



**Saint Paul Planning Commission**  
City Hall Conference Center Room 40  
15 Kellogg Boulevard West

Christopher B. Coleman,  
Mayor

**Steering Committee Meeting – 8:00 a.m., Room 41**

**Agenda**

Saint Paul  
Planning Commission

June 28, 2013  
8:30 – 11:00 a.m.

- Chair  
Barbara A. Wencil  
First Vice Chair  
Elizabeth Reveal  
Second Vice Chair  
Paula Merrigan  
Secretary  
Daniel Ward II
- Pat Connolly  
Daniel Edgerton  
Gene Gelgelu  
William Lindeke  
Kyle Makarios  
Gaius Nelson  
Rebecca Noecker  
Christopher Ochs  
Trevor Oliver  
Julie Perrus  
Marilyn Porter  
Betsy Reveal  
Tony Schertler  
Emily Shively  
Robert Spaulding  
Terri Thao  
Jun-Li Wang  
David Wickiser
- Planning Director  
Donna Drummond
- I. Approval of minutes of June 14, 2013.**
- II. Chair's Announcements**
- III. Planning Director's Announcements**
- IV. Zoning Committee**
- SITE PLAN REVIEW** – List of current applications. *(Tom Beach, 651/266-9086)*
- NEW BUSINESS**
- #13-187-934 Daniel Stoltz – Establishment of nonconforming use as a 4-plex. 870 Albert Street North, SE corner at Taylor. *(Josh Williams, 651/266-6659)*
- V. Comprehensive Planning Committee**
- Fish and Fowl Zoning Study – Approve resolution initiating the study. *(Scott Tempel, 651/266-6621)*
- Auto Body Text Amendments – Approve resolution recommending adoption of text amendments to the Mayor and City Council. *(Kate Reilly, 651/266-6618)*
- VI. Saint Paul Marketwatch Report** – Informational presentation by Dean Porter, PED. *(Dean Porter, 651/266-6562)*
- VII. Neighborhood Planning Committee**
- VIII. Transportation Committee**
- IX. Communications Committee**
- X. Task Force/Liaison Reports**
- XI. Old Business**
- XII. New Business**

### **XIII. Adjournment**

Information on agenda items being considered by the Planning Commission and its committees can be found at [www.stpaul.gov/ped](http://www.stpaul.gov/ped), click on Planning.

Planning Commission Members: PLEASE call Sonja Butler, 651/266-6573, if unable to attend.

**Saint Paul Planning Commission &  
Heritage Preservation Commission**  
MASTER MEETING CALENDAR

WEEK OF JUNE 24-28, 2013

Mon (24)

Tues (25)

3:30- **Comprehensive Planning Committee**  
5:00 p.m. *(Merritt Clapp-Smith, 651/266-6547)*

**13<sup>th</sup> Floor – CHA**  
25 Fourth Street West

Fish and Fowl Zoning Study – Discuss initiating a zoning study of animal processing uses. *(Scott Tempel, 651/266-6621)*

Auto Body Text Amendments – Further discussion of amendments (continued from June 11) and consider recommendation to Planning Commission.  
*(Kate Reilly, 651/266-6618)*

Weds (26)

Thurs (27)

5:00 p.m. **Heritage Preservation Commission**

**Room 40 City Hall**  
Lower Level  
Enter building on 4<sup>th</sup> Street  
15 W. Kellogg Blvd.

**Public Hearing/Permit Review**  
**536 Holly Avenue, Hill Historic District**, by Josh Columb, Vertical Grain Builders LLC, for a building permit to demolish the one-stall garage and construct a 2.5 stall garage with a covered patio (1059 s.f.) at the rear of the property. File #13-026  
*(Boulware, 651/266-6715)*

Fri (28)

8:00 a.m. **Planning Commission Steering Committee**  
*(Donna Drummond, 651/266-6556)*

**Room 41 City Hall**  
Conference Center  
15 Kellogg Blvd.

8:30- **Planning Commission Meeting**  
11:00 a.m. *(Donna Drummond, 651/266-6556)*

**Room 40 City Hall**  
Conference Center  
15 Kellogg Blvd.

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

**NEW BUSINESS**

#13-187-934 Daniel Stoltz – Establishment of nonconforming use as a 4-plex. 870 Albert Street North, SE corner at Taylor. (*Josh Williams, 651/266-6659*)

***Comprehensive Planning***

***Committee*** ..... Fish and Fowl Zoning Study – Approve resolution initiating the study.  
(*Scott Tempel, 651/266-6621*)

Auto Body Text Amendments – Approve resolution recommending adoption of text amendments to the Mayor and City Council. (*Kate Reilly, 651/266-6618*)

***Informational Presentation....*** Saint Paul Marketwatch Report – Informational presentation by Dean Porter, PED.  
(*Dean Porter, 651/266-6562*)

**Saint Paul Planning Commission  
City Hall Conference Center  
15 Kellogg Boulevard West**

**Minutes June 14, 2013**

A meeting of the Planning Commission of the City of Saint Paul was held Friday, June 14, 2013, at 8:30 a.m. in the Conference Center of City Hall.

**Commissioners Present:** Mmes. Noecker, Perrus, Porter, reveal, Shively, Thao, Wencl; and Messrs. Connolly, Edgerton, Gelgelu, Lindeke, Makarios, Nelson, Ochs, Schertler, Spaulding, and Ward.

**Commissioners Absent:** Mmes. \*Merrigan, \*Wang, and Messrs. \*Oliver, and \*Wickiser.  
\*Excused

**Also Present:** Allan Torstenson, Lucy Thompson, Merritt Clapp-Smith, Michelle Beaulieu, Hilary Holmes, and Sonja Butler, Department of Planning and Economic Development staff.

**I. Approval of minutes May 17<sup>th</sup> and May 31, 2013.**

**MOTION:** *Commissioner Reveal moved approval of the minutes of May 17, 2013. Commissioner Shively seconded the motion. The motion carried unanimously on a voice vote.*

And

**MOTION:** *Commissioner Reveal moved approval of the minutes of May 31, 2013. Commissioner Noecker seconded the motion. The motion carried unanimously on a voice vote.*

**II. Chair's Announcements**

Chair Wencl announced that Paula Merrigan, Chair of the Shepard Davern Task Force, has run into a conflict so she has resigned from being Chair of that task force and Gaius Nelson has been appointed Chair to replace her.

**III. Planning Director's Announcements**

The Acting Planning Director, Allan Torstenson, noted that the Planning Commission's group American Planning Association (APA) membership expires on June 30. Commissioners who want to renew or become a member should send a check for \$50.00, payable to the City of Saint Paul, to Donna Drummond or Sonja Butler by June 21.

**IV. Zoning Committee**

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

Three items came before the Site Plan Review Committee on Tuesday, June 11, 2013:

- Johnson Parkway Apartments, renovation of existing nursing home into a 68-unit apartment building and improvements to existing parking lot, 324 Johnson Parkway.
- Ramsey Hill Senior Living, 61-unit assisted living (remodel existing building and construct addition), 484 Ashland.
- O'Reilly Auto Parts, new retail store, 1318 W. Larpenteur Avenue.

Four items to come before the Site Plan Review Committee on Tuesday, June 18, 2013:

- Community Dental Care parking lot improvements, 1236 Arcade Street.
- Union Depot East Lot C Parking, 655 E. Kellogg Blvd.
- Diamond Products building demolition for Lowertown Ballpark, 310 E. 5<sup>th</sup> Street.
- Hamline Station mixed-use development, 1319-1333 University Avenue.

#### **NEW BUSINESS**

#13-186-635 Commodore Squash Club – Change of nonconforming use to allow private liquor service to members of existing squash club. 79 Western Avenue North and 384 Ashland Avenue, between Arundel and Western. (*Hilary Holmes, 651/266-6612*)

***MOTION: Commissioner Nelson moved the Zoning Committee's recommendation to approve the change of nonconforming use subject to additional condition. The motion carried unanimously on a voice vote.***

Commissioner Nelson announced the item on the agenda for the next Zoning Committee meeting on Thursday, June 20, 2013.

#### **V. Neighborhood Planning Committee**

District 9 Area Plan Amendments – Review of public hearing testimony and final recommendation to the Mayor and City Council. (*Lucy Thompson, 651/266-6578*)

Commissioner Spaulding said the Neighborhood Committee reviewed the changes presented at the public hearing (which addressed concerns raised by Commissioners when the amendments were released that some proposed guidelines might conflict or be confused with zoning) and felt that these adequately addressed the Commissioners' concerns. The Committee also raised a concern that some of the DON'T photos might offend some business owners. One particular photo was of the Kessler and McGuire Funeral Home; it was very easy to read the business name in the DON'T photo. Staff was asked to work with the neighborhood to substitute another photo that was more "anonymous." This has been done and is reflected in the version before the Planning Commission today.

