*REVISED 3/10/10

AGENDA
ZONING COMMITTEE
OF THE SAINT PAUL PLANNING COMMISSION
Thursday, March 18, 2010 3:30 P.M.
City Council Chambers
Third Floor City Hall - Saint Paul, Minnesota

NOTE: The order in which the items appear on this agenda is not necessarily the order in which they will be heard at the meeting. The Zoning Committee will determine the order of the agenda at the beginning of its meeting.

APPROVAL OF MARCH 4, 2010 ZONING COMMITTEE MINUTES

SITE PLAN REVIEW – List of current applications (Tom Beach, 651-266-9086)

NEW BUSINESS

1 **10-111-756 District 6**
Re-establishment of nonconforming use as office space
171 Front Ave, NW corner at Albemarle
RT1
Sarah Zorn 651-266-6570

2 **10-113-094 Howard and Phyllis Goserud (adm review)**
Public hearing to consider modification of nonconforming use permit (#09-267755) approved 10/2/09
860 Albert St N, between Taylor and Hewitt
RT1
Sarah Zorn 651-266-6570

3* ~~**10-115-751 Ted And Lynn LLC**~~ **Postponed to April 1**
~~Rezoning from RM2 Medium-Density Multiple-Family Residential to TN2 Traditional Neighborhood~~
~~1389 Hawley St, between Cottage and Arlington~~
~~RM2~~
~~Patricia James 651-266-6639~~

4* ~~**10-106-605 Hamernick Hill**~~ **Postponed to April 1**
~~Variances of TN design standards: building size of 10,000 sq. ft. permitted, 20,782 sq. ft. proposed; floor area ratio of 0.5 required, 0.286 proposed; and window/door openings 30% of front elevation required, 25.8% proposed~~
~~1396 Rice St, NE corner at Cottage~~
~~TN2~~
~~Patricia James 651-266-6639~~

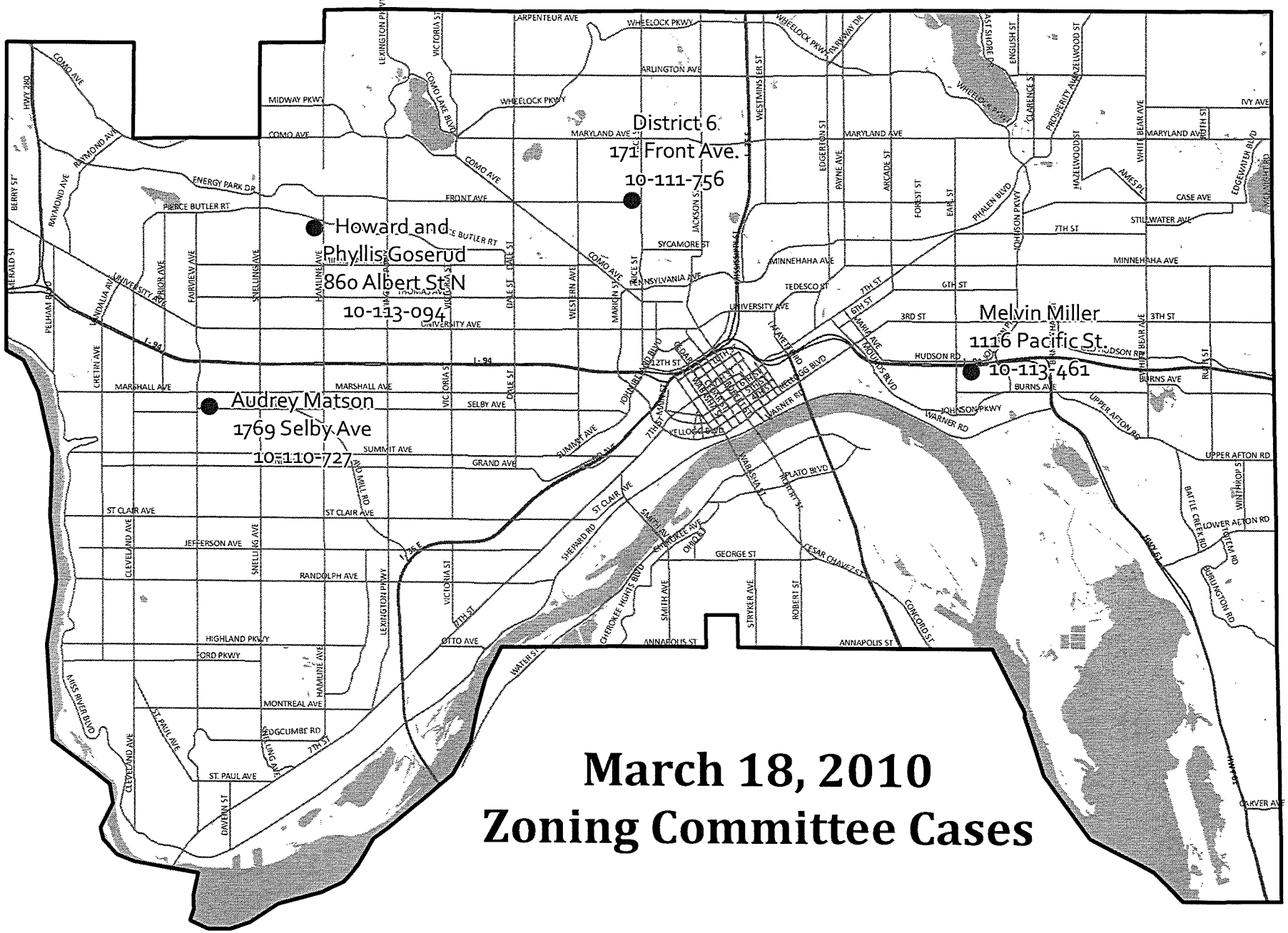
5 **10-110-727 Audrey Matson**
Conditional use permit for garden center with modification of lot area
1769 Selby Ave, between Fariview and Wheeler
B2
Anton Jerve 651-266-6567

6 **10-113-461 Melvin Miller**
Conditional use permit for transitional housing for drug and alcohol recovery for 6 adult males and variance for parking
1116 Pacific St, SW corner at Frank
R4
Emily Goodman 651-266-6551

ADJOURNMENT

ZONING COMMITTEE MEMBERS: Call Allan Torstenson at 266-6579 or Samantha Langer at 266-6550 if you are unable to attend the meeting.

APPLICANT: You or your designated representative must attend this meeting to answer any questions that the committee may have.



March 18, 2010
Zoning Committee Cases

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** District 6 (171 Front) **FILE #**10-111-756
2. **APPLICANT:** District 6 Planning Council **HEARING DATE:** March 18, 2010
3. **TYPE OF APPLICATION:** Nonconforming Use Permit-Reestablishment
4. **LOCATION:** 171 Front Ave, NW corner at Albemarle
5. **PIN & LEGAL DESCRIPTION:** 252923140108; Auerbach Hands Additionto E 1/2 Of Lots 6 And Lot 7 Blk 44
6. **PLANNING DISTRICT:** 6
7. **ZONING CODE REFERENCE:** §62.109(d) **PRESENT ZONING:** RT1
8. **STAFF REPORT DATE:** March 10, 2010 **BY:** Sarah Zorn
9. **DATE RECEIVED:** February 19, 2010 **60-DAY DEADLINE FOR ACTION:** April 20, 2010

A. **PURPOSE:** Re-establishment of nonconforming use as office space

B. **PARCEL SIZE:** 62 ft. (Front) x 66 ft. (Albemarle) = 4,083 sq. ft.

C. **EXISTING LAND USE:** Vacant mixed use building

D. **SURROUNDING LAND USE:**

North: Single and two-family residential (RT1)
East: Single and two-family residential (RT1)
South: Single and two-family residential (RT1)
West: Single and two-family residential (RT1)

E. **ZONING CODE CITATION:** §62.109(d) lists the conditions under which the Planning Commission may grant a permit to re-establish a nonconforming use.

