TRIPLEX

Attach additional sheets if necessary

RECEIVED
JUL 7 - 2015
BY: pd

Attachments as required ☐ Site Plan

☒ Consent Petition

☐ Affidavit

Applicant's Signature

Joan E Bassing
Jo E Bassing

Date 5/5/15

City Agent

7/2/15

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, Joan E. Bassing, 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.

DOCUMENTATION RESUBMITTED
WITH ADDITIONAL 3 SIGNATURES
AS REQUESTED

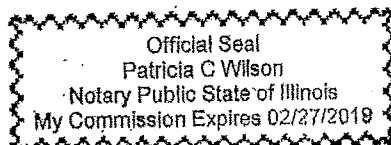
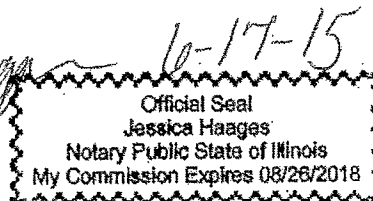
Joan E. Bassing
NAME

182 SPRING LAKE BLVD NW
ADDRESS PORT CHARLOTTE FL 33952

651 788 6562
TELEPHONE NUMBER

Subscribed and sworn to before me this
26th day of May, 2015

Patricia C. Wilson
NOTARY PUBLIC



PROPERTY OWNERS BELOW ~~WERE~~ TOLD THAT (1) THE PROPERTY BELOW WAS A TRIPLEX FROM 1998-2010. (2) THAT I HAVE USED IT AS A DUPLEX SINCE PURCHASE IN 2010. (3) I WANT TO USE IT AS A TRIPLEX AGAIN GOING FORWARD. NONE HAD OBJECTIONS.

CITY OF SAINT PAUL

CONSENT OF ADJOINING PROPERTY OWNERS FOR A NONCONFORMING USE PERMIT

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

A copy of the application of Joan E Bassule
(name of applicant)

to establish a TRIPLEX
(proposed use)

located at 900-902 JENKS AVE E, ST PAUL MN 55106
(address of property)

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

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

ADDRESS OR PIN	RECORD OWNER	SIGNATURE	DATE
908 JENKS AVE	ROBERT L BOURGEOIS	Robert Bourgeois	5-9-15
899 E CASE AVE	DEBRA MAZURKIEWICZ	Debra Mazurkiewicz	5-16-15
897 JENKS AVE	XENG VANG	Xeng Vang	5-16-15
905 JENKS AVE	SARA VANG	Sara Vang	5-20-15
907 CASE AVE	SAMBANUE MUN	Sambanue Mun	5-20-15
895 CASE AVE	YOUNG AO VANG	Young Ao Vang	5-20-15
909 CASE AVE	CINDY BLIDES	Cindy Blides	6-4-15
890 JENKS AVE	SOPHAL NHEAN	Sophal NHEAN	6-4-15
891 CASE AVE	JENNIFER KANVICHIT	Jennifer Kanvichit	6/4/15
907 JENKS AVE	JANE SCHULTZ	Jane Schultz	6-4-15

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



IRIS Picture Printout

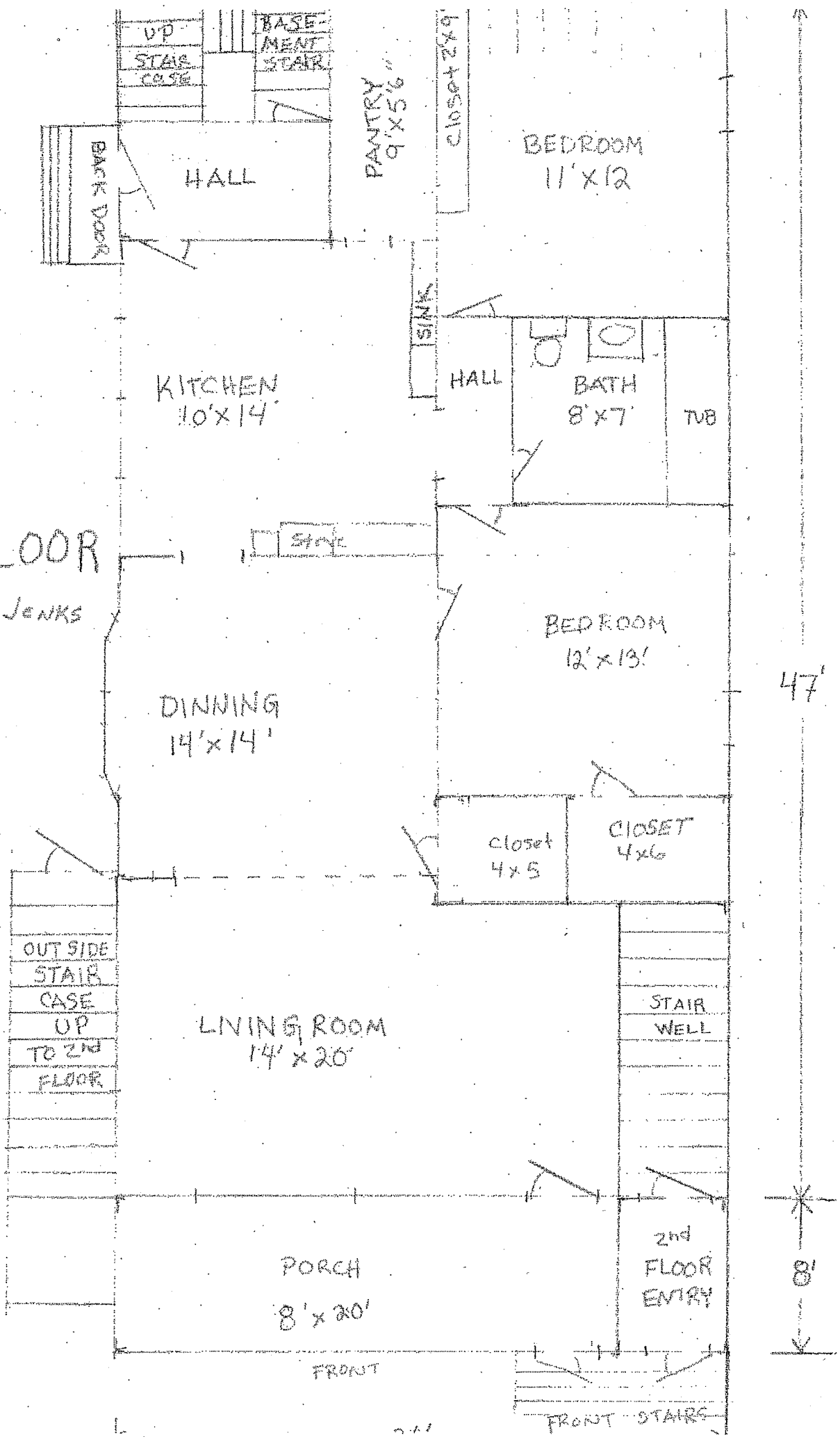
Location: MN ~ Ramsey County, Minnesota

Description: 01/01/1996 - Street View - PropertyKey

Address: 900 JENKS AVE ST PAUL

B





1ST
FLOOR

902 JENKS

UP
STAIR
CASE

BASE-
MENT
STAIR

HALL

PANTRY
9' x 5 1/2'

Closet 2 x 9'

BEDROOM
11' x 12'

KITCHEN
10' x 14'

SINK

HALL

BATH
8' x 7'

TUB

BEDROOM
12' x 13'

DINNING
14' x 14'

Closet
4 x 5

CLOSET
4 x 6

OUT SIDE
STAIR
CASE
UP
TO 2ND
FLOOR

LIVING ROOM
14' x 20'

STAIR
WELL

PORCH
8' x 20'