Commissioner Reveal asked if the X's are no longer there. Commissioner Spaulding replied that they are still there.

Commissioner Noecker expressed concern that the name of the business illustrating what not to do on page 9 is very visible.

Lucy Thompson, PED staff, noted that the photo is of a business outside the neighborhood. She noted that several other DON'T images were replaced in this current version to address any concern with featuring too many local businesses (whether their names are visible or not).

***MOTION: Commissioner Spaulding moved on behalf of the Neighborhood Planning Committee to recommend that the District 9 Area Plan Amendments (as amended) be adopted by the Mayor and City Council. The motion carried unanimously on a voice vote.***

Commissioner Spaulding announced that the next Neighborhood Planning Committee meeting on Wednesday, June 19, 2013 has been cancelled.

**VI. Streetcar Study Update** – Informational presentation by Michelle Beaulieu, PED.  
(Michelle Beaulieu, 651/266-6620)

Michelle Beaulieu gave an update on the Streetcar Feasibility Study that began last September. Streetcars are rail vehicles similar to light rail vehicles but smaller and operate in mixed traffic. Streetcar lines are typically short (2-3 miles), have close stop spacing similar to local bus service, and focus on trips within a corridor rather than on commuter trips. The study is to evaluate the feasibility of developing streetcar service in St. Paul and prioritize potential streetcar corridors. Phase 1 of the study, corridor screening, has been completed. They are now in the middle of phase 2, detailed evaluation, which will be completed by the end of the month. Phase 2 will provide a long term streetcar network vision for the City of Saint Paul. Phase 3 will help determine what initial line or lines to pursue first.

Phase 1 of the study started by screening 30 corridors across the city for fatal physical flaws, such as grade, and for various service attributes. Ms. Beaulieu showed a map of the 19 potential routes that are going through more detailed phase 2 evaluation based on 3 primary criteria (ridership potential, transit supportive land uses, and development potential) and secondary criteria such as the pedestrian environment and how streetcars might impact on-street parking. A handout listing all of the criteria (which is posted on line) was distributed.

Commissioner Ward asked what the shading colors on the map indicate.

Ms. Beaulieu said the red indicates highly transit-supportive land uses, the yellow indicates moderately transit-supportive land uses, and the green indicates minimally transit-supportive land uses.

Commissioner Noecker asked about consideration of transit alternatives such as existing bus service, and the impact of how they would work together, in determining demand for streetcars.

Ms. Beaulieu said the relationship between potential streetcar service and both existing bus service and planned future high capacity transit service is being studied as part of phase 2.

Ms. Beaulieu said the map, based on the Comprehensive Plan, is a good picture of where existing or potential land use would support frequent all day transit service. The study is looking at economic development potential that might be catalyzed by streetcar service, a big part of why cities invest in streetcars.

Commissioner Schertler expressed surprise that the Island Station area is shown on the map as highly transit supportive.

Ms Beaulieu showed a map indicating development potential.

Commissioner Edgerton asked about the difference between the map showing transit-supportive land use and the map showing development potential.

Ms. Beaulieu said that development potential is about filling in gaps in corridors that have potential. The study is examining potential development sites and potential land value increases. The consultants are looking at the average land values per acre along a corridor, then looking at the values of under-developed parcels along the corridor, and using the gap to see which corridors would possibly see the greatest increase in property values with the sort of development one would expect to see along a streetcar line.

Commissioner Connolly suggested they should talk to developers and land owners about that. He asked about what is wrong with the bus system, the cost of developing streetcar lines, and if the study could truly conclude that streetcars are not cost-effective or if it is just going through the motions to back up a political decision that's already been made?

Ms. Beaulieu said the capital cost of streetcar lines is typically about \$60 million per mile, but unlike buses they often help catalyze economic development, which is what motivates cities to build streetcar lines. Streetcar lines are a permanent investment that developers respond to. Though we haven't spoken to any developers yet, there is a sense that developers in the region are familiar with streetcars and their potential. She said that the study, which is being done by a nationally-renowned consultant team that has worked on streetcar projects across the country, is data-driven, objective, and not politically motivated.

Ms. Beaulieu said phase 2 of the study, to be completed by the end of the month, will produce a map with recommended corridors for a long term St. Paul streetcar network, including shortening some of the corridors, where streetcars would replace local bus service. It will go to the Transportation Committee for review, and then phase 3 will recommend what corridors are ready for streetcar investment first.

Commissioner Thao asked about the equity criteria, the perception of buses versus streetcars, and who the riders would be. She said the potential of replacing one group of riders with another and not making such major transit investments in areas needing better service is troubling.

Ms. Beaulieu said the study is looking at corridors across the city. Streetcars are just one tool in the transit toolbox. Ramsey County is leading an East Side transit conversation that will take a broader, multi-modal transit view of the area. While most of the East Side is probably too residential and does not have enough mixed-use or commercial corridors for streetcar service now, it has been acknowledged that there should be some sort of transit improvement there. The study is considering communities of color and areas along the corridors with concentrations of

low income residents and residents that do not own cars. She showed maps illustrating how census data and American Community Survey data are being used to identify those areas.

Commissioner Porter asked about the implementation phase.

Ms. Beaulieu said that after a priority corridor (or corridors) is selected there would be more extensive study of the corridor for all modes of transit, which is required before applying for federal funding for construction of a potential streetcar line. After the “alternatives analysis” there would be further environmental study, and then an engineering and design phase. Implementation could be as soon as five years from now.

Commissioner Ward discussed the equity issue, lessons learned from Green Line, and how to have a community discussion about what the community really wants.

Ms. Beaulieu said they are doing community outreach, focused now on broad questions about transit and development. With each subsequent phase of study there would be more rigorous community outreach. The current study is a citywide technical study, so the degree of community outreach is fairly limited.

Commissioner Edgerton said he would be interested in seeing more of the economic development data from places like Cleveland, Kansas City, or other places that have streetcars. Portland is a unique case, and he would hesitate to say the potential in Portland applies here. He’d rather see data from other communities that might be more representative of Saint Paul. What’s the return on investment in streetcars in those areas?

Ms. Beaulieu said Seattle and Portland are the only two cities with modern streetcar lines like what St. Paul would likely build. While they are unique in some respects, like many cities they use a combination of economic development tools, one of which might be streetcars. Cities such as Toronto have older streetcar systems. Other cities are just studying or constructing streetcar lines, so there’s not a lot of information on the economic development impacts of streetcars. An ITASCA project study showed that the region would get good return on transit investments.

Commissioner Porter asked if streetcars are destination based.

Ms. Beaulieu replied that strong destinations are part of why the Blue/Hiawatha line has been so successful. Streetcars are typically shorter lines for local corridor circulation rather than long regional trips like LRT. She presented a table showing how the various corridors do based on the phase 2 criteria.

In response to a question from Commissioner Makarios, Ms. Beaulieu said alternatives analyses are currently being done for three potential streetcar corridors in the Twin Cities. The City of Minneapolis is the lead agency on the Nicollet-Central Alternatives Analysis. Metro Transit is the lead agency on the Midtown Corridor Alternatives Analysis in Minneapolis. Ramsey County is the lead agency on the Robert Street Alternatives Analysis.

## **VII. Comprehensive Planning Committee**

Commissioner Reveal said they had met on Tuesday to review the Auto Body Text Amendments public hearing testimony and did not finish.

**VIII. Transportation Committee**

Commissioner Spaulding announced the items on the agenda for the next Transportation Committee meeting on Monday, June 17, 2013.

**IX. Communications Committee**

Commissioner Thao had no announcements.

**X. Task Force/Liaison Reports**

Commissioner Reveal announced that the next West Side Flats Task Force meeting will be on Thursday, July 25, 2013.

**XI. Old Business**

None.

**XII. New Business**

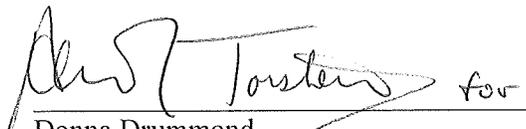
None.

**XIII. Adjournment**

Meeting adjourned at 9:33 a.m.