F. **HISTORY/DISCUSSION:** There is no zoning history specific to this property.

G. **DISTRICT COUNCIL RECOMMENDATION:** The District 6 Council is supportive of this application.

H. **FINDINGS:**

1. District 6 is proposing to re-establish the prior commercial use by converting the building into district council meeting and office space on both the first and second levels. The building was placed on the vacant building list in September of 2007 and, because it has been vacant for more than 365 days, the applicant is required to re-establish the nonconforming use.
2. A sampling of City Directories indicate that between 1965 and 1974 the building was used as a barber shop, and in the early 1980's as an upholstery shop, both with a second floor residential space. Ramsey County lists the property as a three family dwelling, while city records indicate that the property is a two family dwelling. The most recent use appears to have been two residential units; however, the design of the building is not suited for a first floor residential use.
3. Section 62.109(e) states: *When a nonconforming use of a structure, or structure and land in combination, is discontinued or ceases to exist for a continuous period of three hundred sixty-five (365) days, the planning commission may permit the reestablishment of a nonconforming use if the commission makes the following findings*:

   (1) The structure, or structure and land in combination, cannot reasonably or economically be used for a conforming purpose. This finding is met. The structure was built in 1913 as a neighborhood commercial building, designed to accommodate a first floor commercial use and a second floor residential use. Over time it appears that the commercial uses have come and gone and the building has most recently been used for a residential purpose. However, the lower level was never significantly remodeled so as to suggest that the residential use was permanent.

(2) *The proposed use is equally appropriate or more appropriate to the district than the previous nonconforming use.* This finding is met. The proposed use as district council office and meeting space is equally appropriate to the previous use as a mixed commercial and residential building. In addition, use of the entire structure by one tenant can be considered less intense than the previous nonconforming use.

(3) *The proposed use will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, or general welfare.* This finding is met. District 6 is proposing to use the building for office and meeting space to carry out the responsibilities of the neighborhood organization. The use will serve the residents of District 6. The activities associated with the proposed use will not be detrimental to the existing character of development in the immediate area. In addition, the Rice Street commercial corridor is one block east of the site, which lessens the potential impact an office use at this location may have.

(4) *The proposed use is consistent with the comprehensive plan.* This finding is met. The Land Use Chapter of the Comprehensive Plan states the following two objectives: Permit neighborhood serving commercial businesses compatible with the character of Established Neighborhoods (1.7); and, support compatible mixed-use...in separate buildings in close proximity (1.48).

(5) *A notarized petition of two-thirds of the property owners within one hundred (100) feet of the property has been submitted stating their support for the use.* This finding is met. The petition was found sufficient on January 6, 2010: 16 parcels eligible; 11 parcels required; 13 parcels signed.

The application for the permit shall include the petition, a site plan meeting the requirements of section 61.401, floor plans, and other information as required to substantiate the permit. This finding is met.

I. **STAFF RECOMMENDATION:** Based on the findings above, staff recommends approval of the re-establishment of nonconforming use as office space for the District 6 Community Council.

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 # 10-111756
Fee: 650.00
PD=6
Tentative Hearing Date: 3-18-10
#25292314010 8

APPLICANT

Name District 6 Planning Council
Address 213 Front Ave
City St. Paul St. MN Zip 55117 Daytime Phone 651-488-4485
Name of Owner (if different) Housing + Redevelopment Authority of St. Paul
Contact Person (if different) Kerry Ammon Phone 651-488-4485

PROPERTY LOCATION

Address / Location 171 Front Ave. St. Paul MN 55117
Legal Description E 1/2 of Lots 6 and 7 blk
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 102, Subsection i, Paragraph e of the Zoning Code.

The permit is for:
- ☐ Change from one nonconforming use to another (para. 3 in Zoning Code)
- ☒ Re-establishment of a nonconforming use vacant for more than one year (para. 5)
- ☐ Legal establishment of a nonconforming use in existence at least 10 year (para. 1)
- ☐ Enlargement of a nonconforming use (para. 4)

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

CHANGE IN USE: Present / Past Use Residential

OR RE-ESTABLISHMENT: Proposed Use Small office Commercial

Additional information for all applications (attach additional sheets if necessary):

CK 7553
650.00

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

Applicant's Signature Kerry Ammon Date 2/18/2010 City Agent Patricia 2/19/10

District 6 Planning Council

213 Front Avenue
Saint Paul, MN 55117
651-488-4485 fax: 651-488-0343
district6@qwestoffice.net

December 17, 2009

Patricia James
Planning and Economic Development

Enclosed please find the application from District 6 Planning Council for a re-establishment of a nonconforming use vacant for more than one year. The property located at 171 Front originally was a grocery store. It was then turned into rental residential; District 6 is requesting we be allowed to convert the property back to its original intended use which is commercial.

Throughout this process it was discussed the possibility of a rezone, which District 6 approved for a stamp company attempting to purchase the property. When that proposal did not come about, District 6 took an interest in the building, coming to the conclusion that a rezone would not be a benefit to the neighborhood, hence the request to re-establish the property back to its intended use when it was built.

District is requesting a waiver, if such a request is necessary, for the remaining petition signatures. Fifteen property owners' signatures were originally required. District 6 received ten signatures, but went further by mailing letters to an additional nine property owners. There are vacant properties as well as properties owned by the HRA within the fifteen homes. District 6 did receive 2/3 of the fifteen required signatures.

District 6 is planning to begin work in March 2010 and hopefully construction will be finalized in the summer of 2010.

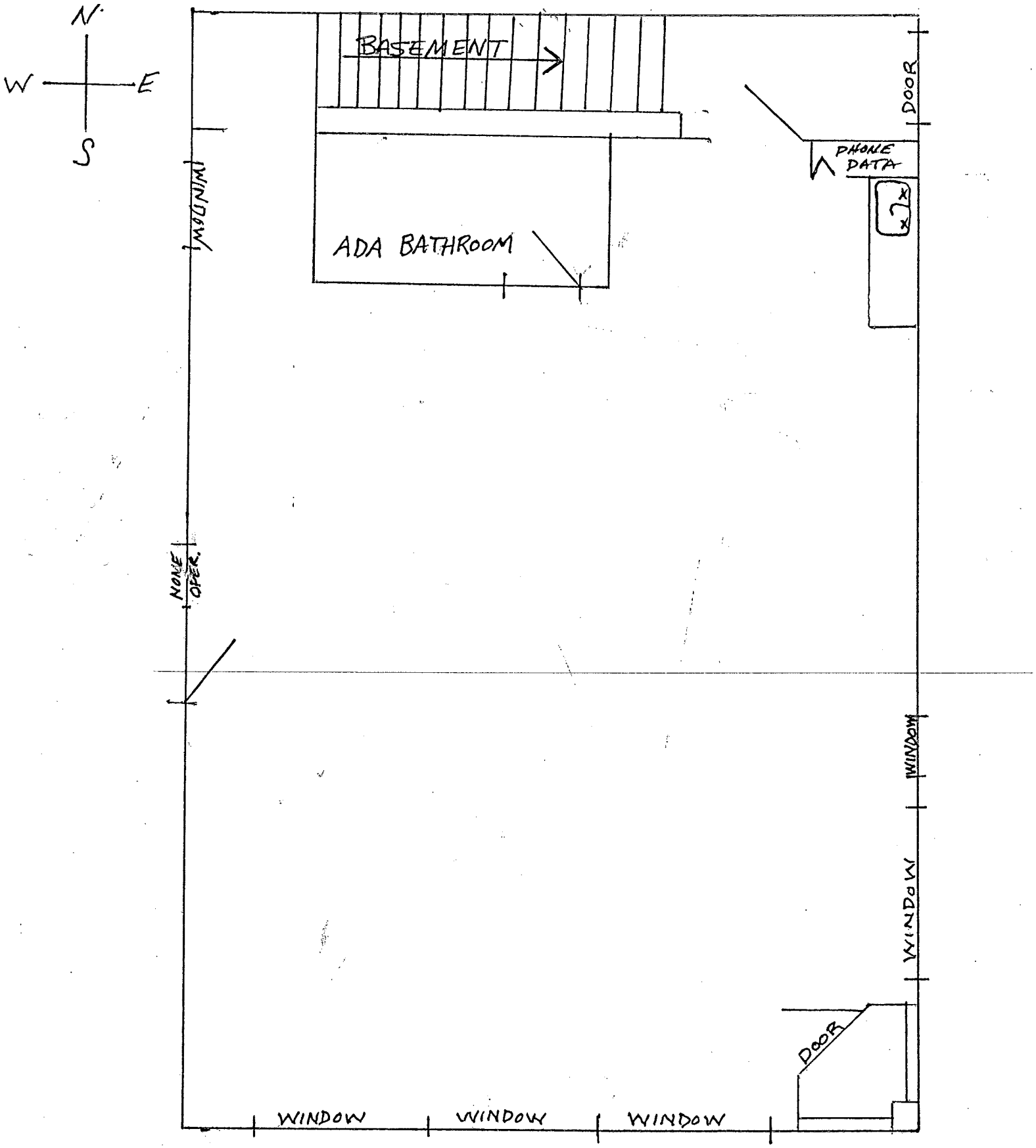
District 6 is taking a vacant building off the roster of multitude of other vacant buildings, converting it into office space to be used by programs that fall under the District 6 umbrella. This proposed use will better meet the needs of the community.