2ND
FLOOR
ENTRY

FRONT

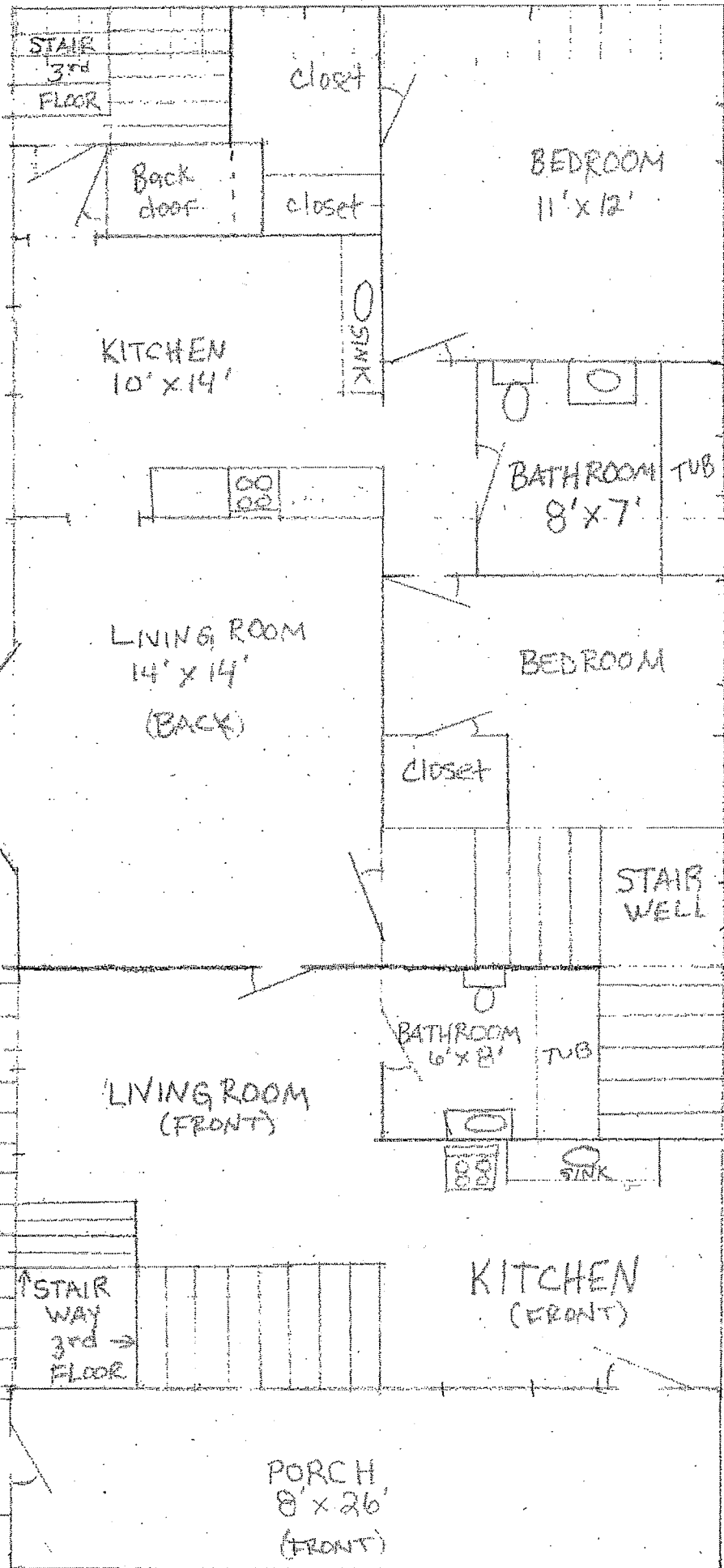
FRONT STAIRS

47'

8'

2nd
FLOOR

900 JENKS
REAR



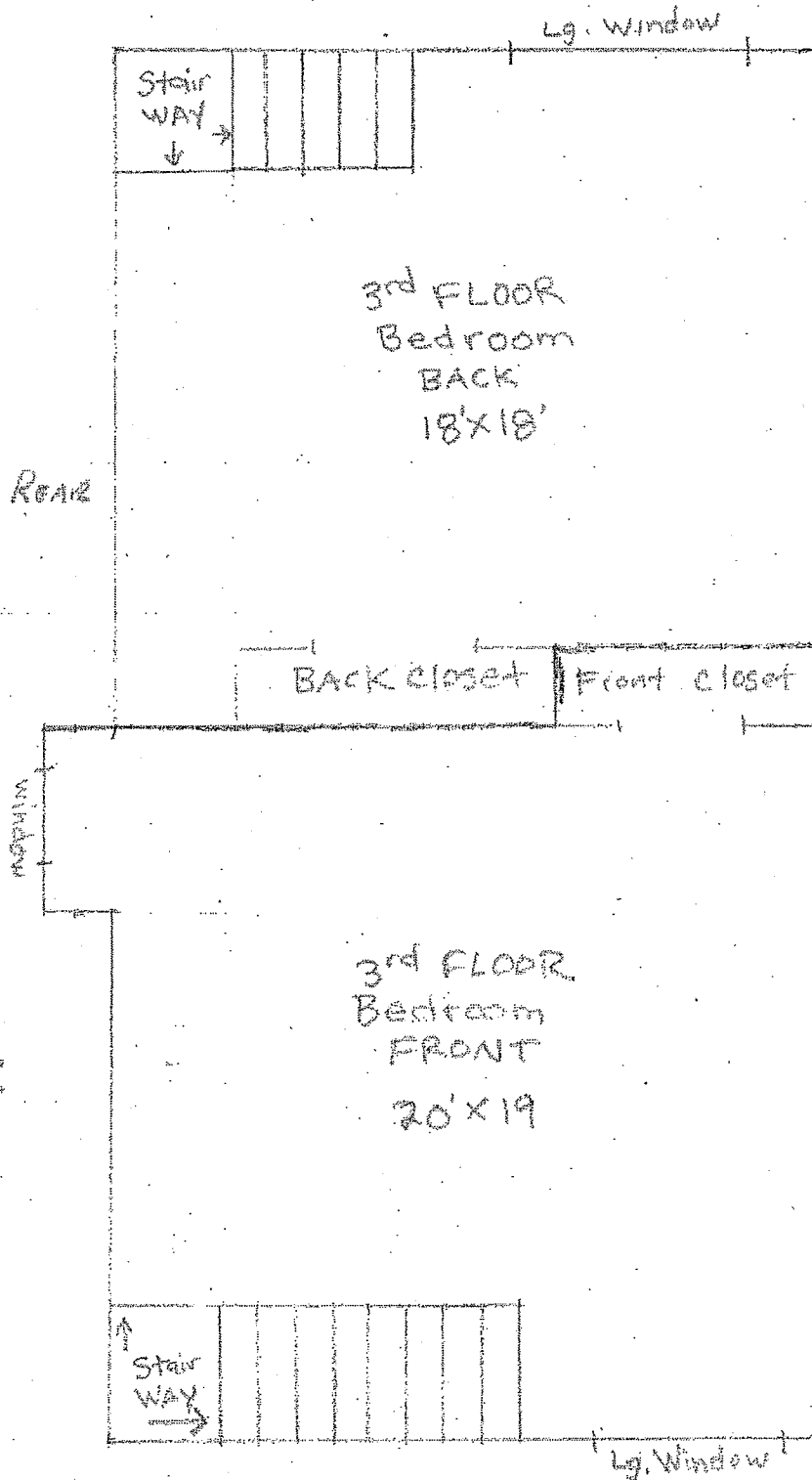
55'

900 JENKS
FRONT

Outside
STAIR
CASE
TO 2nd
FLOOR

3rd
FLOOR

900 JENKS REAR



900 JENKS
FRONT

FRONT OF PROPERTY

Asphalt Driveway Co.

Quality work since 1951

3350 University Ave S.E. Mpls. MN 55414

(612) 676-1717 Fax: (612) 676-1718

Name: _____

Address: _____

Home Phone: _____

Business: _____

Work: _____

Cell: _____

Date: _____

OK To Be billed up to my
GARAGE

Robert L. Bourgeois

Total Price
(Tax & Permit Incl.)

8997.⁰⁰

Flex Scheduling
Discount

\$ -450

8547

Coupons

\$ -450

\$ 8097.⁰⁰

Lowest Monthly Payment

\$ + 2000 For
concrete

\$ 10097.⁰⁰

Total Savings

Total

A 2000.⁰⁰
for concrete
install

conc
& Asphalt
RIP

new
sod
row

new
sod
going
in

fence
going
in

Asphalt
RIP
more

Asphalt
& concrete
RIP

Neighborhood
going
in

garage

PARKING FOR 2

PARKING FOR 3

Orange = 1000

4 x 17 = 68

10 x 17 = 170

1360 x 4 = 5440

Miles Kimball

Finish Your Order & Receive 30% Off Your Entire Purchase!

BUY

RENT

MORTGAGE

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[Back to search](#) viewing: home us minnesota saint paul, mn ramsey county jenks ave 900 jenks ave

Property Records

900 Jenks Ave
Saint Paul, MN 55106

Get your Credit Scores for \$0

Sold for **\$72,500**
on Mar 30, 2010

WRONG, OCT 09

[Refi Rates](#)

[Share](#)

[Print](#)

Estimated Values

DataQuick

\$271,171 Est.
\$122,000 Low
\$418,000 High

Get Professional Advice

Free agent analysis

Message (optional)

I would like to be contacted with regards to a FREE agent analysis of my home's value

I'm planning to...

☐ Sell

☐ Buy

First Name

Last Name

Your Email

Phone (Optional)

By sending a request you agree to our [Privacy Policy](#)



[Overview](#)

[Schools & Neighborhood](#)

[Property History](#)

Public Records Property information from local public records.