Recorded and prepared by  
Sonja Butler, Planning Commission Secretary  
Planning and Economic Development Department,  
City of Saint Paul

Respectfully submitted,

  
\_\_\_\_\_  
Donna Drummond  
Planning Director

Approved \_\_\_\_\_  
(Date)

\_\_\_\_\_  
Daniel Ward II  
Secretary of the Planning Commission



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220  
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989  
Facsimile: 651-266-9124  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

## SITE PLAN REVIEW COMMITTEE

Tuesday, July 2, 2013  
2nd Floor Conference Room  
375 Jackson Street, Suite 218

<u>Time</u>	<u>Project Name and Location</u>
9:00	Midway Corners 1389 University Avenue Site work for renovation/reuse of old Midway Chevrolet building
9:45	HealthPartners Phalen Clinic 401 Phalen Boulevard Enlarge existing parking lot

### **Applicants should plan to attend this meeting.**

At this meeting you will have a chance to discuss the site plan for your project with Saint Paul's Site Plan Review Committee. The Committee is made up of City staff from Zoning, Traffic, Sewers, Water, Public Works, Fire Inspections, and Parks. You are encouraged to bring your engineer, architect, or contractor with you to handle any technical questions raised by city staff. The purpose of this meeting is to simplify the review process by letting the applicant meet with staff from a number of departments at one time. Staff will make comments and ask questions based on their review of the plans. By the end of the meeting you will know if the site plan can be approved as submitted or if revisions will be required. Staff will take minutes at the meeting and send you a copy.

The meeting room is on the skyway level and 25' to your left as you get out of the elevator.

### **Parking**

A few free parking spaces are available in our visitor parking lot off of 6<sup>th</sup> Street at Jackson. Parking is also available at on-street meters. The closest parking ramp is on Jackson one block south of our office between 4<sup>th</sup> and 5<sup>th</sup> Street.

If you have questions, please contact Tom Beach at 651-266-9086 or [tom.beach@ci.stpaul.mn.us](mailto:tom.beach@ci.stpaul.mn.us).

**AGENDA  
ZONING COMMITTEE  
OF THE SAINT PAUL PLANNING COMMISSION  
Thursday, June 20, 2013 3:30 P.M.  
City Council Chambers, Room #300  
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 JUNE 6, 2013, ZONING COMMITTEE MINUTES**

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

**NEW BUSINESS**

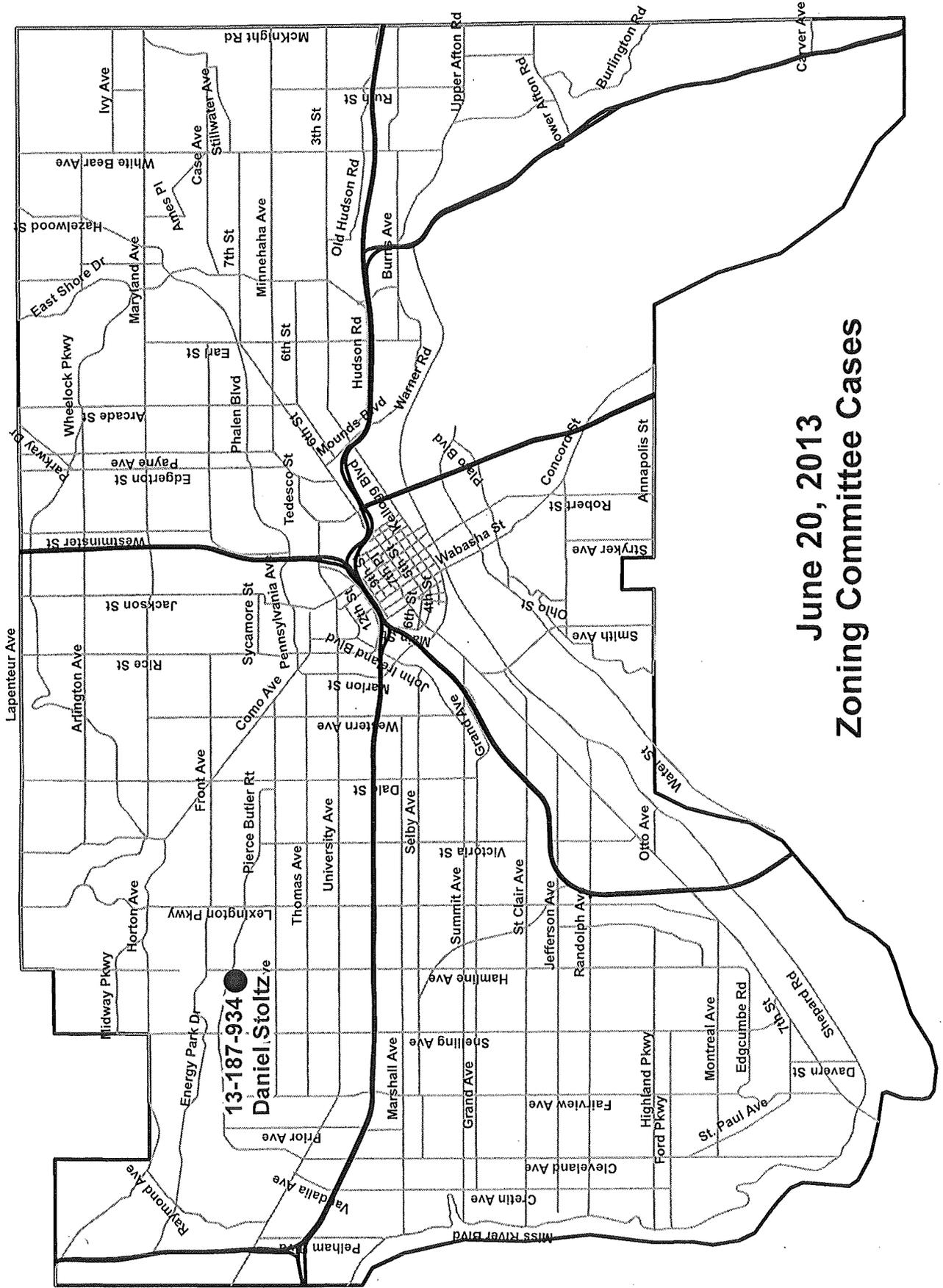
- 1      13-187-934 Daniel Stoltz**  
Establishment of nonconforming use as a 4- plex  
870 Albert St N, SE corner at Taylor  
RT1  
Josh Williams 651-266-6659

**ADJOURNMENT**

Information on agenda items being considered by the Zoning Committee can be found online at [www.stpaul.gov/ped](http://www.stpaul.gov/ped), then Planning, then Zoning Committee.

**ZONING COMMITTEE MEMBERS:** Call 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.



**13-187-934**  
**Daniel Stoltz**

**June 20, 2013**  
**Zoning Committee Cases**

## ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Daniel Stoltz **FILE #** 13-187-934  
2. **APPLICANT:** Garnet Management Group Inc. **HEARING DATE:** June 20, 2013  
3. **TYPE OF APPLICATION:** NUP - Establishment  
4. **LOCATION:** 870 Albert St N, SE corner at Taylor  
5. **PIN & LEGAL DESCRIPTION:** 272923310018, College Placeeast Division Ex S 60 Ft; The W 53.75 Ft Of Lot 2 Blk 12  
6. **PLANNING DISTRICT:** 11 **PRESENT ZONING:** RT1  
7. **ZONING CODE REFERENCE:** Sec. 62.109(a)  
8. **STAFF REPORT DATE:** **BY:** Josh Williams  
9. **DATE RECEIVED:** May 21, 2013 **60-DAY DEADLINE FOR ACTION:** July 20, 2013
- 