We look forward to working with you on this project and if you have questions, please contact the office at the above numbers.

Regards,

Jeff Martens
Land Use Chairman
District 6 Board Vice Chairman

Enclosures:
Application cover sheet
Application payment
Map of petition area
Petition
Petition letter
Map of street
Construction Work plan
Notarized statement


N
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DOOR
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ADA BATHROOM
WINDOW
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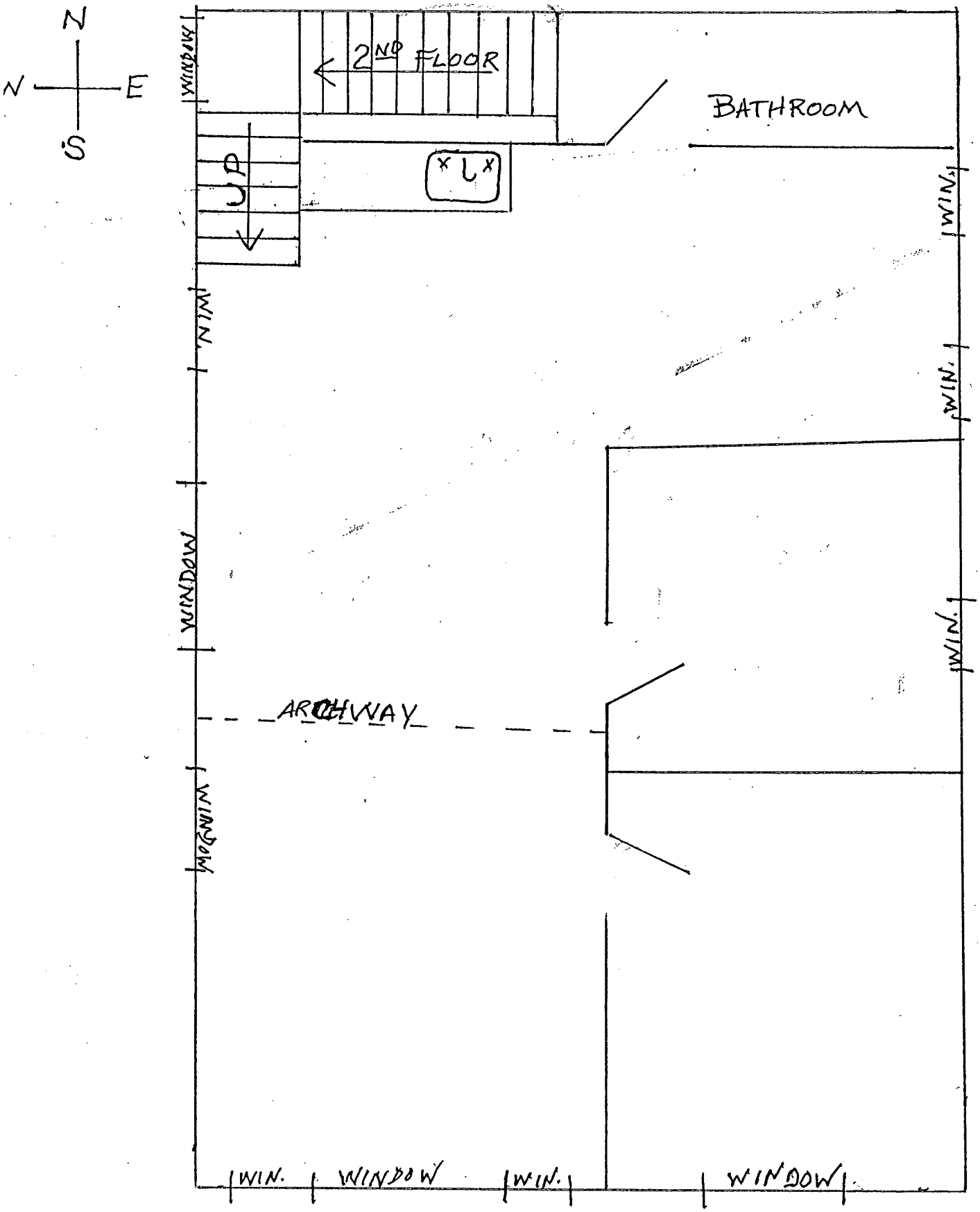
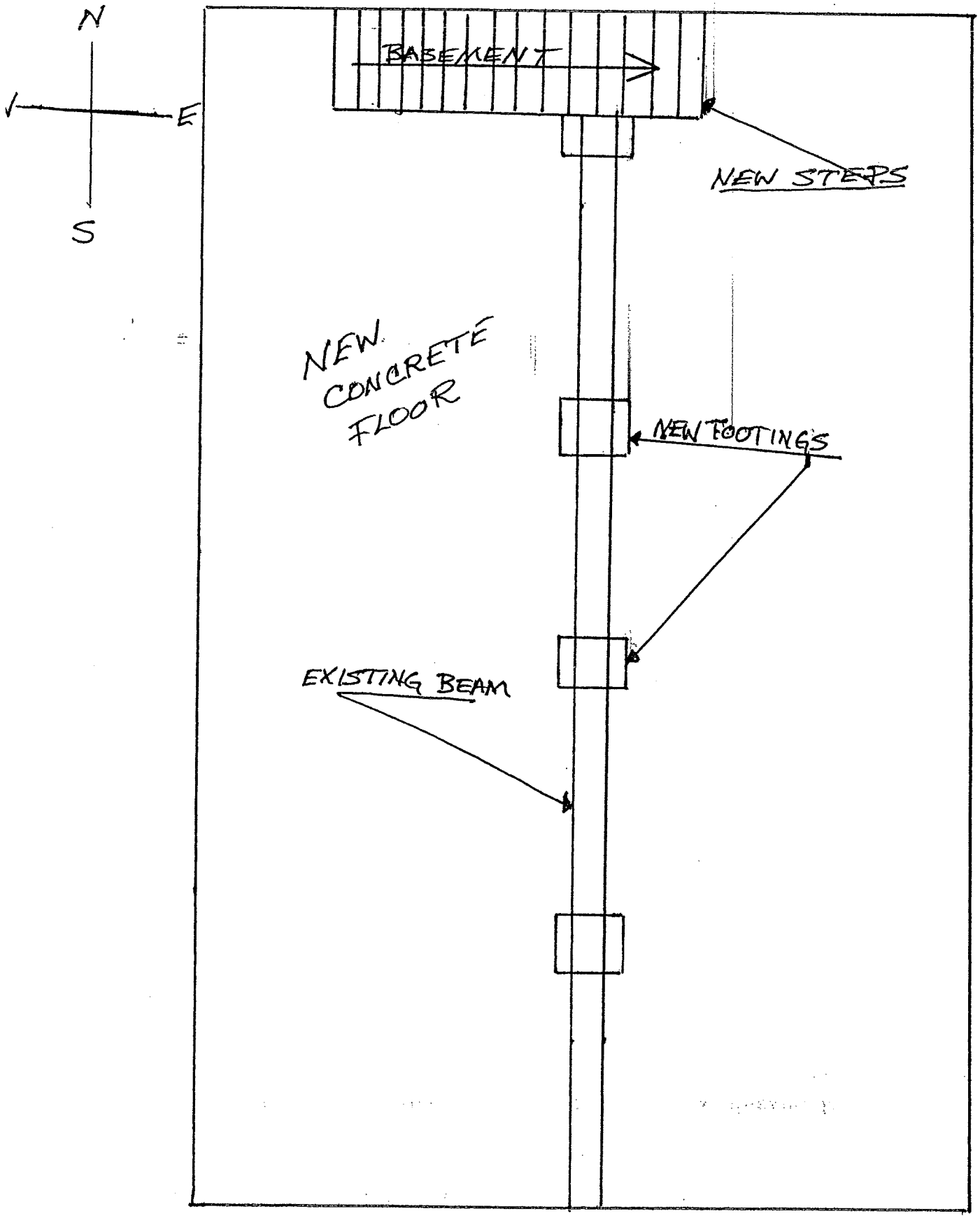
Front Steet