Beds	6 Bed	Baths	3 Bath
House Size	2,762 Sq Ft	Lot Size	6,098 Sq Ft Lot
Year Built	1915	Price	Feedback
Property Type	Multi-Family Home	Stories	2
Style	Colonial	Garage	Detached Garage
Units	1 <i>WRONG 3</i>	Cooling	Central - <i>WRONG NONE</i>
Pool	-	Construction	-
Heating	-	Year Renovated	-
Rooms	12 <i>WRONG 13</i>	Roofing	-
Fireplace	-		

Location

[Show Nearby Listings](#)



Home Search My Matrix Finance Roster Tax Home Base MLS Co-op Help Logout

Multi-Family • General • Detail • Address • MLS# • Today's New Listings • Hot Sheet

Welcome Jason Nordhousen

Result 1 of 1. Checked 0. Check all 1.
Previous • Next • [1] • Bottom

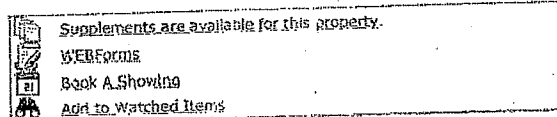
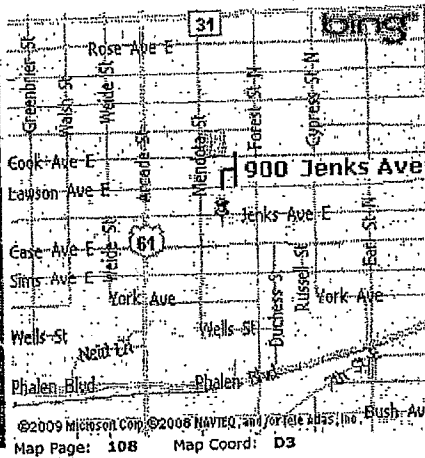
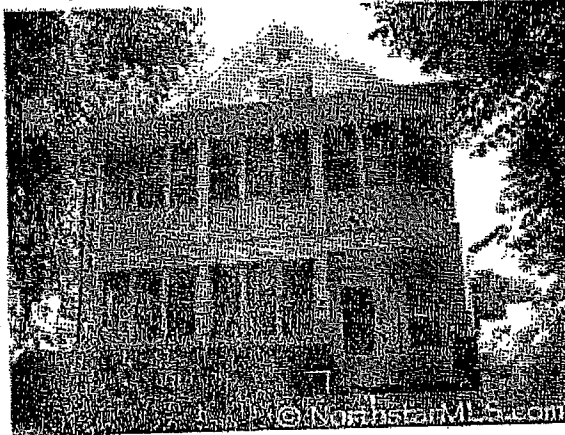
Property Full Display, Multi-Family Residential, MLS #: 3843963

900 Jenks Avenue, St Paul, MN 55106
Status: Active List Price: \$45,000

Original List Price: \$45,000

Add to Cart

Image 1 of 8 Slideshow • Open All



Total Units: 2 Garage: 2 Year Built: 1915

MLS Area: 714 - SP-Phalen
Style: (MF) Two Stories
Const Status: Previously Owned
Foundation Size: 1,344
AbvGrdFinSqFt: 2,688
BelGrdFinSqFt:
Total Fin SqFt: 2,688
Acres: 0.140
Lot Size: 125X50
List Date: 10/05/2009

Received By MLS: 10/06/2009

Days On Market:

History

TAX INFORMATION

Property ID: 282922230083
Tax Year: 2009
Tax Amt: \$2,366
Assess Bal: \$346
Tax w/assess: \$2,712
Assess Pend:
Homestead: Yes

General Property Information

Legal Description: Nelson's Addition Lot 8 Blk 1
County: Ramsey
School District: 625 - St. Paul, 651-632-3701
Complex/Dw/Sub: Nelson's Addition
Restrictions/Covts:
Lot Description: City Bus (w/in 6 blks), Tree Coverage - Light
Road Frontage: City, Curbs, Paved Streets
Zoning: Residential-Multi-Family
Owner Occupied:
Accessibility: None

Remarks

Agent Remarks: SPCL SALES CONTRACT REQD & EM MUST BE HELD BY SELLERS TITLE CO. SELLER WON'T PROVIDE ANY INSPECTIONS OR WARRANTIES. CTACT LIST AGNT FOR NEEDED ADDENDUMS. PLEASE ALLOW TIME FOR RESPONSE. SELLER CAN NEGOTIATE OFFERS IN ANY ORDER REGARDLESS DATE/TIME SUBMITTED

Public Remarks: GREAT FOR INVESTMENT PORTFOLIO! WOODWORK, GARAGE, ALL SEPERATE UTILITES (EXCEPT WATER, 2BR UNIT, 4BR UNIT, CASH FLOW FROM THE GET GO!

Structure Information

Heat: Baseboard
Fuel: Natural Gas
Water: City Water - Connected
Sewer: City Sewer - Connected
Garage: 2
Parking Char: Detached Garage
Amenities-Shared: Porch

No. of Ranges:
No. of Refrig:
Basement:
Exterior:
Fencing:
Roof: Asphalt Shingles

Full Metal/Vinyl

Asphalt Shingles

Rent 2060/mo

INS 1000 83/mo

TAXES 2700 225/mo

P+I 300

SAC & VARR 180/mo

790/mo

\$440- 9AM EARN 1270/mo

Inspection 10/27

TUE

Pay BACK 51 mo.

IF PR!

Cashier's check made out to me for 45,000

on or before 11/6/09
Close 10 days to inspect
for 2 days

Unit Information

Number of Units Like This: 1

Total Rooms: 5
 Total Bedrooms: 2
 Total Baths: 1 Full: 1 3/4: 0 1/2: 0 1/4: 0

Monthly Expense: \$
 Monthly Rent: \$
 Annual Rent: \$
 Finished Sq Ft:
 Oth Park Spaces: 0
 Air Conditioning:

Bath Char:
 Fireplaces:
 Fireplace Char:

Appliances:

Amenities:

Hardwood Floors, Natural Woodwork

Special Search:

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

Dining Room Desc:
 Family Room Char:

Number of Units Like This: 1

Total Rooms: 5
 Total Bedrooms: 4
 Total Baths: 2 Full: 2 3/4: 0 1/2: 0 1/4: 0

Monthly Expense: \$
 Monthly Rent: \$
 Annual Rent: \$
 Finished Sq Ft:
 Oth Park Spaces: 0
 Air Conditioning:

Bath Char:
 Fireplaces:
 Fireplace Char:

Appliances:

Amenities:

Hardwood Floors, Natural Woodwork

Special Search:

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

Dining Room Desc:
 Family Room Char:

Financial

Cooperating Broker Compensation

Buyer Broker Comp: 3 %
 Variable Rate: N

Sub-Agent Comp: 0 %

Facilitator Comp: 3 %

List Type: Exclusive Right To Sell

Financial Remarks:

Boa Pre-Qual Or Proof Funds Req'd W/Contracts, Free Apprs'l & Credit Rpt If Buyer Finace

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

Expenses:

Owner Expense: Trash, Water/Sewer

Tenant Expense:

Annual Electric Expense:

Annual Fuel Expense:

Annual Insurance Expense:

Annual Maintenance Expense:

Annual Gross Expense:

Total Annual Expenses:

Annual Repair Expense:

Annual Trash Expense:

Annual Water/Sewer Expense:

Annual Caretaker Expense:

Income

Annual Gross Income:

Annual Net Income:

Monthly Misc. Income:

Annual Misc. Income:

Contact Information

Listing Agent: Terry Records, GRI 651-224-6333

Listing Office: Keller Williams Premier Realty

Appointments: 866-275-6321

Office Phone: 651-379-5252

MLS #: 3843963 Address: 900 Jenks Avenue, St Paul, MN 55106

Previous: [1] - 100

Add to Cart

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at 1 per page.

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MINUTES OF THE BOARD OF ZONING MEETING OF April 12, 1949

Acting under Ordinance No. 5840 of
August 22, 1922, and subsequent amendments

FILE NAME 900-902 Jenks ZONE "B" FILE NO. 2001
LOT 8 BLOCK 1 ADDITION Nelson's
PETITIONER'S NAME Maurice L. Neault APPEAL X PERMIT AMENDMENT

INVESTIGATION & REPORT:

1. Size - 26'x17' or 1,222 sq. ft. 50 ft. lot, 125 ft. deep.
2. Built in 1915.
3. Two and a half story frame building.
4. Home is located on the fifth lot east of Mandota on south side of Jenks.
5. Ten out of 16 of adjoining homes are 1½ story.
6. At present two families and four roomers are living in this house.
Applicant wishes to have three families.

This is a remodelling of second floor only for two families.
Mr. Schroeder has plans.

Moved By Schroeder Seconded By Reimbold.

To recommend: remodelling of second floor of duplex for two families.

Yeas
x Wahman, Chairman
absent Giere
x Heckman
absent Methven
x Reimbold
x Schroeder

George H. Herrold
Executive Secretary

Letter to Council:

Nays

C. F. No. 147890—By W. A. Parranto—
Resolved, That upon appeal of Maurice L. Neault and Mrs. Maurice L. Neault from the decision of the Commissioner of Parks, Playgrounds and Public Buildings, and upon the favorable recommendation of the Board of Zoning, permission is hereby granted, pursuant to Ordinance No. 5840, as amended, to remodel the duplex at 900-902 Jenks Avenue into a triplex.
Adopted by the Council April 28, 1949.
Approved April 28, 1949.
(April 30, 1949)

APPEAL

Notice is hereby given that a public hearing will be held before the City Council at 10 A. M. on April 27, 1949, in the City Council Chamber in the City Hall and Court House in the matter of the appeal of Mr. and Mrs. Maurice L. Neault for permission to remodel their duplex at 900-902 Jenks Ave. into a triplex.

Dated April 12, 1949.

H. V. O'CONNELL,
City Clerk.
(April 16, 1949)

James

#2001/

BOARD OF ZONING - 1949

Location: 900-902 Jenkins Ave.

Appeal ☒
Reasoning ☐

Petitioner: Maurice L. Heavelt

Date of Petition:

Action Requested: Remodel duplex to triplex in "B" Dist.

Date of Board Hearing: April 12, 1949

*So side lot
Minnesota Forest*

Action of Board: Recommend Remodeling of rear of house
for two families.