- A. **PURPOSE:** Establishment of nonconforming use as a four-plex  
B. **PARCEL SIZE:** 6181 sq. ft.  
C. **EXISTING LAND USE:** R-Duplex  
D. **SURROUNDING LAND USE:**  
North: Community garden (RT1)  
South: Residential (duplex) (RT1)  
East: Residential (single family) (RT1)  
West: Residential (duplex) (RT1)  
E. **ZONING CODE CITATION:** §62.109(a) lists the conditions under which the Planning Commission may grant a permit to establish legal nonconforming use status.  
F. **HISTORY/DISCUSSION:** In May 2012 a Certificate of Occupancy (C of O) renewal inspection was performed at 870 Albert (no C of O inspection had previously been performed for the property) and the property was identified as an illegal four-plex. The applicant was informed that the property was built and permitted as a duplex, and that a four-plex was not allowed under the property's RT1 zoning.  
G. **DISTRICT COUNCIL RECOMMENDATION:** The District 11 Council does not have a recommendation regarding this application.  
H. **FINDINGS:**
  1. The structure at 870 Albert N. was constructed in 1981 as a duplex/double bungalow. In 1983, a city inspector investigated a complaint regarding work at the property without permits. A report filed by the inspector indicates that the property owner (the current applicant's father) stated that he was adding an additional dwelling unit to the building, and was informed that the property was not zoned for more than two units and that rezoning would be necessary in order to add additional units. Subsequently, a permit was issued for basement finish work, again with the structure identified as a duplex. A second permit for basement finish work was issued in 1986. In 2000, ownership of the property passed from Eugene Stoltz to an estate/trust for the same. For purposes of this transaction, the sale price was recorded as \$140,000.  
In 2004, the Department of Safety and Inspections received a zoning compliance inquiry regarding the property and verified that the had been a duplex in an RT1 zone continuously since its initial construction in 1981. Also in 2004, the applicant purchased the property from the estate/trust for \$330,000. A 2005 appraisal characterized the building as a four-plex, and appraised the value of the property at \$360,000. That appraisal also incorrectly identified the property as being zoned RT2, where four-plexes are first allowed. Ramsey County property records listed the structure as duplex until 2012, when the structure was reclassified as a four-unit multifamily structure.
  2. The lot at 870 Albert N. is approximately 6,200 total square feet. RT1 districts require 3,000 square feet of lot area per unit. The RT2 district, where four-plexes are first allowed, requires 2,500 square feet of lot area per unit, or a total of 10,000 square feet for a four-plex. The property is also non-conforming in regard to parking and side yard setbacks.

3. Section 62.109(a) of the zoning code provides that the Planning Commission may grant legal nonconforming use status to use of structures if the commission makes eight findings. The findings and the applicant's ability to meet them are as follows:
  - (1) *The use occurs entirely within an existing structure.* The additional dwelling units are interior uses, except for required accessory parking.
  - (2) *The use or use of similar intensity permitted in the same clause of the zoning code or in a more restrictive zoning district has been existence continuously for a period of at least ten years prior to the date of the application.* The applicant has provided evidence of rent paid for a total of four units, in the form of accounting ledgers, including names of tenants, tenant contact information, unit numbers, and amounts paid. City of Saint Paul records show the building was built as and still is a duplex. Ramsey County property records listed the structure as duplex until 2012, when the structure was reclassified as a four-unit multifamily structure.
  - (3) *The off-street parking is adequate to serve the use.* Based on the number and size of the four dwelling units, a total of 6 off-street spaces would be required under the standards of Sec. 63.207. The Planning Commission Duplex/Triplex Conversion Guidelines call for a minimum of three spaces for triplexes. The property has an existing, paved lot which provides enough space for three vehicles. The applicant has supplied a proposed site plan that shows five spaces in the lot, but the proposed configuration would not allow sufficient room for maneuvering and would not meet the minimum layout dimensions specified in Sec. 63.305. The property is located on a corner, with on-street parking on both streets.
  - (4) *Hardship would result if the use were discontinued.* According to a representative of the applicant, current tenants of the two illegally-added basement units have resided at the property for a 5 and 7 years and would potentially be dislocated. The Pro Forma information sheet completed by the applicant per Planning Commission Duplex-Triplex Conversion Guidelines suggests that conversion of the building to a duplex would result in a negative income stream for the property owner.
  - (5) *Rezoning the property would result in "spot" zoning or a zoning inappropriate to surrounding land uses.* This finding is not met. Minnesota Courts have determined that spot zoning is a use classification inconsistent with surrounding uses. In this case, there is an RM1 multi-family parcel one block to the south, an RM3 district across from that, and an I1 industrial district immediately north of the site across Pierce Butler Route.
  - (6) *The use will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, or general welfare.* This finding is met. The structure gives no outward appearance of being out of character with the neighborhood, and there is no record of any complaints regarding overcrowding, noise, parking, or other issues that might be associated with greater than permitted residential density.
  - (7) *The use is consistent with the comprehensive plan.* This finding is not met. Policy H 3.1 of the Comprehensive Plan states that the City should *Support the preservation of... private affordable housing.* However, Policy H 2.1 states that the must *Maintain the vitality and high quality of life in existing stable neighborhoods.* In order to do this, the policy continues, the City must *Continue to enforce City codes.*
  - (8) *A notarized petition of two-thirds of the property owners within one hundred (100) feet the property has been submitted stating their support for the use.* This finding is met. The petition was found sufficient on May 21, 2013: 8 parcels eligible; 6 parcels required; 6 parcels signed.

- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends denial of the establishment of nonconforming use as a four-plex.



**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 #: 13-187934  
 Fee: 700.00  
 Tentative Hearing Date: \_\_\_\_\_

PD=11  
 # 272923310018  
 6-20-13

**APPLICANT**

Name Todd Anderson  
 Address 305 Greeley St, Suite 200  
 City Stillwater St. MN Zip 55092 Daytime Phone 651-491-8005  
 Name of Owner (if different) Daniel E Stoltz  
 Contact Person (if different) \_\_\_\_\_ Phone \_\_\_\_\_

**PROPERTY LOCATION**

Address/Location 870 Albert St. N  
 Legal Description College Place, E Division Exs 60ft, W53, 75 ft of lot 2blk12  
 Current Zoning RT1  
 (attach additional sheet if necessary)

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

The permit is for:  Change from one nonconforming use to another (para. c)  
 Re-establishment of a nonconforming use vacant for more than one year (para. e)  
 Establishment of legal nonconforming use status for use in existence at least 10 years (para. a)  
 Enlargement of a nonconforming use (para. d)

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

Present/Past Use Property was built in 1982 and has been used as a 4-plex since.  
 Proposed Use Same as current use  
 Attach additional sheets if necessary

**RECEIVED**  
 MAY 3 - 2013  
 Per \_\_\_\_\_

Attachments as required  Site Plan  Consent Petition  Affidavit

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

Date 5-3-13 City Agent AC

5-21-13  
 5/21/13 pdd  
 5-3-13

1/15/13

**Application for Nonconforming Use Permit –Attachment**

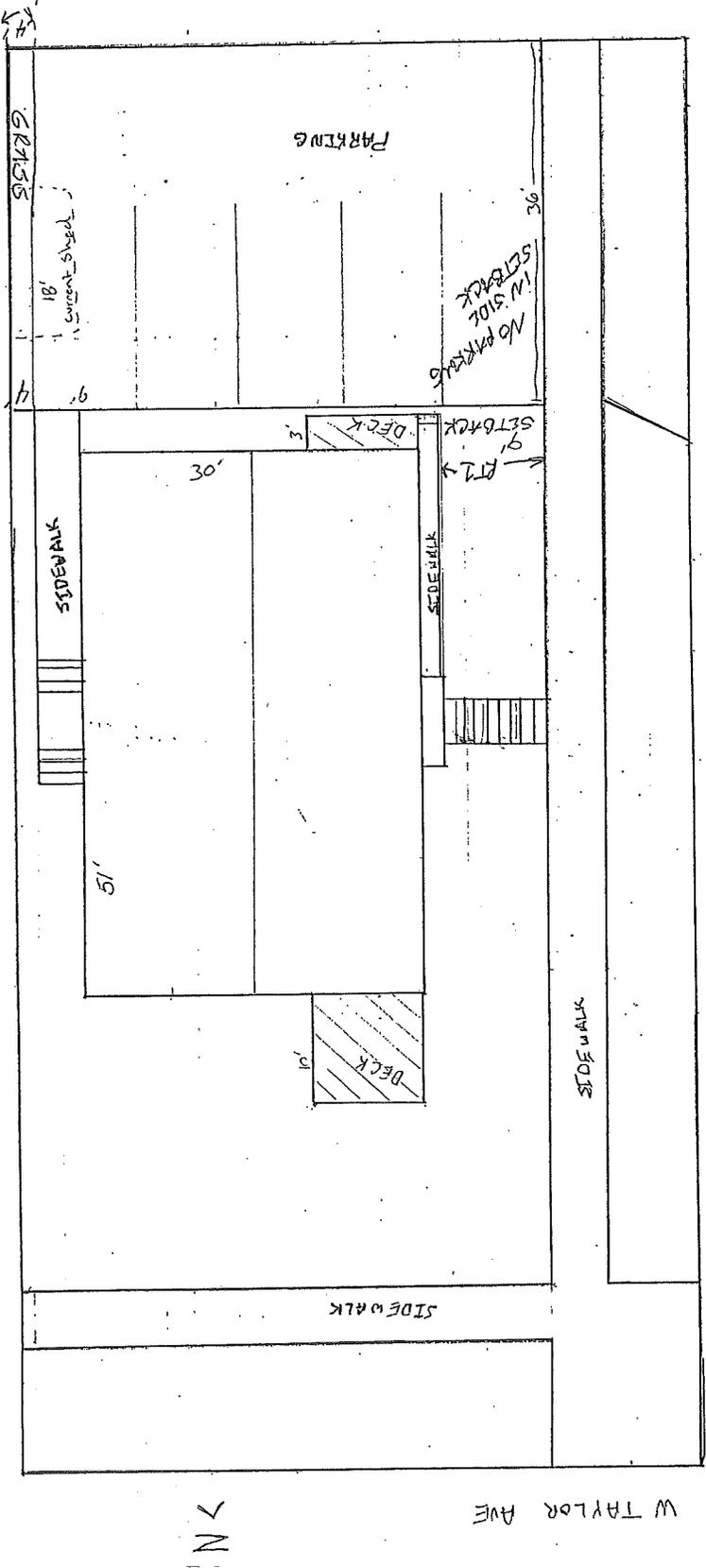
The property at 870-872 Albert St N St Paul, 55104-1364 has been used as a Residential Rental Unit for the past 31 years. It was originally built as a 4 plex in 1982 but was never permitted that way.