Front Street



FRONT STREET

District 6 Planning Council

213 Front Avenue
Saint Paul, MN 55117
651-488-4485 fax: 651-488-0343
district6@qwestoffice.net

December 30, 2009

Patricia James
Principal City Planner
Department of Planning & Economic Development
25 West Fourth Street, Suite 1400; Saint Paul, MN 55102
P: 651-266-6639 F: 651-228-3220

RE: 171 Front Avenue, Saint Paul, MN 55117

This letter is to affirm that I visited each residence listed on the petition for 171 Front Avenue. At each residence I made it clear that District 6 Planning Council was planning on purchasing the building for the Council's office use.

Kerry Antrim
Executive Director

Signed before me 12/30/2009

CAROL E. CRONIER
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2010

An Affirmative Action Equal Opportunity Employer

DEMOLITION: $ 2,700.

Remove all debris and interior walls in basement, open to one large room
Remove interior walls on 1st floor
Remove bathroom walls and bathroom fixtures
Remove plaster/lath/sheetrock to studs or brick on walls on 1st floor
Remove damaged tin ceiling
Remove stairs to basement
Remove stairs to 2nd floor
Remove interior walls and partition walls on 2nd floor, leaving (2) rooms intact for offices
Remove old vinyl in kitchen area, to include underlayment
Remove old kitchenette, cabinets, countertop, sink ect…
Remove sheetrock on exterior walls in stairways

ABATE ASBESTOS IN BASEMENT: $ 3,240.

Must be licensed to remove and dispose of asbestos

LOCATION: Basement

GRADE SLOPE AT FOUNDATION: $ 250.

Build up ground slope at foundation wall using black dirt

New fill to have approximate slope of 1/12 and extend away from foundation wall approximately

36". Tape or roll new fill to achieve settled depth

LOCATION: At exterior of building

PLINTH BLOCKS AND POSTS: $ 1,850.

Temporarily support floor joists and remove existing posts

Provide and install new 8" x 8" posts to meet city code. Pour 24" x 24" x 12" concrete footing flush with new floor. Post to be properly anchored to footing

LOCATION; Basement

CONCRETE FLOOR: $ 8,000.

Excavate entire area for new concrete floor. Haul away debris. Provide at least 4" thick compacted sand/gravel base course and approved moisture barrier. Form and pour 4" thick 2,000 lb. PSI concrete floor slab with 6 x 6 10 gauge wire mesh reinforcement embedded in concrete. Slope new floor towards floor drain. Trowel, broom and finish new concrete

LOCATION: Basement

CONCRETE: $ 1,170.

Excavate area 6' x 24' of sidewalk on east side of building and pour same with weather seal curb at building

BRICK REPAIR AND TUCKPOINTING: $ 6,500.

Replace missing brick

Re-mortar loose brick

Tuck-point approx. 15% of east side at top of building mainly

Tuck-point approx. 25% of west side at top of building mainly

Tuck-point approx. 10% of south side at top of building mainly

Tuck-point chimney where needed

Brick in rear door with plywood cover

GENERAL FRAMING: $ 4,500.

Frame in new ½ bathroom on 1st floor (handy-cap)

Fur-out all exterior walls on 1st floor, 1 ½"

Fur-out all exterior walls on 2nd floor, 1 ½"

Frame in utility closet for electrical/phone/data area

STAIR REPLACEMENT" $ 2,850.

Remove existing stair treads, risers and stringers

Build new stairs to code including handrails

LOCATION: Basement to 1st floor and 1st floor to 2nd floor

WINDOW REPLACEMENT/REPAIR: $ 1950.-

Replace (3) large picture windows at front and side of building

Replace upper sash on (1) double hung on east side of building

Replace upper and lower sash on double hung at 2nd floor stair landing, must be temp.

DOOR EXTERIOR: $ 3,100.

Full view at front entrance

½ view on east side rear entrance

3' with side lite on west side of building

ALUMINUM WINDOW WRAPING: $ 750.

Install aluminum over wood brick molding

LOCATION: Around all exterior windows

GUTTERS: $ 100.-

Install leaders on existing down spouts

INSULATION: $ 9,500.

Provide and install spray foam insulation to completely fill the following areas

Where needed install 6 mil. Plastic sheeting as a vapor barrier over insulation

LOCATION: All exposed exterior walls and ceiling as needed for code

INTERIOR WALLS: GYPSUM BOARD INSTALLATION: $ 10,200.

If present, remove all existing wall and ceiling surfaces down to brick, wall studs and ceiling joists. Provide and install ½" and 5/8" tapered gypsum board screwed securely on interior walls and ceiling, as indicated. All deteriorated, loose and lumpy surfaces shall be removed prior to new installation if necessary to ensure such smooth and even finish. All installations shall be screwed, and the installation shall be according to manufacturer's specifications, code requirements. Installation shall be made to ensure smooth and even finish surface, and shall include all taping and finishing of all joints and corners to ensure same. All outside corners shall have metal corner beads; butt joints shall be covered with tape. All tape and metal accessories shall be imbedded in a thin layer of joint cement. Cement 3 coats over all nails, screws, and tape. Feather edges and sand flush after last coat.

Use lead safe work practices

Location: All 1st and 2nd floor walls and ceilings, to include stairways.

INTERIOR PAINTING: General specifications. $ 3,800.

All materials shall be best quality of Pratt-Lambert, Benjamin-Moore, O'Brien, Sherwin-Williams, or Pittsburgh, (or written approved equal), unless otherwise specified. No lead based paint may be used.

Interior walls shall receive not less than (2) coats of interior latex base, except bathrooms, which shall receive interior grade semi-gloss enamel.

Interior trim shall receive interior grade semi-gloss enamel, to cover grease spots or stains.

Accessories, fixtures and wall plates shall be removed prior to painting. Cover appropriate areas With plastic or tarps.

Color and Manufacturer Selection: By owner, in writing.

Location: All interior walls, ceilings, base and trim throughout.

INTERIOR DOORS: Install pre-hung. $ 2,550.

Provide and install pre-hung interior door of at least 1 3/8" minimum thickness, hollow core, hardwood veneer, with frame and including all hardware and 2 3/8 lock sets. All installations shall allow no more than 1/8" clearance between the head and door and 5/8" between the sill and door. All door and frame assemblies shall be shimmed, plumb and square.

LOCATION: Where doors are missing or damaged on 1st or 2nd floor, also install fire rated doors with self closing devices between common areas, and between units. A 3.0 will be hung at 1st floor bath for handy-cap access.

KITCHEN CABINETS AND COUNTERTOP: $ 1,000.

Remove existing kitchen cabinets and countertop. Provide and install new base and wall cabinets and countertop according to plans.

Color and style selection: by owner in writing.

Cabinet and countertop allowance: $ 1,000.

All cabinets to be installed plumb and level and scribed to fit any irregularities. Top of wall cabinets to be a maximum of 7' from floor unless otherwise specified. All cabinets to be screwed together when possible. Base cabinets to be fastened to wall. Countertop to be fastened to cabinets.

To include under cabinet refrigerator

LOCATION: 1st floor kitchen area, work with owner on plan and area.

VINYL FLOORING: $ 2,700.

Properly prepare the floor and install, according to manufactures specifications and details. Preparation shall include correction of all deficiencies, replacement or repair of all deteriorated sub-flooring, and installation of at least a ¼" underlayment.

Vinyl shall be Armstrong, Congoleum, Mannington or written approved equal to be installed in accordance with manufacturers specifications.

Installation shall include wood base and a flat metal at doorway.

All materials must be clean and dry when finished and be free of excess adhesive.