*Lot 8 Bl 1
Nelson's add -*

C. F. 147890 Approved Apr. 28, 1949 (Bot 35)

STAMP - Activity Detail[New Search](#)[Help using this report](#)[E-mail Service Desk](#)**900 Jenks Ave**

Click [here](#) to access other applications using this address - GISmo, MapIT, and Ramsey County Info

Run Date: 07/21/15 10:38 AM**Folder ID#:** 07 131408**In Date:** 08/14/07**Issued Date:** 11/17/10**Status:** Certified**Expiry Date:** 05/16/11**Closed:** 11/08/10**Type:** CO - Certificate of Occupancy - Residential 2 Units**Reference#:** 109677**Condition:**

FLR 2

Comment:**07/22/2009** Maynard Vinge: JL new owner sent invoice and \$50 for 2010.

MV. Invoice returned. Bank now owns property. One unit still occupied. Reissue. 7.22.09

11/09/2010 : Fire Bill Printed: 11/09/2010**Document:**Batch PDF: Fire Bill Document - Generated: 11/09/2010 - Sent: 11/09/2010C of O with Deficiencies - Letter 3 - Generated: 10/01/2010 - Sent: 10/01/2010C of O with Deficiencies - Letter 3 - Generated: 09/10/2010 - Sent: 09/10/2010C of O with Deficiencies - Letter 3 - Generated: 08/06/2010 - Sent: 08/06/2010Appointment Letter - Generated: 07/16/2010 - Sent: 07/16/2010

* Note: Clicking on above document links may not reflect the exact formatting of the original document.

People:

Owner:

Joan E Bassing

182 Spring Lake Blvd Nw

Port Charlotte FL 33952-7826

Responsible Party:

Joan E Bassing

1559 Blackhawk Hills Rd

Eagan MN 55122-1213

651-683-0980

Previous Owner:

Mortgage Elec Reg Systems Inc

7105 Corporate Dr Ref # 00039017466mn35

Plano TX 75024-4100

Previous Owner:

Neng S Lee

523 Orchard Dr

Hudson WI 54016-8185

715-381-1382

Previous Owner:

Mortgage Elec Reg Systems Inc

C/O Countrywide Home Loans

7105 Corporate Dr Ref 00039017466mn35

Plano TX 75024-4100

Previous Owner:

Mortgage Elec Reg Systems Inc & C/O Bac Home Loans Servicing

7105 Corporate Dr Ptx C-35

Plano TX 75024-4100

Previous Owner:

Mortgage Elec Reg Systems Inc & C/O Bac Home Loans Servicing
7105 Corporate Dr Ptx C-35
Plano TX 75024-4100

Previous Owner:
Mortgage Elec Reg Systems Inc & C/O Bac Home Loans Servicing
7105 Corporate Dr Ptx C-35
Plano TX 75024-4100

Previous Owner:
Mortgage Elec Reg Systems Inc & C/O Bac Home Loans Servicing
7105 Corporate Dr Ptx C-35
Plano TX 75024-4100

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Mortgage Elec Reg Systems Inc & C/O Bac Home Loans Servicing
7105 Corporate Dr Ptx C-35
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Previous Owner:
Mortgage Elec Reg Systems Inc & C/O Bac Home Loans Servicing
7105 Corporate Dr Ptx C-35
Plano TX 75024-4100

Previous Owner:
Joan E Bassing
1559 Blackhawk Hills Rd
Eagan MN 55122-1213

Property:
900 JENKS AVE, PIN: 282922230083

Info Value:
Renewal Due Date: Aug 14, 2007
Inspection Date: Nov 8, 2010
Inspection Time: 2:00 pm
Is this a City Owned Building?: No
Contact: Joan Bassing 788-6562
Possible Student Housing?: No
Total Residential Units: 2
Num Res Units Used In Grading: 2
Class: B
Score: 21
Number of Stories: 3
Number of Basement Levels: 1
Primary Occupancy Type Name: Dwelling Units
Primary Occupancy Group: R-3
Last Inspection Date: Nov 8, 2010
Fireworks Permit?: No

Fee:
Provisional CO Fee 2007: \$50.00 - Paid in Full: Yes - Payment Type: Check - Payment Date: 08/17/2007
Provisional CO Fee 2008: \$50.00 - Paid in Full: Yes - Payment Type: Check - Payment Date: 05/14/2008
Provisional CO Fee 2009: \$50.00 - Paid in Full: Cancel
Provisional CO Fee 2010: \$50.00 - Paid in Full: Yes - Payment Type: Check - Payment Date: 01/28/2010
CO Residential 1 & 2 Units Initial Fee: \$200.00 - Paid in Full: Yes - Payment Type: Check - Payment Date: 11/17/2010

Pre-Inspection

Comment: Units: 2, Dwelling Units

Closed: 07/16/10

Result:

07/16/2010: Done

C of O Inspection

Assigned To: Booker, Kelly

Comment: 8-6-10 SDA and RH1 received. KB

Closed: 08/06/10

Result:

08/06/2010: Correction Orders

Deficiency:

SPLC 34.11 (6), 34.34 (3) - Provide service of heating facility by a licensed contractor which must include a carbon monoxide test. Submit a completed copy of the Saint Paul Fire Marshal's Existing Fuel Burning Equipment Safety Test Report to this office. First Noted on: 07/16/2010, Notice#: 1, Severity: 5, Status: Abated

SPLC 39.02(c) - Complete and sign the provided smoke detector affidavit and return it to this office. First Noted on: 07/16/2010, Notice#: 1, Severity: 9, Status: Abated

C of O Re-Inspection

Comment: Spoke to Joan and let her know that the inspection is cancelled. JT 810am
9-10-10 Appointment rescheduled. Letter sent. KB

10-1-10 PO requested an extension due to hail damage. Letter sent. KB

Closed: 11/08/10

Result:

11/08/2010: Approved

Deficiency:

EXTERIOR: GARAGE. 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. Paint bare wood fascia boards on garage. First Noted on: 08/06/2010, Notice#: 2, Severity: 3, Status: Abated

EXTERIOR: 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. Replace damaged gutter downspouts on west side of house. First Noted on: 08/06/2010, Notice#: 2, Severity: 3, Status: Abated

EXTERIOR: SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window glass. First Noted on: 08/06/2010, Notice#: 2, Severity: 2, Status: Abated

EXTERIOR: SPLC 34.09 (2), 34.32(2) - Repair or replace the unsafe stairways, porch, decks or railings in an approved manner. This work may require a permit(s). Call DSI at (651) 266-9090. Repair broken concrete steps at back door in a professional manner. First Noted on: 08/06/2010, Notice#: 2, Severity: 7, Status: Abated

EXTERIOR: SPLC 34.09 (3), 34.32 (3) - Provide or repair and maintain the window screens. First Noted on: 08/06/2010, Notice#: 2, Severity: 2, Status: Abated

INTERIOR: 900 JENKS. MSFC 1011.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exitway. Remove air conditioning unit from egress window in 3rd floor south bedroom. First Noted on: 08/06/2010, Notice#: 2, Severity: 4, Status: Abated

INTERIOR: 902 JENKS. MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped. First Noted on: 08/06/2010, Notice#: 2, Status: Abated

INTERIOR: MSFC 901.6 - Have fire extinguisher recharged and tagged. First Noted on: 08/06/2010, Notice#: 2, Status: Abated

39. SMOKE DETECTOR INFORMATION.

Smoke detector(s) Y
 Properly located Y
 *Hard-Wired H

*if N or H see note on p. 3, item 39

Disclosure Report

St. Paul Truth-In-Sale of Housing

(Carefully read this entire report)

SINCE USE, ONLY.

Date Received _____

Payment Ref: _____

THIS REPORT IS NOT A WARRANTY, BY THE CITY OF ST. PAUL OR EVALUATOR OF THE FUTURE USEFUL LIFE, OR THE FUTURE CONDITION OF ANY BUILDING COMPONENT OR FIXTURE.

Notice: A copy of this Report must be publicly displayed at the premises when the house is shown to prospective buyers, and a copy of this Report must be provided to the buyer prior to the time of signing a Purchase Agreement.

Address of Evaluated Dwelling: 900-902 Jenks Ave

Addresses without the correct street type and/or direction may be returned and may incur a late fee.

Owner's Name: Bank of AmericaOwner's Address: 400 Countrywide Way, Simi Valley Ca

Current Usage ☐ Single Family ☐ Townhouse ☐ Condo*
 of this dwelling: ☒ Duplex ☐ Other _____

Usage may not be legal. See below.

*For condominium units, this evaluation includes only those items located within the residential units and does not include the common use area, or other residential areas of the structure.

Comments: Terry Records, Keller Williams Realty

PROPERTY LOCATION AND POSSIBLE USE RESTRICTION INFORMATION

If a box is not checked then the information does not apply to this dwelling. This information is not guaranteed by the evaluator nor by the City of St. Paul.

According to information provided to Truth-In-Sale of Housing Evaluators by the City of St. Paul this property:

* ☐ IS A Registered Vacant Building. The conditions applicable to a sale are different by Category:
 Even if this box is not now marked this dwelling may become a vacant building before the 1 year expiration date of this report.

Cat 1: New owners must re-register the building and pay all outstanding fees and obtain permission for occupancy.

Written permission from the City of Saint Paul is required before a Cat 2 or Cat 3 VB can be sold.

Cat 2: Requirements include: 1. register/re-register the building, 2. Pay outstanding fees, 3. obtain a code compliance report, 4. submit for approval a rehab cost estimate from a licensed contractor and a schedule for completion of all code compliance work, 5. submit proof of financial responsibility acceptable to the City.