The property is in an area that has many multi-family units. One area owner received a non-conforming permit in 2009 for an 8 unit dwelling at 860 Albert St N. This property has had 4 long term tenants for many years.

It was discovered during a St. Paul rental inspection that the building was listed on city records as a duplex but we had 2 addresses. We passed that inspection with the understanding that we would work towards getting the building relisted as a legal 4 plex. There are a few updates that will need to be done to pass a C.O. inspection for a 4 plex. We are also willing to change the parking, As you can see on the plat drawing, we would be able to accommodate more than 4 cars if a shed is removed and lot was re-blacktopped.

Changing this building back to a duplex would extremely affect the value of the property, create a financial hardship for the Owner and displace tenants who have called it home for many years.

870 ALBERT ST N

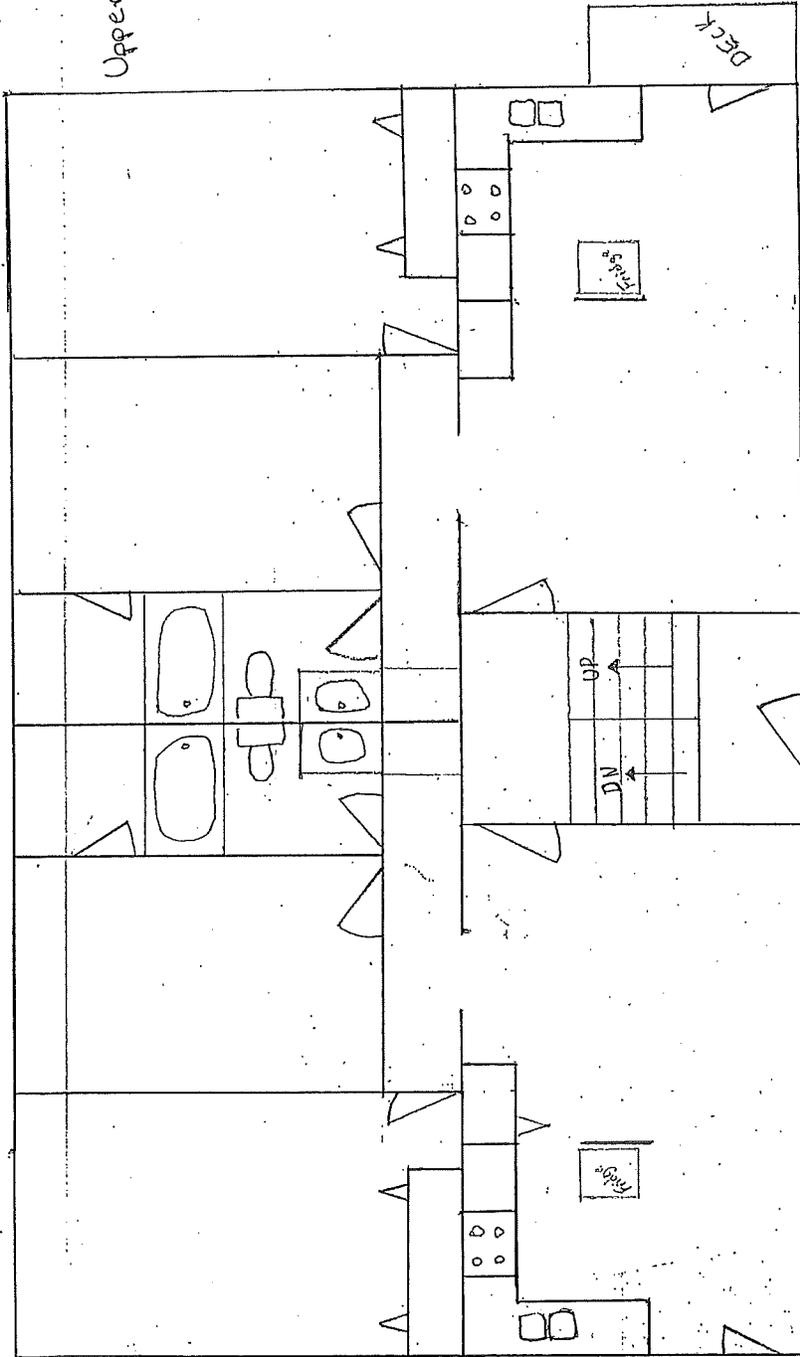


← ALBERT ST →

1" = 10'

Todd Anderson  
Garrett RES  
651 4125052

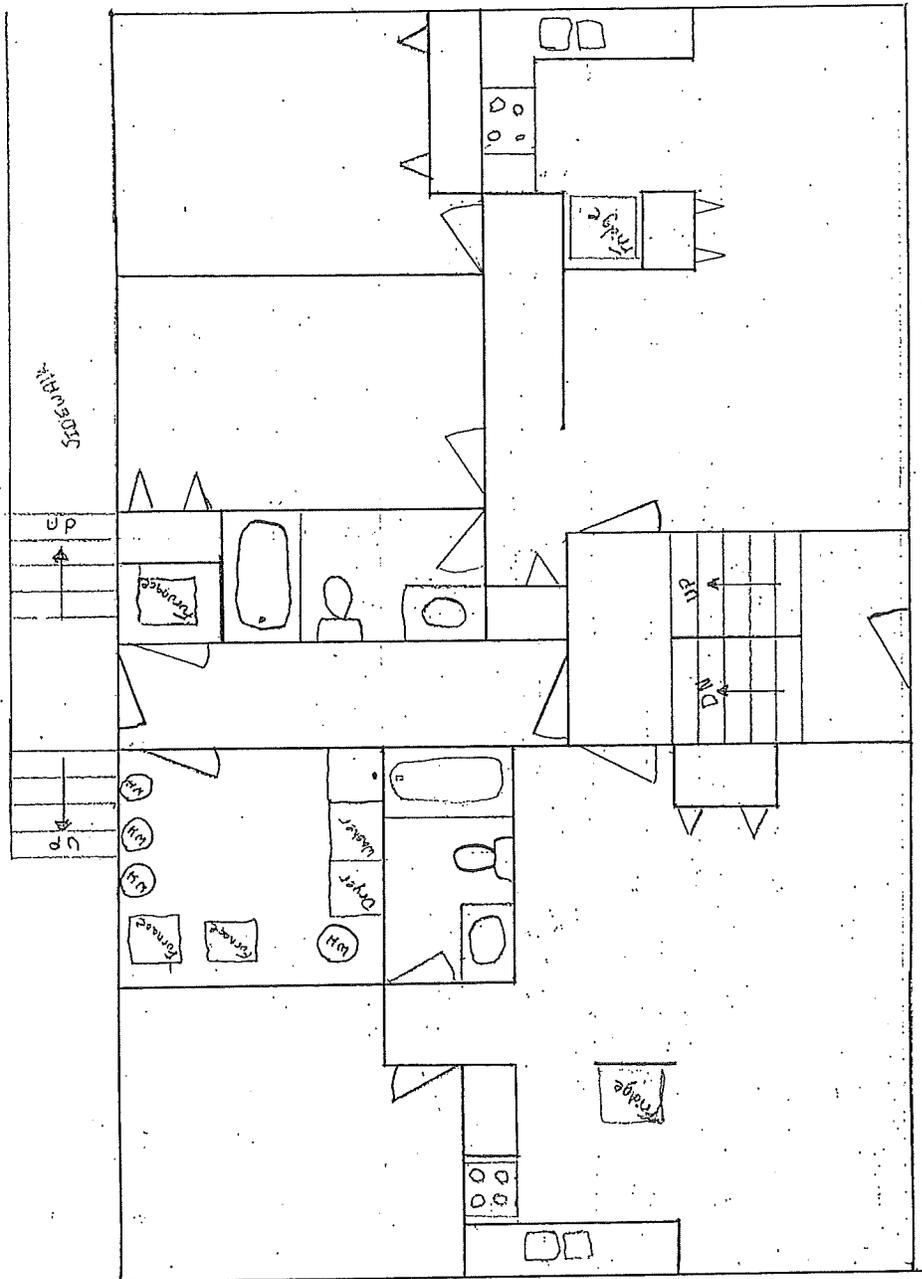
Upper Floor



1" = 5'