Material allowance $_____

LOCATION: 1ST and 2nd floor bathrooms and kitchen area on 2nd floor.

FLOOR SANDING AND REFINISHING $ 6,000.

Hardwood flooring to be sanded, major holes and cracks filled. Apply (2) coats of clear finish.

LOCATION: 1st and 2nd floor where there is hardwood flooring now.

BASE AND TRIM: $ 2,800.

Installation of new 1 x 6 with top cap to match as close as possible with existing base.

Installation of new 1 x 4 to match as close as possible to existing casing.

All material to be a clear and #1 grade or better.

LOCATION: Throughout 1st and 2nd floors.

PHONE AND COMPUTER $ 850. X 1

Install panel in designed area
Install wiring to each station, cost per station $350.00 ea.

PLUMBING $ 8,700.

Fixtures to be supplied and installed
Delta 520 single handle chrome lav. faucets on both sinks
Wall hung sinks 201/2 x 181/4 white in both bathrooms
Gerber water closet round bowl w/seat (white) 2nd floor
Gerber water closet elongated bowl w/seat (white) 1st floor (ADA)
AO Smith power vent water heater 40 gallon NG
Kitchen sink 25 x 22 single bowl stainless steel
Delta 100 single handle kitchen faucet chrome
Will rough in only, for kitchenette on 2nd floor
Will install 1 new outside faucet
Will rough in kitchenette on 1st floor
Will rough in ½ bathrooms on 1st and 2nd floor
Will install above fixtures in both ½ bathrooms and 1st floor kitchenette
Will disconnect, remove and install new water heater listed above
Will remove all piping in basement as per request at walkthrough

HAVAC HEATING AND AIRCONDITIONING $ 15,600.

Install 95% furnace complete with all sheet metal work
Set up 1st and 2nd floor zoning
Install central air conditioning

Remove old boiler and piping

ELECTRICIAL $ 10,100.

New 200 amp service
New 40 space single phase panel
New grounding to water service
New mast and conductors from meter socket to weather-head
(9) new lamp holders in basement
(2) new GFI receptacles in basement
Demo of existing wiring
Wire new furnace
Wire new electric water heater
Provide outdoor GFI on west side by entrance
Install (2) new exterior lights at entrances
On 1st floor install (3) separate track lighting circuits for future lighting flexibility
Furnish and install (18) track heads and lamps
Install receptacles to code on 1st floor with additional receptacles at (3) stations
Wire for kitchenette, with receptacle for refrigerator, dedicated circuit for microwave and additional GFI at countertop
New GFI in 1st floor bathroom
Wire light and vent fan in 1st floor bathroom
Wire for future kitchenette on 2nd floor, to include: receptacle for refrigerator, dedicated circuit for microwave and GFI at countertop height
New GFI at 2nd floor bathroom
Wire light and vent fan in 2nd floor bathroom
Install (20) receptacles on 2nd floor
Install (5) double bulb ceiling fixtures on 2nd floor

ITEM:	COST	INCREASE
Glass Block	450.	450.
Interior Doors	500.	500.
Kitchen Cabinets and Counter Tops	2,000	900.
Vinyl Flooring	900.	700.
Phone and Computer	1,050	750.
TOTALS	4,900	3,300.

Lewis Bruder

CUP

SCOPE OF WORK FOR 171 W. FRONT ST.

GENERAL CONDITIONS	$ 2,900.
DEMOLITION	$ 2,700.
ABATE ASBESTOS IN BASEMENT	$ 3,240.
GRADE SLOPE AT FOUNDATION	$ 250.
PLINTH BLOCKS AND POSTS	$ 1,850.
CONCRETE FLOOR	$ 8,000.
REPAIR FRONT ENTERY STEP	$ 800.
CONCRETE	$ 1,170.
BRICK REPAIR AND TUCKPOINTING	$ 6,500.
GENERAL FRAMING	$ 4,500.
STAIR REPLACEMENT	$ 2,850.
ROOF REPAIR	$ 250.
WINDOW REPLACEMENT/REPAIR	$ 1,950.
DOOR EXTERIOR	$ 3,100.
ALUMINUM WINDOW WRAPING	$ 750.
GUTTERS	$ 100.
INSULATION	$ 9,500.

INTERIOR WALLS GYPSUM BOARD INSTALLATION	$ 10,200.
INTERIOR PAINTING	$ 3,800.
INTERIOR DOORS	$ 2,550.
KITCHEN CABINETS AND COUNTERTOPS	$ 1,000.
VINYL FLOORING	$ 2,700.
FLOOR SANDING & FINISHING	$ 6,000.
BASE & TRIM	$ 2,800
PHONE & COMPUTER	$ 850. x 1
PLUMBING	$ 8,700.
HAVAC HEATING AND AIRCONDITIONING	$ 15,600.
ELECTRICAL	$ 10,100.
TOTAL	$ 114,710.

GOLD
MEDAL
FLOUR

FRONT
ALBEMARLE
ST

District 6 Planning Council

213 Front Avenue
Saint Paul, MN 55117
651-488-4485 fax: 651-488-0343
district6@qwestoffice.net

November 23, 2009

Cheryl Folkner
181 Front Avenue

District 6 Planning Council your neighborhood organization is planning on purchasing the building located at 171 Front Avenue. Currently 171 Front is a vacant building and has been for quite some time. District 6 plans on doing a total rehab on the building as well as bringing the side mural back.

To get this process going, we have to have neighbors sign a petition and we are asking that you sign such a petition. I have been out door knocking and unfortunately I seem to be missing you. We have gotten support from the majority of your neighbors, but need a few more.

I am enclosing a petition for you to sign, please fill it out and sign you name. I have provided a stamped, self addressed envelope for you as well.

We are under a tight timeline so please get this back to me as soon as possible, we hope to send in the application for permission no later than December 10, 2009. Please contact me at the numbers above or stop by our current offices, right next to Fire Station 22.

Thank-you in advance.

Kerry Antrim
District 6 Planning Council

Thank you!

District 6 Planning Council

213 Front Avenue
Saint Paul, MN 55117
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district6@qwestoffice.net

November 23, 2009

Loretta Haynes
1077 Marion

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Thank-you in advance.

Kerry Antrim
District 6 Planning Council

Thank you!

District 6 Planning Council

213 Front Avenue
Saint Paul, MN 55117
651-488-4485 fax: 651-488-0343
district6@qwestoffice.net

November 23, 2009

Mr. Campbell
951 Albermarle

District 6 Planning Council your neighborhood organization is planning on purchasing the building located at 171 Front Avenue. Currently 171 Front is a vacant building and has been for quite some time. District 6 plans on doing a total rehab on the building as well as bringing the side mural back.

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Thank-you in advance.

Kerry Antrim
District 6 Planning Council

Thank you!

District 6 Planning Council

213 Front Avenue
Saint Paul, MN 55117
651-488-4485 fax: 651-488-0343
district6@qwestoffice.net

November 23, 2009

Maria Ngyen
Ty D. Pham
1443 Randolph
Saint Paul, MN 55105

186 Front Avenue

District 6 Planning Council your neighborhood organization is planning on purchasing the building located at 171 Front Avenue. Currently 171 Front is a vacant building and has been for quite some time. District 6 plans on doing a total rehab on the building as well as bringing the side mural back.

To get this process going, we have to have neighbors sign a petition and we are asking that you sign such a petition. I have been out door knocking and unfortunately I seem to be missing you. We have gotten support from the majority of your neighbors, but need a few more. We need you as homeowners to sign the petition.

I am enclosing a petition for you to sign, please fill it out and sign you name. I have provided a stamped, self addressed envelope for you as well.

We are under a tight timeline so please get this back to me as soon as possible, we hope to send in the application for permission no later than December 10, 2009. Please contact me at the numbers above or stop by our current offices, right next to Fire Station 22.

Thank-you in advance.

Kerry Antrim
District 6 Planning Council

Thank you!

District 6 Planning Council

213 Front Avenue
Saint Paul, MN 55117
651-488-4485 fax: 651-488-0343
district6@qwestoffice.net

November 23, 2009

Jerry Taylor
955 Albermarle

District 6 Planning Council your neighborhood organization is planning on purchasing the building located at 171 Front Avenue. Currently 171 Front is a vacant building and has been for quite some time. District 6 plans on doing a total rehab on the building as well as bringing the side mural back.