Cat 3: All above requirements AND obtain a Certificate of Occupancy or Certificate of Code Compliance before sale.

* **NOTICE:** A VB status and/or category can change at any time. You must contact the City's Vacant Buildings division at 651-266-1900 to be sure you are fully informed of all the conditions and requirements that may affect the sale of this property.

- ☐ IS located within a St. Paul **Heritage Preservation District** or is individually designated as a Saint Paul Heritage Preservation Site. Review and approval of exterior work (excluding painting), modifications, additions and demolition is required by the Heritage Preservation Commission and city staff. For questions regarding Heritage Preservation call the City's information line at **651-266-8989**.
- ☐ HAS Open permits. Go to the DSI website (see below), click on "**Look Up Property Information**" to view information. Completion and/or occupancy restrictions or requirements may apply. Call **651-266-9090** for permit information.
- ☒ IS a **Verified Legal Duplex**. If this dwelling is in use as a duplex and this box is not checked, contact **DSI Zoning** at **651-266-9008** for the most recent information. Research into a property's history may incur a fee.

You may obtain a printout of all this information by visiting the DSI website, then enter the property address as directed: **www.stpaul.gov > Government > Department of Safety & Inspections, then click on "Look Up Property Information"**

This Report:

1. is intended to provide basic information to the home buyer and seller prior to the time of sale. This report WILL NOT be used to enforce the requirements of the Legislative Code; however, this evaluation form will be used by the Fire Department to determine if there is compliance with the requirements for hard-wired smoke detectors.
2. is based on the current Truth-in-Sale of Housing Evaluator Guidelines, and is based upon different standards than the lender, Federal Housing Administration (FHA) or Veterans Administration (VA).
3. is not warranted, by the City of St. Paul, nor by the evaluator for the condition of the building component, nor of the accuracy of this report.
4. covers only the items listed on the form and only those items visible at the time of the evaluation. The Evaluator is not required to operate the heating plant (except during the heating season), use a ladder to observe the condition of the roofing, disassemble items or evaluate inaccessible areas.
5. is valid for one year from the date of issue and only for the owner named on this report.

Questions regarding this report should be directed to the evaluator. Complaints regarding this report should be directed to

Department of Safety and Inspections, Truth-in-Sale of Housing Program, Phone No. **651-266-1900**.

EVALUATOR: Scheunemann, Vicki PHONE: 651-646-0009 DATE: 10/07/2009 Rev 3/2009

Address 900-902 JENKS AVEDate 10/07/2009Page 1 of 5

Property Address: 900-902 Jenks Ave

Rating Key: M=Meets minimum B=Below minimum C=See Comment H=Hazardous Y=Yes N=No NV=Not Visible/Viewed NA=Not Applicable

Item # Comments
Specify location(s), where necessary

BASEMENT/CELLAR

- | | |
|---|----------|
| 1. Stairs and handrails | <u>B</u> |
| 2. Basement/cellar floor | <u>B</u> |
| 3. Foundation | <u>B</u> |
| 4. Evidence of dampness or staining | <u>Y</u> |
| 5. First floor, floor system | <u>C</u> |
| 6. Beams and columns | <u>B</u> |

1. B No handrail.
2. B Damaged floor.
3. B Paneling buckled, stained. Spalling plaster.
4. Stains on walls.
5. C Areas concealed / finished off, can't view.
6. B Adjustable post(s) used

8. C Can't view jumper due to concealed meter - buried
8. H Open breaker spaces in one panel
9. H Missing coverplates. Open electrical box.

ELECTRICAL SERVICE(S) # of Services . 4

7. Service size:
Amps: 30 ____ 60 ____ 100 X 150 ____ Other ____
Volts: 115 ____ 115/220 X

BASEMENT ONLY:

- | | |
|--|------------|
| 8. Electrical service installation/grounding | <u>C,H</u> |
| 9. Electrical wiring, outlets and fixtures | <u>H</u> |

PLUMBING SYSTEM

- | | |
|--|------------|
| 10. Floor drain(s) (basement) | <u>M</u> |
| 11. Waste and vent piping (all floors) | <u>B</u> |
| 12. Water piping (all floors) | <u>B</u> |
| 13. Gas piping (all floors) | <u>H,B</u> |
| 14. Water heater(s), installation | <u>B</u> |
| 15. Water heater(s), venting | <u>M</u> |
| 16. Plumbing fixtures (basement) | <u>H</u> |

11. B ABS & PVC (black & white) plastic glued together. Corrosion on cast iron. Improper no hub connector(s) used.
12. B Missing backflow preventers on exterior faucets
13. B Flexible gas line 2nd fl thru cabinet
13. H Uncapped dryer supply.
14. B Extension from relief valve reduced in size.
16. H Opening into vent pipe at laundry tub for washer lacks trap
17A B Dirty furnace / Heat plant.
17A H Atmospheric vent in watts 9D valve plugged.

HEATING SYSTEM(S) # of

- | | |
|---|------------|
| 17. Heating plant(s): Type: <u>Air</u> Fuel: <u>Gas</u> | <u>1</u> |
| a. Installation and visible condition | <u>H,B</u> |
| b. Viewed in operation (required in heating season) ... | <u>N</u> |
| c. Combustion venting | <u>M</u> |

The Evaluator is not required to operate the heating plant(s), except during heating season, between October 15 and April 15.

- | | |
|---|----------|
| 18. Additional heating unit(s) Type: <u>Space</u> Fuel: <u>Electric</u> | |
| a. Installation and visible condition | <u>C</u> |
| b. Viewed in operation | <u>N</u> |
| c. Combustion venting | <u>-</u> |

18A C 3rd floor rooms

19. ADDITIONAL COMMENTS (1 through 18) -

EVALUATOR: Scheunemann, Vicki DATE: 10/07/2009

Page 2 of 5
Rev 3/2009

Item # Comments

KITCHEN

20. Walls and ceiling	C,B
21. Floor condition and ceiling height	M
22. Evidence of dampness or staining	N
23. Electrical outlets and fixtures	M
24. Plumbing fixtures	M
25. Water flow	M
26. Window size/openable area/mechanical exhaust	M
27. Condition of doors/windows/mech. exhaust	M

20. B Wall at sink damaged.
20. C 1st fl

LIVING AND DINING ROOM(S)

28. Walls and ceiling	M
29. Floor condition and ceiling height	M
30. Evidence of dampness or staining	N
31. Electrical outlets and fixtures	M
32. Window size and openable area	M
33. Window and door condition	M

HALLWAYS, STAIRS AND ENTRIES

34. Walls, ceilings, floors	M
35. Evidence of dampness or staining	N
36. Stairs and handrails to upper floors	M
37. Electrical outlets and fixtures	M
38. Window and door condition	M
39. Smoke detector(s)	Y
Properly located	Y
* Hard-wired (HWSD)	H

39. Smoke detector beeping

*if N or H in a single family home then SPFire Dept requires HWSD installation

BATHROOM(S)

40. Walls and ceiling	M
41. Floor condition and ceiling height	M
42. Evidence of dampness or staining	N
43. Electrical outlets and fixtures	M
44. Plumbing fixtures	M
45. Water flow	M
46. Window size/openable area/mechanical exhaust	M
47. Condition of windows/doors/mech. exhaust	M

SLEEPING ROOM(S)

48. Walls and ceiling	M
49. Floor condition, area, and ceiling height	M
50. Evidence of dampness or staining	N
51. Electrical outlets and fixtures	M
52. Window size and openable area	M
53. Window and door condition	M

ENCLOSED PORCHES AND OTHER ROOMS

54. Walls, ceiling, and floor, condition	M
55. Evidence of dampness or staining	N
56. Electrical outlets and fixtures	M
57. Window and door condition	M

ATTIC SPACE (Visible Areas)

58. Roof boards and rafters	
59. Evidence of dampness or staining	
60. Electrical wiring/outlets/fixtures	
61. Ventilation	

62. **ADDITIONAL COMMENTS (20 through 61)** H

CO Detector information reported here

62. H As of Aug 2009 Carbon Monoxide detectors are required within 10 ft of bedrooms in duplexes

EVALUATOR: Scheunemann, Vicki DATE: 10/07/2009

Page 3 of 5
Rev 3/2009

Where there are multiple rooms to a category, the Evaluator must specify the room to which a Comment is related.

Item # Comments

KITCHEN

20. Walls and ceiling	C,B
21. Floor condition and ceiling height	M
22. Evidence of dampness or staining	N
23. Electrical outlets and fixtures	M
24. Plumbing fixtures	M
25. Water flow	M
26. Window size/openable area/mechanical exhaust	M
27. Condition of doors/windows/mech. exhaust	M

20. B Hole in wall
20. C 2nd floor

LIVING AND DINING ROOM(S)

28. Walls and ceiling	M
29. Floor condition and ceiling height	M
30. Evidence of dampness or staining	N
31. Electrical outlets and fixtures	M
32. Window size and openable area	M
33. Window and door condition	B

33. B Broken window

HALLWAYS, STAIRS AND ENTRIES

34. Walls, ceilings, floors	B
35. Evidence of dampness or staining	N
36. Stairs and handrails to upper floors	B
37. Electrical outlets and fixtures	M
38. Window and door condition	M
39. Smoke detector(s)	Y
Properly located	Y
* Hard-wired (HWSD)	* H

34. B Some damaged plaster in areas
36. B Handrail missing on rear stair to 3rd fl.
39. Smoke detector beeping

*if N or H in a single family home then SPFire Dept requires HWSD installation

BATHROOM(S)

40. Walls and ceiling	B
41. Floor condition and ceiling height	M
42. Evidence of dampness or staining	N
43. Electrical outlets and fixtures	B
44. Plumbing fixtures	H,B
45. Water flow	M
46. Window size/openable area/mechanical exhaust	M
47. Condition of windows/doors/mech. exhaust	M

40. B Tub surround deteriorated
43. B Front bath, 2nd unprotected wires to outlet
44. B Unapproved flexible waste line used.
44. H Improper air gap on toilet ballcock(s) both 2nd fl bath.