DECK

Lower Floor



1" = 5'

MARKET VALUE  
APPRAISAL  
OF A  
FOUR UNIT APARTMENT BUILDING  
DEVELOPMENT PROCESS; COMPLETE APPRAISAL  
REPORT TYPE; SUMMARY APPRAISAL REPORT

PROPERTY LOCATED AT  
870 ALBERT STREET NORTH  
SAINT PAUL, MINNESOTA

FOR  
MR. ROSS SANDISON  
PRESIDENT  
COMMUNITY NATIONAL BANK  
7641 LAKE DRIVE  
LINO LAKES, MN 55014

BY  
J. SCOTT RENNE, MAI, CAE

## SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

Property Appraised: A four unit garden style apartment building consisting of three 2BR and one 1BR unit. It was built in 1981 and is located at 870 Albert Street North, Saint Paul MN. Gross building area is 3,284 square feet.

Owner of Record: The fee owner of the property is Daniel E. And Robin L. Stoltz. It has been reported to your appraiser that the property has been under the Stolz's ownership for many years. The county records report a sale dated 4-14-2003 for \$140,000. It is assumed that this sale is not an arm's length transaction. There have been no other sales within the past three years.

Appraisal Date: January 13, 2005

Appraisal Purpose: Estimate fair market value of the fee simple interest of the property for financing purposes.

Zoning: RT-2, Townhouse District

Highest and Best Use: As vacant, for residential development; as improved, current use

Summary of Value Estimates:

Interest and assumed status appraised	Cost Approach	Sales Comparison Approach	Income Approach	Value Conclusion
Fee Simple, with stabilized occupancy at market rental rates	Not Applied	\$352,000	\$370,000	\$360,000

The above value estimates include a limited amount of personal property associated with an apartment building.

**PRO FORMA INFORMATION SHEET  
FOR DUPLEX AND TRIPLEX CONVERSION CASES  
Continuation of Extra Units**

Required information	With Continuation of Extra Units in Structure <i>4 units</i>	With Conversion of Structure to Legal Number of Units <i>2 units</i>
<b>Income</b>		
Total monthly rent income for all units	<i>29,400</i>	<i>16,400</i>
Monthly income from structure other than rent	<i>200</i>	<i>100</i>
Existing vacancy (if any)	<i>0</i>	<i>0</i>
Effective gross income (EGI) / month <sup>1</sup>	\$ <i>3,140</i> -	\$ <i>1,740</i> -
<b>Effective Gross Income / year</b>	\$ <i>37,680</i> -	\$ <i>20,880</i> -
<b>Operating Expenses (Annual) <sup>2</sup></b>	\$ <i>10,978</i> -	\$ <i>9,778</i> -
Maintenance	<i>4,140</i>	<i>3,540</i>
Insurance	<i>1,200</i>	<i>1,200</i>
Utilities (only include amount paid by landlord)	<i>1,200</i>	<i>600</i>
Other (identify)		
Taxes	<i>4,438</i>	<i>4,438</i>
<b>Net Operating Income (Annual) <sup>3</sup></b>	\$ <i>26,702</i> -	\$ <i>11,102</i> -
Monthly debt / mortgage payment	<i>1,200</i>	<i>1,200</i>
<b>Annual debt payment</b>	\$ <i>14,400</i> -	\$ <i>14,400</i> -
<b>Rehab projects</b>		
Total cost of improvements <i>out of pocket</i>	\$ <i>4,000</i>	\$ <i>1,000</i>
Monthly rehab debt payment	<i>0</i>	<i>0</i>
<b>Annual rehab debt payment</b>	\$ <i>0</i> -	\$ <i>0</i> -
<b>Cash Flow: profit, (loss) <sup>4</sup></b>	\$ <i>12,302</i> -	\$ <i>-3,298</i> -

NOTE: 1. Effective Gross Income = (Total rent income) - (Vacancy, if there is any)

2. Operating expenses are the sum of the next five lines, incl maintenance, insurance, utilities, taxes and others

3. Net Operating Income = (Effective Gross Income) - (Operating Expenses)

4. Cash Flow = (Net Operating Income) - (Annual debt payments)

**SUMMARY INFORMATION SHEET.  
FOR DUPLEX AND TRIPLEX COVERSION CASES**

Housing unit breakdown:	Existing	Proposed
Number of units	2	4
Number of bedrooms in each unit		
Unit 1	2	2
Unit 2	2	2
Unit 3		2
Unit 4		1
Size of each unit in square feet		
Unit 1	668	668
Unit 2	668	668
Unit 3		656
Unit 4		510
Debt:		
Initial principal amount		
Initial interest rate		
Term of mortgage/debt financing		
Time remaining on note		
Balance on existing debt		
Rehabilitation		
Type of Improvements:		
Remove Shed		600
Remove Tree		300
Re-blacktop Parking		2000

870-72 N. ALBERT

2001

			JAN	FEB	MARCH	APRIL	MAY
870	JOAN NOLAN (8-00 645) 651-647-9948		753-	755-	753-	753-	-
	Minnie Rickman <del>(6-00 1790)</del> 651-647-0157	790					18495
872	Carol Freese 646-3912	830	690-	690-	690-	690-	690-
870 B	Karen Polka (9-00 580) 651-647-5693	830	620-	620-	620-	620-	620-
872 B	(MISS) Kathryn Chen 651-649-0157	735	690-	690-	690-	690-	690-
872 B	Scott Grivinski Carey (700 11-01)	735					

Rent Roll  
4-units  
Albert  
2001



870-72 N. ACRES

Peter  
Brewer

2002

1 2 3 4 5 6 7 8

JAN

FEB

MARCH

APRIL

MAY

870 MINNIE RICHMOND  
(6-01 790)  
651-647-0157

790-

700-  
90-

750-  
4-

750-  
40-

190-

872 CAROL STROBE  
646-3912 7/23/95  
450.00

735-

735-

735-

735-

735-

CHART 235  
2820  
6000

870B KAREL POLKA  
(9-00 580) 650  
651-647-5693

620-

620-

620-

620-

620-

872B SCOTT TRIVSKI  
KORI HEIL  
(700 11-01)

785-

3776  
400-  
375-

800-

500-  
385-

475-  
315-

651-917-0464  
651-208-3674

810  
1-03

Rent Roll  
4-units  
Albert  
2002

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
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39  
40



870-72 ALBERT  
2003

870-7201  
Rent Roll

		JAN	FEB	MARCH	APRIL	MAY
1	870 MINNIE KUMAR	810 -	810 -	810 -	1170 -	(900)
2	(6-01 790)				(40)	(10)
3	651-647-0157		870 MELAN L. UDOEYOP			
4			(11-03 700)			
5	870 JOSE CACERES / PATRICIA RIVERIA - CACERES					
6	(7-01 800)					
7	C- <del>651-336-5978</del> 612-290-5138					
8	870 MEGAN UDOEYOP (10-03 400) (400)					
9	REYNALDO 11-651-644-0411					
10	C-651-336-5978					
11	872 (MELAN) FEELE	735 -	735 -	735 -	735 -	760 -
12	(7-99 450)					
13	651-646-3912					
14						
15						
16						
17						
18						
19						
20						
21	870-B KIM POOKA	650 -	650 -	650 -	650 -	-
22	(9-00 580)					
23	651-647-5693					
24						
25	BRIAN AUSTIN					250
26	(5-03 650)					
27	651-307-9297					
28	BELWA TEOBER					
29						
30						
31	872 B KORI HEIL				76 -	
32	(700 11-01)					
33	651-208-3674					
34						
35						
36	872 B CAIA JAMES - 048 JAMES					
37	(800 4-03) 651-644-2564					
38						
39						
40						