To get this process going, we have to have neighbors sign a petition and we are asking that you sign such a petition. I have been out door knocking and unfortunately I seem to be missing you. We have gotten support from the majority of your neighbors, but need a few more. We need you as homeowners to sign the petition.

I am enclosing a petition for you to sign, please fill it out and sign you name. I have provided a stamped, self addressed envelope for you as well.

We are under a tight timeline so please get this back to me as soon as possible, we hope to send in the application for permission no later than December 10, 2009. Please contact me at the numbers above or stop by our current offices, right next to Fire Station 22.

Thank-you in advance.

Kerry Antrim
District 6 Planning Council

Thank you

District 6 Planning Council

213 Front Avenue
Saint Paul, MN 55117
651-488-4485 fax: 651-488-0343
district6@qwestoffice.net

November 23, 2009

Michael and Elizabeth Dumas
156 Front

District 6 Planning Council your neighborhood organization is planning on purchasing the building located at 171 Front Avenue. Currently 171 Front is a vacant building and has been for quite some time. District 6 plans on doing a total rehab on the building as well as bringing the side mural back.

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Thank-you in advance.

Kerry Antrim
District 6 Planning Council

Thank you!

District 6 Planning Council

213 Front Avenue
Saint Paul, MN 55117
651-488-4485 fax: 651-488-0343
district6@qwestoffice.net

November 23, 2009

Aurel Reinhardt
952 Albermarle

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Kerry Antrim
District 6 Planning Council

Thank you

District 6 Planning Council

213 Front Avenue
Saint Paul, MN 55117
651-488-4485 fax: 651-488-0343
district6@qwestoffice.net

November 23, 2009

Brenda Hovander
179 Front

District 6 Planning Council your neighborhood organization is planning on purchasing the building located at 171 Front Avenue. Currently 171 Front is a vacant building and has been for quite some time. District 6 plans on doing a total rehab on the building as well as bringing the side mural back.

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Thank-you in advance.

Kerry Antrim
District 6 Planning Council

Thank you!

District 6 Planning Council

213 Front Avenue
Saint Paul, MN 55117
651-488-4485 fax: 651-488-0343
district6@qwestoffice.net

November 23, 2009

Troy Johnson
984 Albermarle

District 6 Planning Council your neighborhood organization is planning on purchasing the building located at 171 Front Avenue. Currently 171 Front is a vacant building and has been for quite some time. District 6 plans on doing a total rehab on the building as well as bringing the side mural back.

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Thank-you in advance.

Kerry Antrim
District 6 Planning Council

Thank-you!

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 District 6 Planning Council,
(name of applicant)

to establish a Nonconforming Use Permit,
(proposed use)

located at 171 Front Ave, Saint Paul MN,
(address of property)

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

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

ADDRESS OR PIN	RECORD OWNER	SIGNATURE	DATE
174 Front Ave. W.	Frances Diaz	Frances Diaz	8/24/09
717 Woodbridge	Lori Marcks	Lori Marcks	8-24-09
970 Woodbridge	Chai Vang	Chai Vang	8-24-09
973 Albemarle	Elias Blancas	[illegible]	8-24-09
974 Woodbridge	Yee Vang	Yee Vang	8-24-09
163 Front	Diane Schulte	Diane Schulte	9-1-09
976 Albemarle St	Yeng Chang	[illegible]	9-1-09
699 Woodbridge St	Denis Gilsis	Denis Gilsis	9-1-09
973 Woodbridge St	Linda Lucht	Linda L. Lucht	9-1-09

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

CITY OF SAINT PAUL

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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
181 Front Ave	Cheryl Folkner	Cheryl Folkner	12/14/09

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

CITY OF SAINT PAUL

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

STATE OF MINNESOTA)
:SS
COUNTY OF RAMSEY)

The petitioner, Kevin Anrim, 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.

Kevin Anrim
NAME

213 Front St. Paul MN
ADDRESS

651-488-4485
TELEPHONE NUMBER

Subscribed and sworn to before me this
17 day of December, 2005.

NOTARY PUBLIC

PAUL A. KAMMUELLER
Notary Public
Minnesota
My Commission Expires January 31, 2010

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 District 6 Planning Council,
(name of applicant)

to establish a District council office and meeting space,
(proposed use)

located at 171 Front Avenue,
(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
(12) ✓ 168 Front	HRA of St Paul	[illegible]	2-1-10
(10) ✓ 171 Front	HRA of St. Paul	[illegible]	2-1-10

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

CITY OF SAINT PAUL

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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
(5) ✓ 179 Front	Brenda Hovander	[illegible]	2-10-10

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

9/08

CITY OF SAINT PAUL

CONSENT OF ADJOINING PROPERTY OWNERS FOR A **NONCONFORMING USE PERMIT**

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ADDRESS OR PIN	RECORD OWNER	SIGNATURE	DATE
(7) 969 Albermarle	Anteneh Tefera	Anteneh Tefera	2/17/2010
	Elizabeth Tefera		
(8) 976 Albermarle	Pha Chang	Pha Chang	2/16/2010
	Yai Yang		
964 Woodbridge	US Bank		
179 Front	Brenda Hauncer	signature on other sheet	

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

9/08

CITY OF SAINT PAUL

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(name of applicant)

to establish a ~~Nonconforming Use Permit~~ District 6 Office + Meeting Space
(proposed use)

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(address of property)

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(13) X 970 Woodbridge	Chai Vang	Chai Vang	8-24-09
973 Albemarle	Elias Blancas	[illegible]	8-24-09
(2) ✓ 974 Woodbridge	Yee Vang	Yee Vang	8-24-09
(10) ✓ 163 Front	Diane Schalte	Diane Schalte	9-1-09
976 Albemarle St	Yeng Chang	Yeng S	9-1-09
(3) ✓ 699 Woodbridge St	Denis Gilsis	Denis Gilsis	9-1-09
973 Woodbridge St	Linda Lucht	Linda L. Lucht	9-1-09

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ADDRESS OR PIN	RECORD OWNER	SIGNATURE	DATE
977 Ablemarle	Gail Hyland	signature on other sheet	
	Clifford Hyland		
973 Ablemarle	Maricela Blancas	see other sheet for signature	
969 Ablemarle	Anteneh Tefera	See other sheet for signature	
	Elizabeth Tefera		
976 Ablemarle	Pha Chang	John Chang	2/9/10
	Xai Yang		
955 Ablemarle	Jerry Dawayne Taylor	[illegible]	2/1/10
974 Woodbridge	Yee Vang	signature other page	
966 Woodbridge	Denis Gilcris	signature other page	
	Sheryl Gilcris		
964 Woodbridge	US Bank Trustee		

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CITY OF SAINT PAUL

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ADDRESS OR PIN	RECORD OWNER	SIGNATURE	DATE
(1) ✓977 Albemarle	Gail Hyland	Gail Hyland	2/15/10
	Clifford Hyland		
(4) ✓973 Albemarle	Mancela Blancus	[illegible]	12/14/10
969 Albemarle	Antenesh Tefera	signature on other sheet	
	Elizabeth Tefera		
976 Albemarle	Phe Chang	[illegible]	see other sheet
	Yai Yang		
964 Woodbridge	US Bank Trustee		
179 Front	Branda Hovander	[illegible] see other sheet for signature	12/14/10

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9/08

CITY OF SAINT PAUL

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ADDRESS OR PIN	RECORD OWNER	SIGNATURE	DATE
(a) ✓ 181 Front Ave	Cheryl Folkner	Cheryl Folkner	12/14/09

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

CITY OF SAINT PAUL

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

STATE OF MINNESOTA)
:SS
COUNTY OF RAMSEY)

The petitioner, Kevin Annim, 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.