SLEEPING ROOM(S)

48. Walls and ceiling	M
49. Floor condition, area, and ceiling height	M
50. Evidence of dampness or staining	N
51. Electrical outlets and fixtures	H
52. Window size and openable area	M
53. Window and door condition	B

51. H Ungrounded 3 prong outlets.
53. B Some broken windows. Missing storm/screens

ENCLOSED PORCHES AND OTHER ROOMS

54. Walls, ceiling, and floor, condition	
55. Evidence of dampness or staining	
56. Electrical outlets and fixtures	
57. Window and door condition	

ATTIC SPACE (Visible Areas)

58. Roof boards and rafters	C
59. Evidence of dampness or staining	
60. Electrical wiring/outlets/fixtures	
61. Ventilation	

58. C Expansion space finished, no attic access.

62. **ADDITIONAL COMMENTS (20 through 61)** H

CO Detector information reported here

62. H As of Aug 2009 Carbon Monoxide detectors are required within 10 ft of bedrooms in duplexes

EVALUATOR: Scheunemann, Vicki

DATE: 10/07/2009

Page 4 of 5
Rev 3/2009

EXTERIOR (Visible Areas)

63. Foundation	C
64. Basement/cellar windows	C
65. Drainage (grade)	B
66. Exterior walls	M
67. Doors (frames/storms/screens)	B
68. Windows (frames/storms/screens)	M
69. Open porches, stairways and decks	B
70. Cornice and trim	M
71. Roof structure and covering	B
72. Gutters and downspouts	B
73. Chimneys	M
74. Outlets, fixtures and service entrance	H

Item # Comments

63. C Concealed by stucco/plaster
 64. C One boarded over
 65. B Grade is low / flat in areas.
 67. B No handle on front door. Damaged storm door
 69. B Spalling brick. Missing handrail. Broken window
 71. B Tree(s) rub on roof.
 72. B Full of debris, Loose damaged components.
 74. H Incoming power line support pulled out of house

GARAGE(S)/ACCESSORY STRUCTURE(S)

75. Roof structure and covering	B
76. Wall structure and covering	B
77. Slab condition	C
78. Garage door(s)	B
79. Garage opener(s) - (see important notice #6)	
80. Electrical wiring, outlets and fixtures	
81. ADDITIONAL COMMENTS (62 through 80)	

75. B Weathered roof. Broken, missing shingles.
 76. B Damaged/weathered siding. Peeling paint. Attached shed structure deteriorated. Gutters on garage damaged, debris filled.
 77. C Viewed from outside only
 78. B Weathered window(s) & door(s). C Tip up style

FIREPLACE/WOODSTOVES # of 0

82. Dampers installed in fireplaces	
83. Installation	
84. Condition	

.....

SUPPLEMENTAL INFORMATION No determination is made whether items meet minimum standards (Y/N, NA, NV, only)

INSULATION	Y/N	Type	Inches/Depth
85. Attic Insulation	NV		
86. Foundation Insulation	NV		
87. Kneewall Insulation	NA		
88. Rim Joist Insulation	NA		

89. ADDITIONAL COMMENTS (81 through 88)

I hereby certify I prepared this report in compliance with the St. Paul Evaluator Guidelines and all other applicable policies and procedures of the Truth-in-Sale of Housing Board. I have utilized reasonable and ordinary care and diligence and I have noted all conditions found that do not conform to the minimum standards of maintenance.

Vicki Scheunemann

Evaluator Signature

651-646-0009

Phone Number

10/07/2009

Date

Page 5 of 5

Rev 3/2009

Printed Name: Scheunemann, Vicki

IMPORTANT NOTICES

- Any single family residence in St. Paul must have at least one smoke detector connected to the electrical system (hard-wired). The detector must be located near sleeping rooms. For more information call Fire Prevention, 651-266-9090. (St. Paul Legislative Code, Chapter 58.)
- Rainleaders connected to the sanitary sewer system must be disconnected. For more information call Public Works, Sewer Utility, (651) 266-6234.
- A house built before 1978 may have lead paint on/in it. If children ingest lead paint, they can be poisoned. For more information call Ramsey County Public Health, 651-266-1199.
- Neither the City of St. Paul nor the Evaluator is responsible for the determination of the presence of airborne particles such as asbestos, noxious gases such as radon, or other conditions of air quality that may be present, nor the conditions which may cause the above.
- If this building is used for any purpose other than a single family dwelling, it may be illegally zoned. To help you determine legal uses under the zoning ordinance, contact the Zoning Administrator at 651-266-9008.
- An automatic garage door should reverse upon striking an object. If it does not reverse it poses a serious hazard and should be immediately repaired or replaced.

STAMP - Activity Detail[New Search](#)[Help using this report](#)[E-mail Service Desk](#)**900 Jenks Ave**

Click [here](#) to access other applications using this address - GISmo, MapIT, and Ramsey County Info

Run Date: 07/21/15 10:34 AM**Folder ID#:** 10 920223**In Date:** 11/08/10**Issued Date:****Status:** In Process**Closed:****Type:** CO - Certificate of Occupancy - Residential 2 Units**Reference#:** 109677**Condition:**

FLR 2

Document:[C of O Re-Inspection - Letter 4:](#) - Generated: 06/11/2015 - Sent: 06/11/2015[C of O Re-Inspection - Letter 4:](#) - Generated: 05/11/2015 - Sent: 05/11/2015[Fire Photo Document:](#) - Generated: 04/13/2015 - Sent: 04/13/2015[Fire Photo Document:](#) - Generated: 04/13/2015 - Sent: 04/13/2015[C of O with Deficiencies - Letter 3:](#) - Generated: 04/10/2015 - Sent: 04/10/2015[Appointment Letter:](#) - Generated: 03/20/2015 - Sent: 03/20/2015

* Note: Clicking on above document links may not reflect the exact formatting of the original document.

People:**Owner:**

Joan E Bassing
182 Spring Lake Blvd Nw
Port Charlotte FL 33952-7826

Responsible Party:

Joan E Bassing
1559 Blackhawk Hills Rd
Eagan MN 55122-1213
651-683-0980

Previous Owner:

Joan E Bassing
1559 Blackhawk Hills Rd
Eagan MN 55122-1213

Property:

900 JENKS AVE, PIN: 282922230083

902 JENKS AVE, PIN: 282922230083

Info Value:

Renewal Due Date: Aug 6, 2013

Inspection Date: Jul 15, 2015

Is this a City Owned Building?: No

Contact: Joan Bassing 788-6562

Possible Student Housing?: No

Total Residential Units: 2

Num Res Units Used In Grading: 2

Class: C

Score: 76

Number of Stories: 3

Number of Basement Levels: 1

Primary Occupancy Type Name: Dwelling Units

Primary Occupancy Group: R-3

Keybox: No

Fire Alarm System: No

Emergency Generator: No

Fire Pump: No

Fire Service Elevator: No

Non Wet Sprinkler System: No
Smoke Control System: No
Special Extinguishing System: No
Kitchen Hood System: No
704 Placards: no
Last Inspection Date: Jun 11, 2015
Fireworks Permit?: No

Fee:

CO Residential 1 & 2 Units Initial Fee: \$230.00
CO Residential 1&2 Unit Reinspection Fee: \$115.00

Pre-Inspection

Assigned To: Thomas, James

Closed: 03/20/15

Result:

03/20/2015: Done

C of O Inspection

Comment: 4-915 owner wants to cancel appt. Because of bedbugs and they are to retreat 4-9-15 . The building is being used as a triplex and the owner states she started last year to use a triplex.

Closed: 04/10/15

Result:

04/10/2015: Correction Orders

C of O Re-Inspection

Closed: 05/11/15

Result:

05/11/2015: Correction Orders

Deficiency:

900: SPLC 34.10 (4), 34.33 (3) - Provide a bathroom floor impervious to water. bathroom floor tiles are pulling apart on the bathroom floor repair.

. First Noted on: 04/10/2015, Notice#: 2, Severity: 4, Status: Abated

900 : Various locations. MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring. Usage exceeds amperage.

. First Noted on: 04/10/2015, Notice#: 2, Severity: 2, Status: Abated

900 902: MSFC 1028.3 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exitway. Remove all storage from both front and rear stairway landings

. First Noted on: 04/10/2015, Notice#: 2, Severity: 4, Status: Abated

900 902: SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window glass.

. First Noted on: 04/10/2015, Notice#: 2, Severity: 2, Status: Abated

902: Front entry door. MSFC MSFC 1003.3.1.8 - The maximum number of locks on unit doors is two. Remove all locks in excess of two.