Rent Roll  
4-Unit  
Alber  
200

(845)

2003

55104  
(651)

1 2 3 4 5 6 7 8

JUN

JULY

AUGUST

SEPT

OCT

NOV

DEC

~~scribbles~~  
← 810

1860-

11018  
400-  
400-

200-  
400-  
240-

730-

200- 840-

810-  
720-  
710-

1220-

760-

760-

760-

760-

760-

760-

760-  
JAN 765

9020-

2600-

800-

645-

645-

645-

645

645-

645

4620-

JAN 675  
~~~~~

845-

400-  
445-

845-

445-  
400-

845-

845-

845-  
JAN 845

7000-

8120-

scribbles

27-29-23-31-0018

070-72 ALBERT

2004

0  
Increase  
2004

|                                                                                                            |                                                                              |       | Jan | FEB | MARCH | April |
|------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|-------|-----|-----|-------|-------|
| 872                                                                                                        | MELAN L. UDDEYOP / KENNEDY<br>(800 10/03) * H-651-677-0911<br>C-651-336-5978 | (872) | 872 | 872 | 872   | 872   |
| 872                                                                                                        | Timothy Sump<br>(700 11/04)                                                  |       |     |     |       |       |
| 870                                                                                                        | Carol Feele<br>(450 7/99) 651-676-3912                                       | (765) | 765 | 765 | 765   | 765   |
| 870 B                                                                                                      | SARA ZAREMBSKI<br>(600 9/04) 612-245-9922                                    |       |     |     |       |       |
| 870 B                                                                                                      | Brian AUST<br>BEUNDA TEDDER<br>(650 5/03) 651-307-9297<br>925-639-2890       | (675) | 675 | 675 | 675   | 675   |
| 872 B                                                                                                      | (AFA Johnson - DEB Johnson)<br>(800 4/03) 651-677-2004                       | (875) | 875 | 875 | 875   | 875   |
| <p>* 3 YEAR LEASE w/warranty \$225,000<br/>ON JTB? Lease<br/>Amortize over 36 months - starting Oct. 1</p> |                                                                              |       |     |     |       |       |

Rent Roll  
4-units  
Albert  
2004



27-29-23-31-0018

870-72 ALBERT

| NO INCREASE<br>2007-2005-2006 |                                            | JAN  | FEB  | MARCH           | APR  |
|-------------------------------|--------------------------------------------|------|------|-----------------|------|
| 872                           | TIMOTHY SIMONS<br>(700 11/04)              | 795- | 795- | <del>795-</del> | -    |
|                               | AUSTIN PERREN (850)                        |      |      |                 | 400- |
|                               | MEREDITH BURRILL (5/04)                    |      |      |                 |      |
|                               | JEREMY PERREN (2000)                       |      |      |                 |      |
| 877                           | KELLY HERVIN<br>(800 11/07)                |      |      |                 |      |
| 870                           | BOB LITTEK - SHERIL<br>(400 7/05 400 3/05) | 800- | 400- | 400-            | 400- |
|                               | 651-481-3147                               |      | 400- | 400-            | 400- |
|                               | 651-917-3744 *                             |      |      |                 |      |
| 870A                          | HANCOCK FARM (200)                         |      |      |                 |      |
|                               | <del>651-778-0020</del> W-651-778-0020     |      |      |                 |      |
| 870A                          | JANA ZAREMBSKI<br>(600 9/04) 612-245-9922  | 600- | 600- | 600-            | 600- |
| 872 B                         | LENOY 651-206-1198<br>(800 5/06)           |      |      |                 |      |
| 872B                          | JIMMY BOSTIC<br>(250 7/05 500 3/05)        | 240- |      |                 |      |
|                               | <del>651-310-4044</del>                    | 500- |      |                 |      |
|                               | 651-675-5641                               | 52-  |      |                 |      |

Rent Roll  
4-units  
Albert  
2006

2006

55704

(651)

| MAY            | JUNE           | JULY           | AUG.           | SEPT.          | OCT.           | NOV.           | DEC.           |
|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
|                |                |                |                |                |                |                | 155            |
| 800 -          | 800 -          | 800 -          | 800 -          | —              | —              | —              | 3600           |
|                |                |                |                |                |                |                | 9600           |
| 400 -<br>100 - | 400 -<br>400 - | 300 -<br>400 - | 650 -<br>400 - |
|                |                |                |                |                |                |                | 400 -          |
|                |                |                |                |                |                |                | 355            |
|                |                |                |                |                |                | 300 -          |                |
| 600 -          | 600 -          | 600 -          | 600 -          | 600 -          | 300 -          | —              | 5700           |
| 800 -          | 800 -          | 600 -          | 600 -          | 600 -          | 600 -          | 600 -          | 600 -          |
|                |                | 200 -          | 200 -          | 200 -          | 200 -          | 200 -          | 1200 -         |
|                |                |                |                |                |                |                | 6100           |
|                |                |                |                |                |                |                | 8000           |
|                |                |                |                |                |                |                | 27000          |

PAID  
UNKNOW  
APP.

6000  
UNKNOW  
APPROX

0 27-29-23-31-0018

87-72 Assmt

2008

5504

(657)

| Unit  | Year                                | Jan  | Feb  | March | April | May  | June | July | August | Sept | Oct  | Nov  | Dec  |
|-------|-------------------------------------|------|------|-------|-------|------|------|------|--------|------|------|------|------|
| 870   | Ken Wheeler<br>(651-336-8100)       | 415- | 415- | 415-  | 415-  | 415- | 415- | 415- | 415-   | 415- | 415- | 415- | 415- |
|       | Bob Nourse - JMWENT<br>(800 215)    | 415- | 415- | 415-  | 415-  | 415- | 415- | 415- | 415-   | 415- | 415- | 415- | 415- |
| 872   | 651-917-3744<br>CUMUL-651-2497-1553 | 415- | 415- | 415-  | 415-  | 415- | 415- | 415- | 415-   | 415- | 415- | 415- | 415- |
|       | (600 11/8)                          | 415- | 415- | 415-  | 415-  | 415- | 415- | 415- | 415-   | 415- | 415- | 415- | 415- |
| 872 A | 600 4/6/07                          | 415- | 415- | 415-  | 415-  | 415- | 415- | 415- | 415-   | 415- | 415- | 415- | 415- |
|       | 600 4/6/07                          | 415- | 415- | 415-  | 415-  | 415- | 415- | 415- | 415-   | 415- | 415- | 415- | 415- |
| 872 B | (600 5/6)                           | 415- | 415- | 415-  | 415-  | 415- | 415- | 415- | 415-   | 415- | 415- | 415- | 415- |
|       | (600 5/6)                           | 415- | 415- | 415-  | 415-  | 415- | 415- | 415- | 415-   | 415- | 415- | 415- | 415- |

Rent Roll  
4-units  
Albert  
2008

27-29-23-31-0015

07-12 ALBERT

|      |                                                                                            | JAN                                  | FEB                                    | MARCH                     | APRIL       |
|------|--------------------------------------------------------------------------------------------|--------------------------------------|----------------------------------------|---------------------------|-------------|
| 070  | JULIE HANSMAN-CA04<br>(725-2/09)<br>651-734-8022<br><del>XXXXXXXXXXXXXXXXXXXX</del><br>BPM | -                                    | 725-                                   | 725-                      | 725-        |
| 072  | KELLY HEAVIN<br>(800 11/6)<br>651-325-5010                                                 | 072-                                 | 450-<br><u>420</u>                     | 072-                      | 072-        |
| 072A | ERIC HEAVIN<br>(600 6/07) 651-428-2690                                                     | 300-<br><del>300</del><br><u>300</u> | 200-<br>700-<br>150-<br><del>150</del> | 300-<br><u>100</u><br>200 | 100-<br>400 |
| 070B | LELOV<br>(800 5/06)<br><del>XXXXXXXXXXXXXXXXXXXX</del> 651-917-5004                        | 000-                                 | 000-<br>200                            | <u>600</u>                | 000-        |

Rent Roll  
4-units  
Albert  
2009

2009

55104

(6511)

power

| MAY  | JUNE                      | JULY                          | AUGUST         | SEPT.               | OCT.                               | NOV                                     | DEC.                            |
|------|---------------------------|-------------------------------|----------------|---------------------|------------------------------------|-----------------------------------------|---------------------------------|
| 725- | 650-<br>75-<br>40-<br>30- | <del>750-</del><br>65-<br>30- | 725-           | 500-<br>225-        | 725-                               | 375-<br>60-<br>436-                     | <del>456-</del><br>150-<br>7825 |
| 020- | 500-<br>370-              | 820-                          | 520-           | 870-                | 200-<br>620-                       | 190-<br>420-<br>200-                    | 820-<br>9840                    |
| 300- | 250-<br>110-              | 180-<br>50-<br>300-<br>100-   | 200-<br>410-   | 160-<br>50-<br>450- | 110-<br>50-<br>300-<br>200-<br>40- | 290-<br><del>140-</del><br>140-<br>450- | X<br>6430                       |