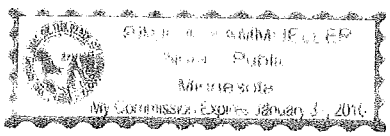
Kevin Annim
NAME

213 Front St. Paul MN
ADDRESS

651-488-4485
TELEPHONE NUMBER

Subscribed and sworn to before me this
12 day of December, 2015

NOTARY PUBLIC



CITY OF SAINT PAUL

AFFIDAVIT OF PERSON CIRCULATING CONSENT PETITION FOR A REZONING

STATE OF MINNESOTA)
:SS
COUNTY OF RAMSEY)

Daniel K. Bayers, being first duly sworn, deposes and states that he/she is the person who circulated the consent petition consisting of 1 pages; that affiant is informed and believes the parties described on the consent petition are owners of the parcels of real estate described immediately before each name, and that 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 and all properties contiguous to the subject property that was owned, purchased or sold by the petitioner within one (1) year preceding the date of the petition; that 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.

Daniel K. Bayers

Daniel K. Bayers
NAME

1300 City Hall Annex
25 W 4th Street
St. Paul, MN 55102
ADDRESS

651-266-6685
TELEPHONE NUMBER

Subscribed and sworn to before me this
1 day of Feb, 2010.

Laura L Eckert
NOTARY PUBLIC

LAURA L. ECKERT
NOTARY PUBLIC - MINNESOTA
MY COMMISSION
EXPIRES JAN. 31, 2015

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, Kim Ammann, 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.

Kim Ammann
NAME

213 Front Ave, St. Paul Mn 55117
ADDRESS

651-488-4485
TELEPHONE NUMBER

Subscribed and sworn to before me this
18 day of February, 2010.

JoAnn G. Oliver
NOTARY PUBLIC

JOANN G. OLIVER
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2015

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, Sam Josiah, 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.

Sam Josiah
NAME

213 Front Ave, St Paul MN 55117
ADDRESS

651-488-7684
TELEPHONE NUMBER

Subscribed and sworn to before me this 18 day of February, 2010.

JOANN G. OLIVER
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2015

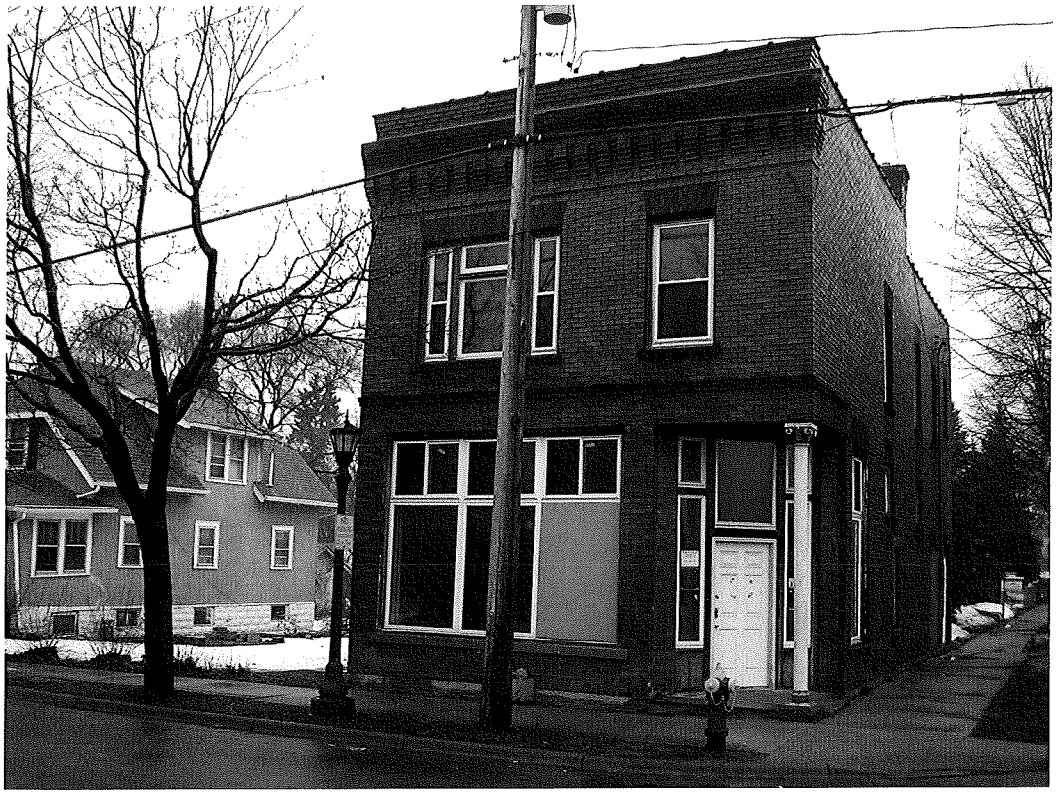
JoAnn G. Oliver
NOTARY PUBLIC

ZONING PETITION SUFFICIENCY CHECK SHEET

REZONING SCUP NCUP

FIRST SUBMITTED		RESUBMITTED	
DATE PETITION SUBMITTED:	12-28-09 accepted	DATE PETITION RESUBMITTED:	2-19-10
DATE OFFICIALLY RECEIVED:		DATE OFFICIALLY RECEIVED:	2/23/10
PARCELS ELIGIBLE:	16	PARCELS ELIGIBLE:	16
PARCELS REQUIRED:	11	PARCELS REQUIRED:	11
PARCELS SIGNED:	4	PARCELS SIGNED:	13