. First Noted on: 04/10/2015, Notice#: 2, Severity: 4, Status: Abated

902: MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring. Usage exceeds amperage .

. First Noted on: 04/10/2015, Notice#: 2, Severity: 2, Status: Abated

902: MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.

. First Noted on: 04/10/2015, Notice#: 2, Status: Abated

902: SPLC 34.14 (3), MPC 4715.200.T - Provide and maintain a window or approved ventilation system in all bathrooms.

. First Noted on: 04/10/2015, Notice#: 2, Severity: 3, Status: Abated

SPLC 34.08 (3) - Provide and maintain suitable ground cover on all exterior areas to control erosion.
. First Noted on: 04/10/2015, Notice#: 2, Severity: 3, Status: Abated

SPLC 34.11 (6), 34.34 (3) - Provide service of heating facility by a licensed contractor which must include a carbon monoxide test. Submit a completed copy of the Saint Paul Fire Marshal's Existing Fuel Burning Equipment Safety Test Report to this office. First Noted on: 03/20/2015, Notice#: 2, Severity: 5, Status: Abated

SPLC 34.08 (10) - Call Public Works at (651) 266-6120 to report the damaged or deteriorated sidewalks, walkways or stairs.

. First Noted on: 04/10/2015, Notice#: 2, Severity: 1, Status: Abated

SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office. First Noted on: 03/20/2015, Notice#: 2, Severity: 9, Status: Abated

Closed: 06/11/15

Result:

06/11/2015: Correction Orders

Deficiency:

900 : MSFC 605.4 - Discontinue use of all multi-plug adapters. Fridge is bypassing your surge with a multiplug adapter. Plug directly into the outlet.

. First Noted on: 04/10/2015, Notice#: 3, Severity: 2, Status: Abated

902: Front Porch and Bedroom. MN Stat 299F.18 - Immediately remove and discontinue excessive accumulation of combustible materials. Reduce by 80%.

. First Noted on: 04/10/2015, Notice#: 3, Severity: 8, Status: Abated

902: MSFC 605.4 - Discontinue use of all multi-plug adapters.

. First Noted on: 04/10/2015, Notice#: 3, Severity: 2, Status: Abated

902: SPLC 34.11, MSBC 2902.1, SPLC 34.17, MSPC 415.0220 - Repair or replace and maintain all parts of the plumbing system to an operational condition. Repair or replace and maintain an approved private toilet. Secure toilet to floor. First Noted on: 04/10/2015, Notice#: 3, Severity: 4, Status: Abated

902: MSFC 1003.3.1.8 - Remove unapproved locks from the unit doors. The door must be openable from the inside without the use of keys or special knowledge or effort. Remove all SLIDING BOLT LOCKS from bedroom doors.

. First Noted on: 04/10/2015, Notice#: 3, Severity: 4, Status: Abated

MN Stat 299F.18 - Immediately remove and discontinue excessive accumulation of combustible materials. Remove charcoal and lighter from the porch.

. First Noted on: 04/10/2015, Notice#: 3, Severity: 8, Status: Abated

Next Schedule: 07/15/15

PAYNE PHALEN DISTRICT FIVE PLANNING COUNCIL

STRONG  SAFE  WELCOMING  CONNECTED  NEIGHBORHOODS

Date: July 29, 2015

To: Chair and Members of the Zoning Committee, Planning Commission – City of Saint Paul

From: Payne Phalen District Five Board of Directors

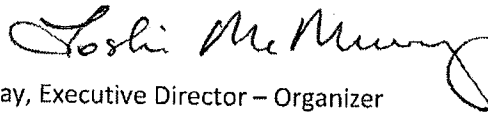
Re: 900-902 Jenks Avenue East, St. Paul 55106 – Recommendation for denial

I write on behalf of the Payne Phalen Board of Directors regarding the application for reestablishment of a nonconforming use for 900-902 Jenks Avenue East, St. Paul, MN. The application is to turn a duplex use into a triplex use. The Board unanimously passed a motion to recommend denial of this application to the Zoning Committee.

The Board of Directors met on Tuesday, August 28th, 2015 for its monthly public meeting at 6:30 PM at the Arlington Hills Community Center. The Board's discussion was informed by its CPED Committee (Community Planning & Economic Development Committee). This 25-member resident and business land use committee requested that the Board to take action to recommend denial. Reasons cited in online discussion included the substandard size of the proposed unit, the fact that the property was not in compliance for a period of time though the property was purchased as a duplex, concerns about having a more intensive use of the property with the end result and goal of increasing the income of the property owner. The District Five office received input from a concerned neighbor who recommended that the application be denied – citing livability concerns. As the Early Notification notice was received at the District Council after the July CPED meeting – the CPED Committee forwarded input online to the D5 Board of Directors for final action.

Please contact me with any questions at 651-774-5234. We respectfully urge your consideration of the neighborhood's input in your decision on this application.

Thank you,



Leslie McMurray, Executive Director – Organizer

506 KENNY ROAD, SUITE 130, SAINT PAUL, MINNESOTA 55130-4554

TEL # (651) 774-5234  FAX # (651) 774-9745

E-MAIL: DISTRICT5@PAYNEPHALEN.ORG

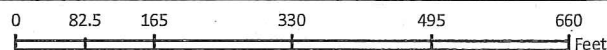
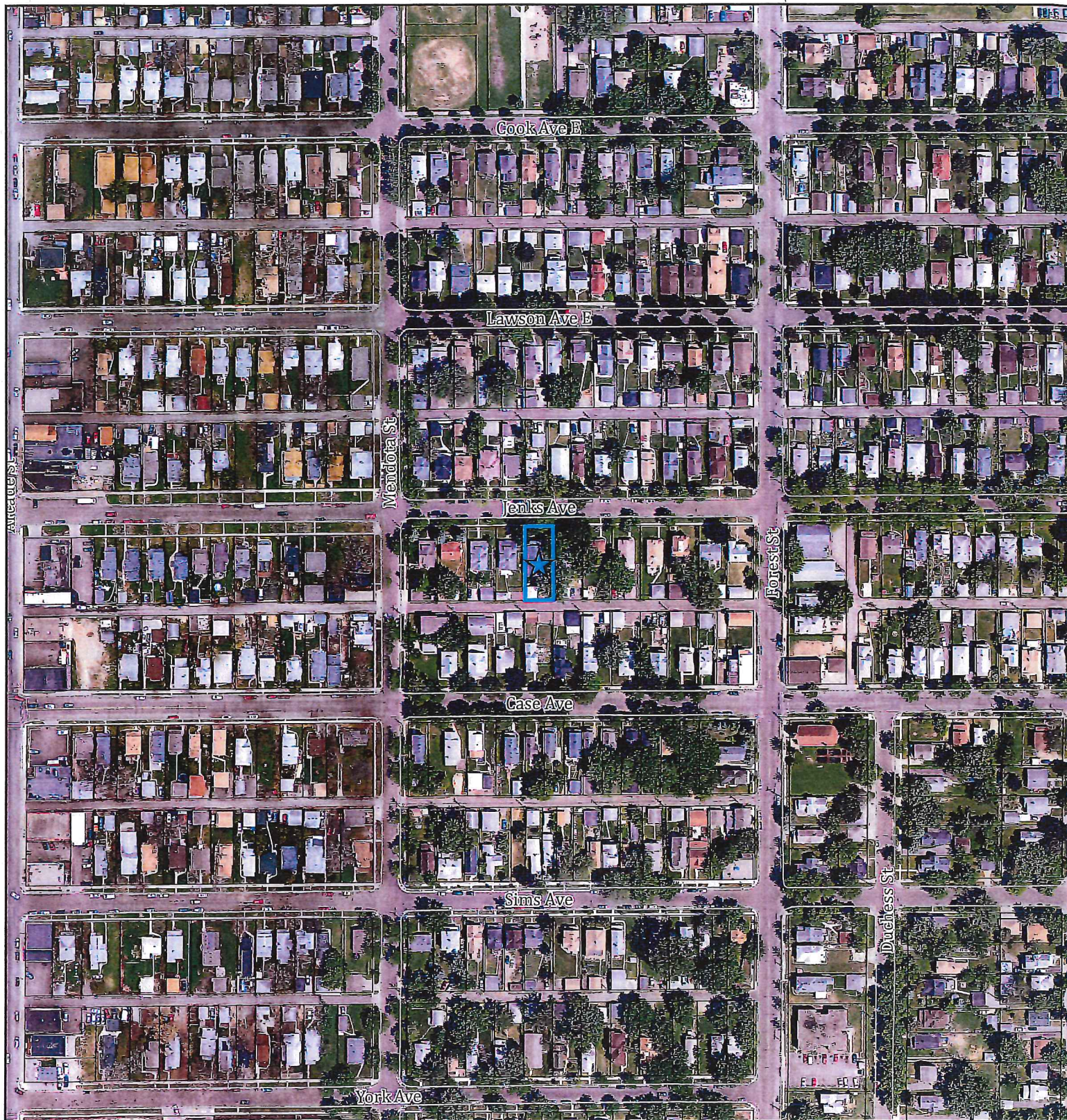
WWW.PAYNEPHALEN.ORG

To whom it may concern
Regarding 900 Jenks Ave.