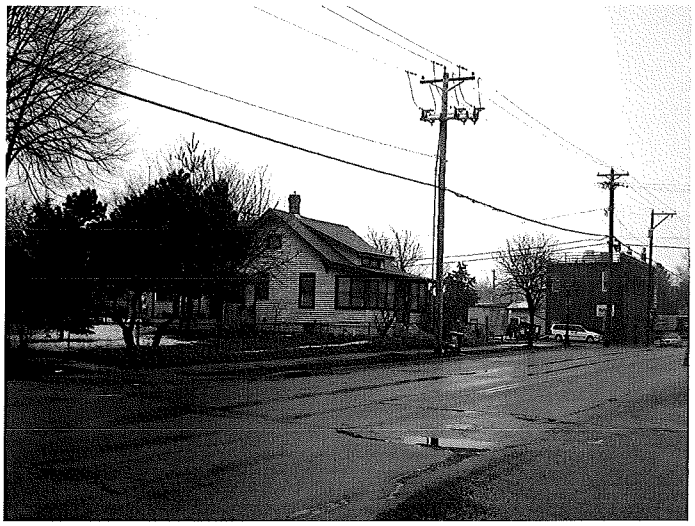
CHECKED BY: Paul Dubruiel DATE: 1-6-10

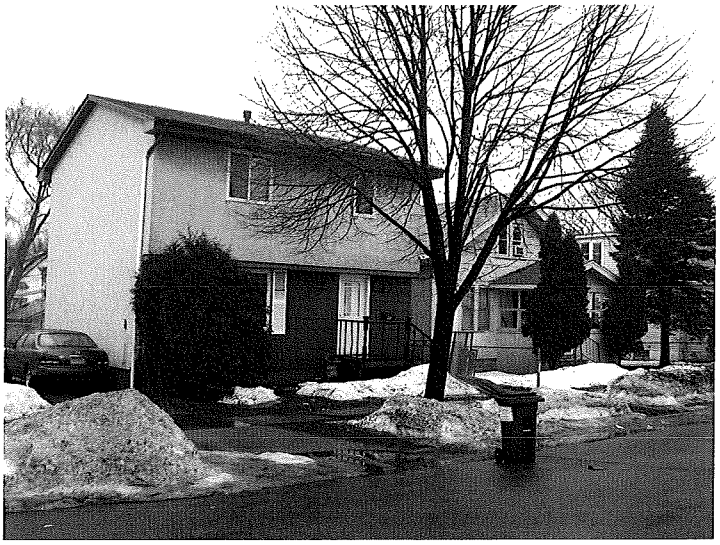


171 Front Avenue

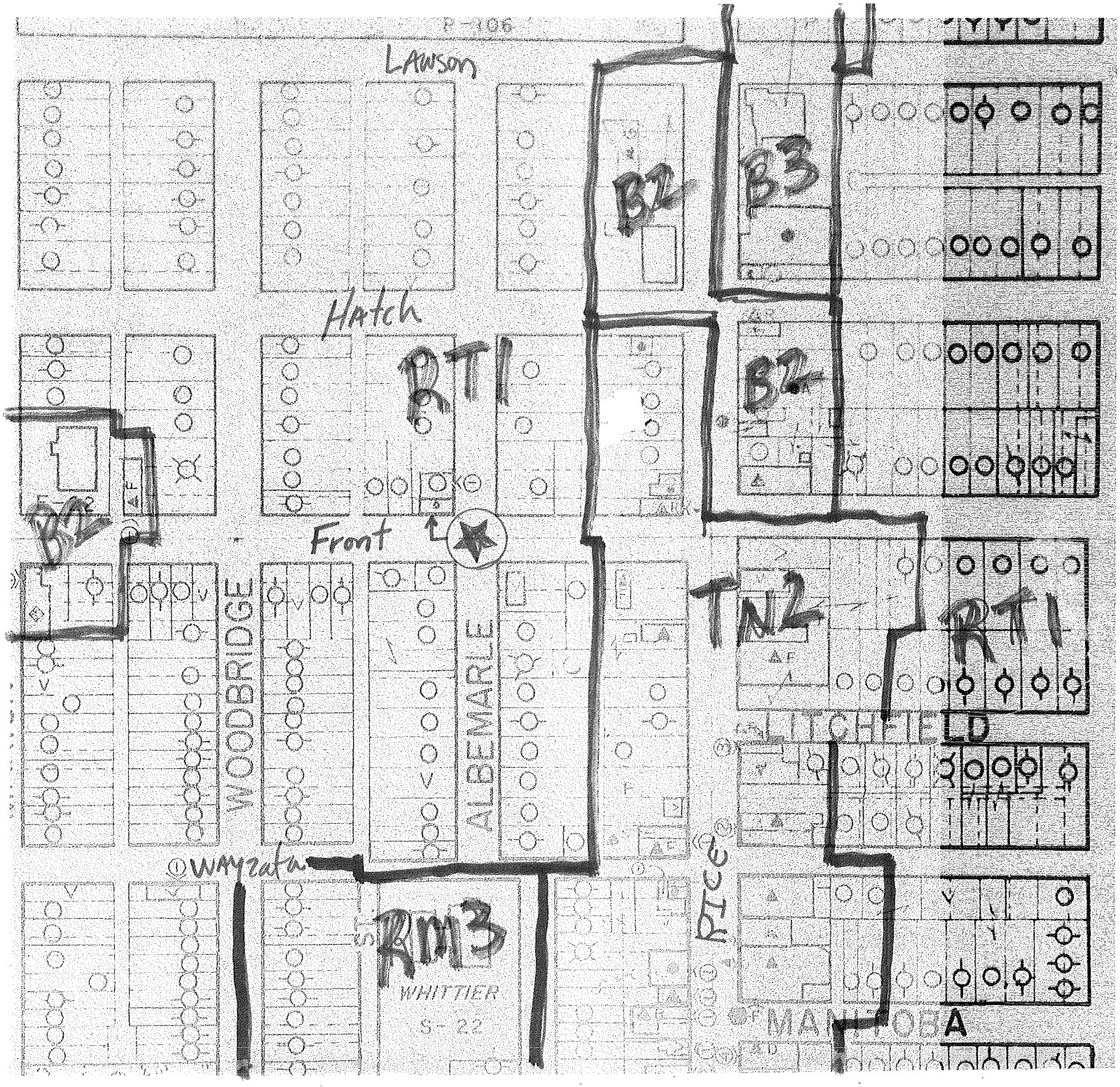
View from Albemarle Street

View from side yard along Front Avenue





Adjacent property



APPLICANT District 6 (171 Front)

PURPOSE RE-EST NCUP

FILE # 10-111756 DATE 2-23-10

PLNG. DIST. 6 MAP # 12

~~SCALE 1" = 400'~~

LEGEND

zoning district boundary

subject property

north

one family

two family

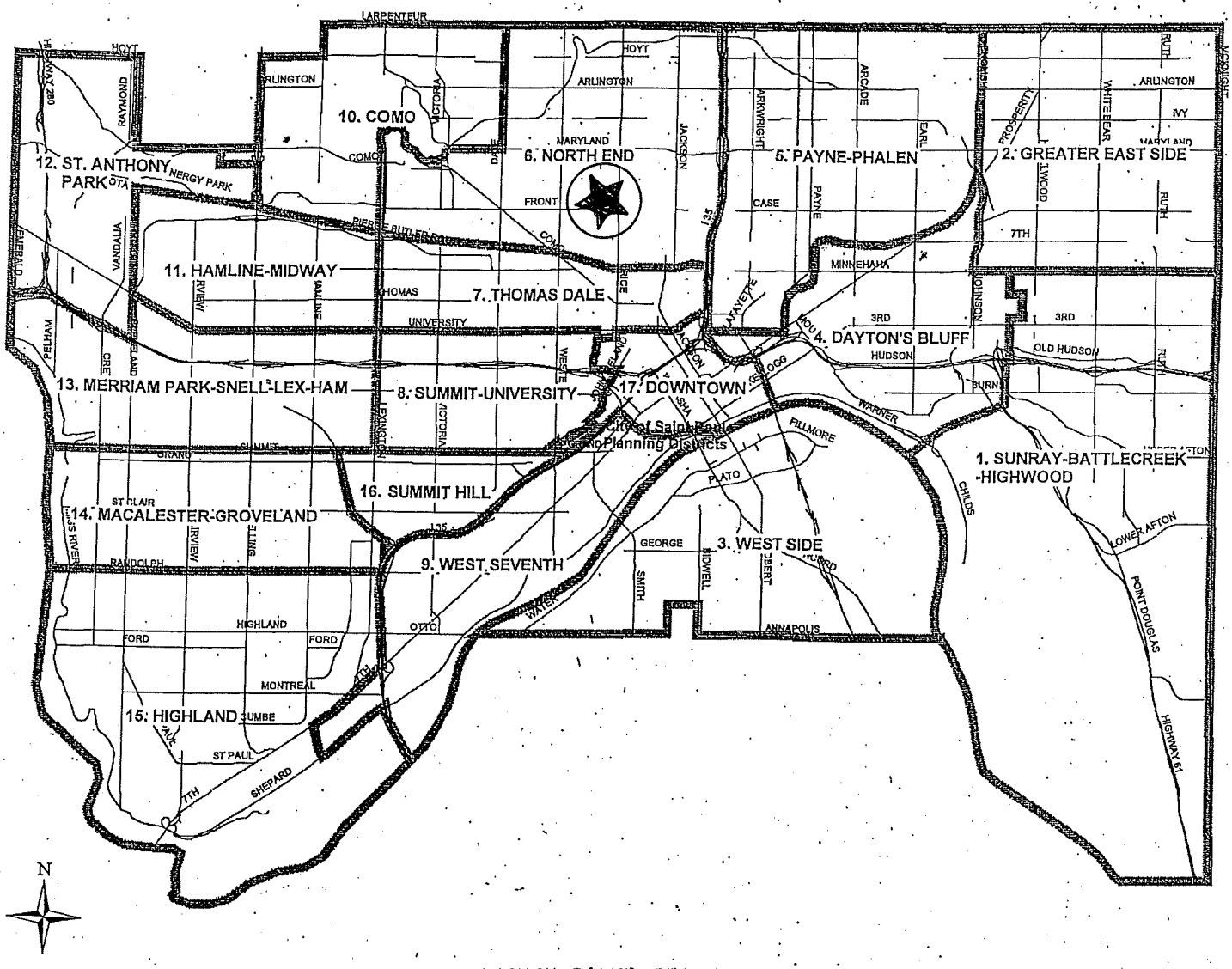
multiple family

commercial

industrial

V vacant

CITIZEN PARTICIPATION DISTRICTS



CITIZEN PARTICIPATION PLANNING DISTRICTS

1. SUNRAY-BATTLECREEK-HIGHWOOD
2. GREATER EAST SIDE
3. WEST SIDE
4. DAYTON'S BLUFF
5. PAYNE-PHALEN
6. NORTH END
7. THOMAS-DALE
8. SUMMIT-UNIVERSITY
9. WEST SEVENTH
10. COMO
11. HAMLINE-MIDWAY
12. ST. ANTHONY
13. MERRIAM PK.-LEXINGTON HAMLINE
14. GROVELAND-MACALESTER
15. HIGHLAND
16. SUMMIT HILL
17. DOWNTOWN

#10-111756