My name is Glenda Bourgoin, I own and occupy 908 Jenks directly next door to 900 Jenks

Currently 900 Jenks is a triplex Rental. Since becoming a triplex, we have noticed positive changes. The quality of tenants, length of tenants. These working families come together to maintain the property and neighborhood. Leaving the Rental a triplex would help maintain the property value of all by keeping tenants like the current tenants that want and are willing to improve the neighborhood even if they don't own their own home. Please consider leaving 900 Jenks a triplex so it can continue to be a positive step in cleaning up the Eastside neighborhood.

Thank you
Glenda Bourgoin



FILE NAME: Joan Bassing

Aerial

APPLICATION TYPE: Reestablishment of nonconforming use

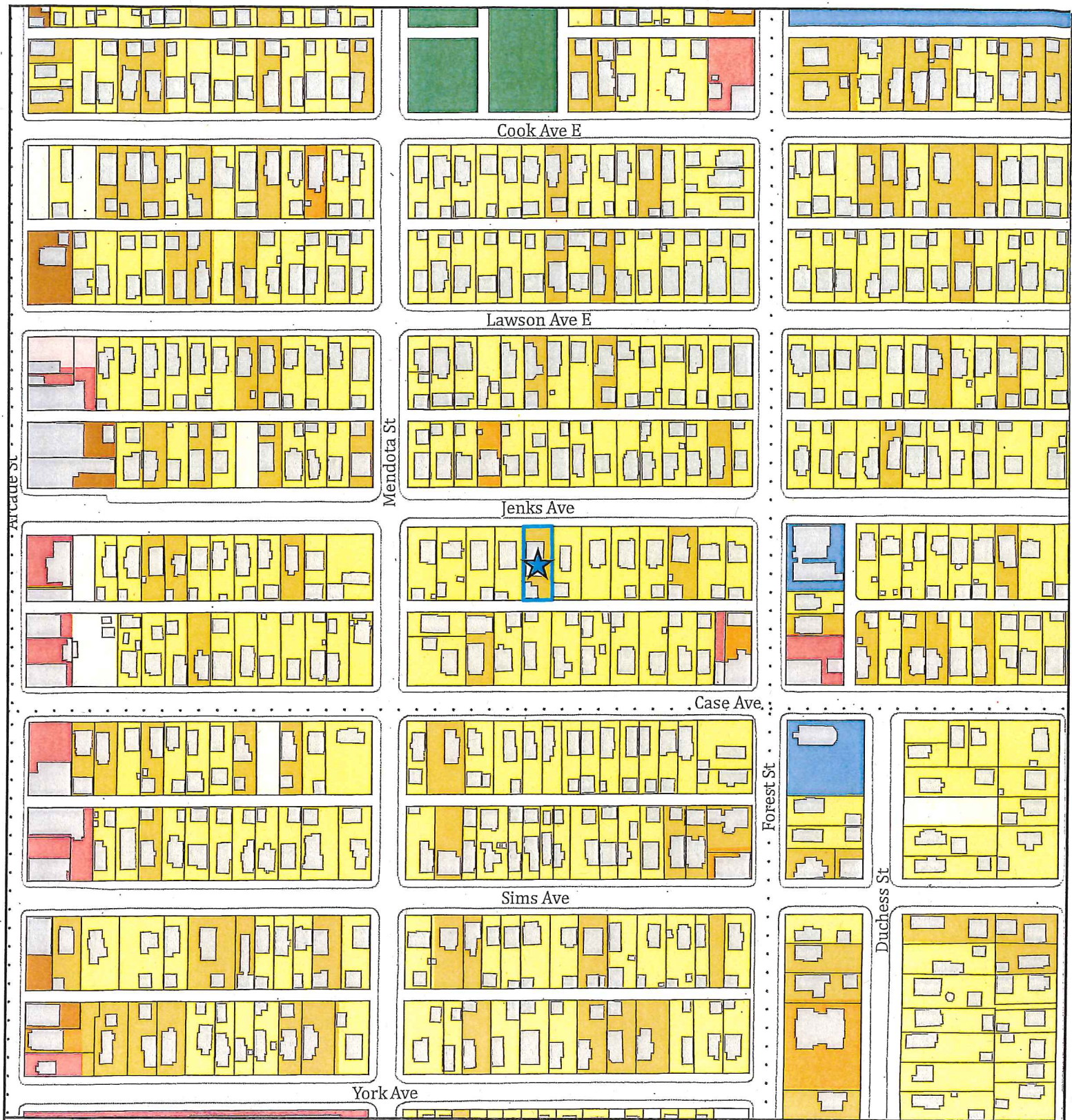
 Subject Parcels

FILE #: 15-138295 DATE: 7-10-15

PLANNING DISTRICT: 5

ZONING PANEL: 11





FILE NAME: Joan Bassing

APPLICATION TYPE: Reestablishment of nonconforming use

FILE #: 15-138295 DATE: 7-10-15

PLANNING DISTRICT: 5

ZONING PANEL: 11

Land Use

Single Family Detached

Single Family Attached

Multifamily

Office

Retail and Other Commercial

Mixed Use Residential

Institutional

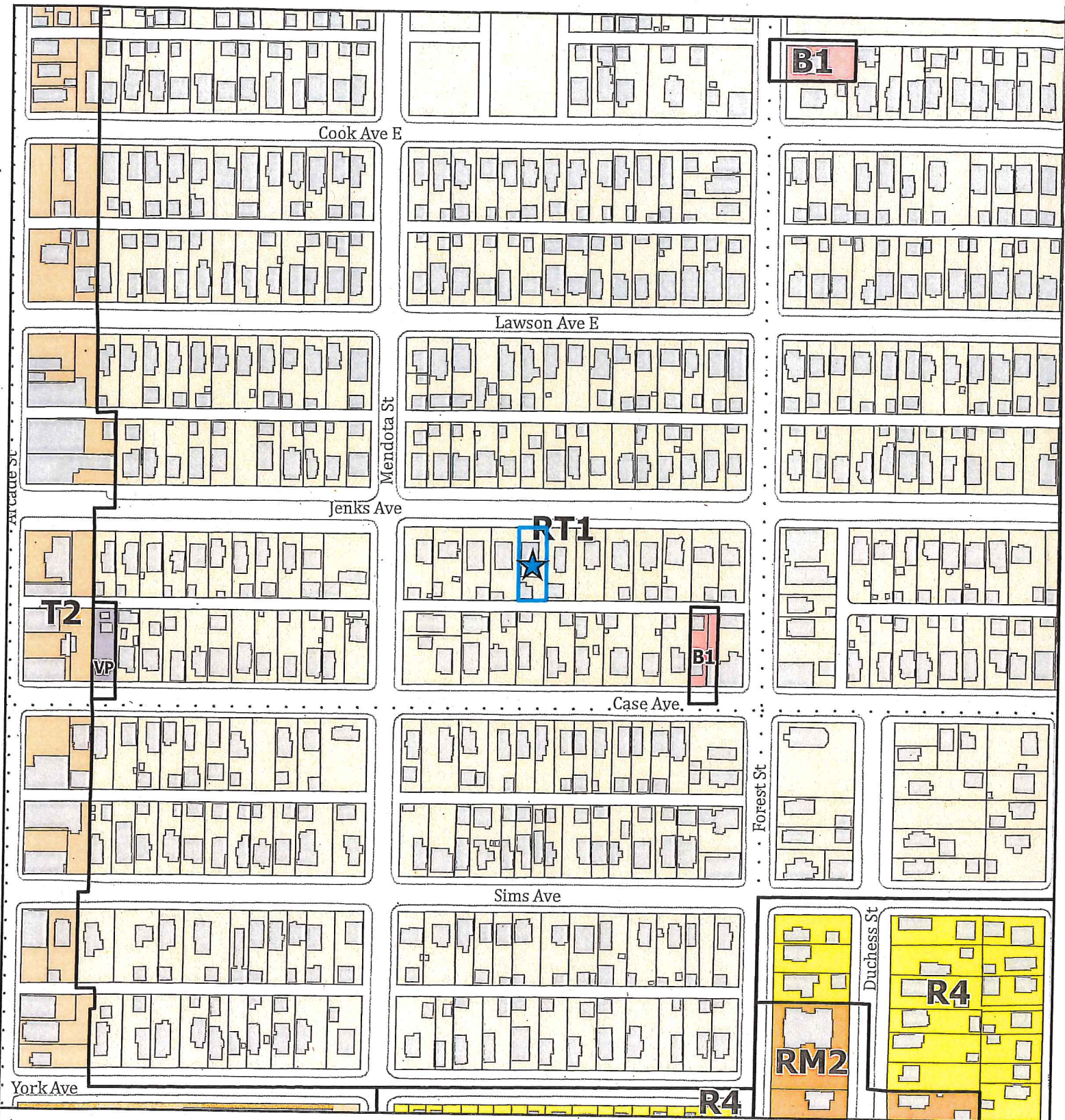
Park, Recreational or Preserve

Undeveloped

Subject Parcels

Section Lines





FILE NAME: Joan Bassing

APPLICATION TYPE: Reestablishment of nonconforming

FILE #: 15-138295 DATE: 7-10-15

PLANNING DISTRICT: 5

ZONING PANEL: 11

Zoning

- R4 One-Family
- RT1 Two-Family
- RM2 Multiple-Family
- T2 Traditional Neighborhood
- B1 Local Business
- VP Vehicular Parking
- Subject Parcels

Section Lines