| 700- | 700-                      | 700-                          | 700-           | 300-<br>400-        | 700-                               | 300-<br>400-                            | 650-<br>150-                    |
|      | 25+12: 400-               |                               | 32005<br>32005 |                     | 500-<br>300-                       |                                         | 1500-<br>700-<br>700-           |

27-29-23-31-0018)

570-72 ALBERT

|       |                                                               | JAN                                 | FEB                         | MARCH | APRIL |
|-------|---------------------------------------------------------------|-------------------------------------|-----------------------------|-------|-------|
| 572   | JULIE HANMAN-CADY (150)<br>(725 02/09)<br>651-734-3022 (ADAM) | /                                   | /                           | /     | /     |
| 572   | KEN BROWN<br>(800 8/10)                                       | /                                   | /                           | /     | /     |
| 570   | KEVIN HEWIN<br>(800 11/06) 651-325-5010                       | 820-                                | 820-                        | 820-  | 820-  |
| 572 A | ERIC HEWIN<br>(600 06/07) 651-428-2690                        | 300-<br>200-<br>100-<br>100-<br>600 | 100-<br>200-<br>300-<br>100 | 600   | 100   |
| 570 B | LEROY<br>(800 05/06) 651-917-5006                             | 700-                                | 700-                        | 700-  | 700-  |

250-  
650  
-200

300  
100

Rent Roll  
4-units  
Albert  
2010

2010

55104

(651)

| May                                  | June                          | July                          | August               | Sept.                           | Oct.                            | Nov             | Dec.                        |
|--------------------------------------|-------------------------------|-------------------------------|----------------------|---------------------------------|---------------------------------|-----------------|-----------------------------|
| /                                    | /                             | /                             |                      |                                 |                                 |                 |                             |
| /                                    | /                             | /                             | /                    | 375-<br>425-<br><del>425-</del> | 200-<br>400-<br>400-            | 400-<br>400-    | (2) 800-<br><del>700-</del> |
| 820-                                 | 820                           | 820-                          | 820-                 | 560-<br>320<br>600              | 820-                            | 820-            | 820-<br><del>700-</del>     |
| 200-<br>100<br><del>100</del><br>100 | 400-<br><del>200</del><br>200 | 300-<br><del>300</del><br>300 | 100-<br>300-<br>200- | 100-<br>300-<br>300             | 400-<br>200-                    | 100-<br>(3) 300 |                             |
| 600                                  | 1200                          | 600                           | 1200                 | 600                             | 600                             | 600             | 600<br><del>1200</del>      |
| 600-<br>100                          | 100<br>600-                   | 700-                          | 600-<br>750-<br>100  | <del>700-</del><br>700-         | <del>700-</del><br>700-<br>700- | 400-<br>300     | 700-<br><del>800</del>      |

(27-29-23-31-0013)

870-72 ALBERT

|      |                                           |                                          | Jan          | Feb         | March                   | April                   |
|------|-------------------------------------------|------------------------------------------|--------------|-------------|-------------------------|-------------------------|
| 872  | KEN BROWN<br>(800 8/10)                   | 9/800                                    | 800-         | 800-        | <del>900-</del><br>900- | <del>400-</del><br>400- |
| 870  | KELLEY HEAVIN<br>(800 11/66) 651-325-5010 | 9/820                                    | 820-         | 820-        | 820-                    | 820-                    |
| 872A | ERIC HEAVIN<br>(600 6/07) 651-428-2690    | 800/600<br>(200) ✓<br>(300) ✓<br>(100) ✓ | 400-<br>200- | 300-<br>300 | 200-<br>100-<br>300-    | 100-<br>200-<br>300-    |
| 870B | LEROY<br>(800 5/06) 651-917-5604          | 9/700                                    | 700-         | 700-        | 700-                    | 700-                    |

Rent Roll  
4-units  
Albert  
2011



(27-29-23 31-0018)

870-72 ALBERT

|      |                                            |                                         | JAN                           | FEB                                             | MARCH                        | APRIL                              |
|------|--------------------------------------------|-----------------------------------------|-------------------------------|-------------------------------------------------|------------------------------|------------------------------------|
| 872  | KEN BROWN<br>(800 8/10)                    | 145<br><del>800</del> / 800             | 190<br>610 -<br><del>80</del> | 90<br>110 -<br>200 -<br><del>800</del><br>350 - | 480<br>310 -                 | 720<br>622 -                       |
| 870  | KELLEY HEWIN<br>(800 1/06) 651-325-5010    | 0/820                                   | 820 -                         | 820 -                                           | 820 -                        | 820 -                              |
| 872A | ERIC HEWIN<br>(600 6/07) 651-428-2690      | <del>130</del><br><del>1000</del> / 600 | 200<br>100 -<br>300 -         | 100<br>100 -<br>400 -                           | <del>350</del><br>350<br>250 | 50<br><del>1000</del><br>50<br>450 |
| 872B | LENY PAWLISCHUK<br>(800 5/06) 651-917-5006 | 0/700                                   | 700 -                         | 700 -                                           | 700 -                        | 700 -                              |

25 x 12  
 300  
 2000

Rent Roll  
 4-units  
 Albert  
 2012



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[2013 Proposed Tax Notice](#)

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[2011 Value Notice](#)

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|                                                |                           |
|------------------------------------------------|---------------------------|
| <b>Property Identification Number (PIN)</b>    | 27.29.23.31.0018          |
| <b>Property Address</b>                        | 870 Albert St N           |
| <b>Municipality</b>                            | St. Paul                  |
| <b>Watershed</b>                               | Capital Region W/S        |
| <b>School District Number</b>                  | 625                       |
| <b>Sale Date</b>                               | 05-27-2004                |
| <b>Price</b>                                   | \$330,000                 |
| <b>Certificate of Real Estate Value Number</b> | 327195                    |
| <b>Sale Status</b>                             | Non-qualified Sale        |
| <b>Sale Description</b>                        | Contract For Deed Payoff  |
| <b>Sale Date</b>                               | 08-01-2000                |
| <b>Price</b>                                   | \$140,000                 |
| <b>Certificate of Real Estate Value Number</b> | 311262                    |
| <b>Sale Status</b>                             | Non-qualified Sale        |
| <b>Sale Description</b>                        | Related Party Transaction |

# Tax & Property Look Up Information - Value Info

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|                                             |                              |                   |
|---------------------------------------------|------------------------------|-------------------|
| <b>Property Identification Number (PIN)</b> | 27.29.23.31.0018             |                   |
| <b>Property Address</b>                     | 870 Albert St N              |                   |
| <b>Municipality</b>                         | St. Paul                     |                   |
| <b>Watershed</b>                            | Capital Region W/S           |                   |
| <b>School District Number</b>               | 625                          |                   |
|                                             | <b>MP Link</b>               |                   |
|                                             | <b>Assessment Date</b>       | <b>01-02-2012</b> |
|                                             | <b>Tax Payable Year</b>      | <b>2013</b>       |
|                                             |                              | <b>01-02-2013</b> |
|                                             |                              | <b>2014</b>       |
| <b>Total Estimated Market Value</b>         | \$176,000                    | \$230,400         |
| <b>Total Taxable Market Value</b>           | \$176,000                    | \$230,400         |
| <b>Site and Use Code</b>                    | <b>1 / 105 Res 2-3 units</b> |                   |
| <b>Property Class Description</b>           | <b>Res Non-Hstd</b>          |                   |
| <b>Estimated Land Value</b>                 | \$25,100                     |                   |
| <b>Estimated Building Value</b>             | \$150,900                    |                   |
| <b>Estimated Market Value</b>               | \$176,000                    |                   |
| <b>Green Acres Value</b>                    |                              |                   |
| <b>Plat Deferment</b>                       |                              |                   |
| <b>This Old House Exclusion</b>             |                              |                   |
| <b>Veteran Exclusion</b>                    |                              |                   |
| <b>Referendum Market Value</b>              |                              |                   |
| <b>Homestead Market Value Exclusion</b>     |                              |                   |
| <b>Taxable Market Value</b>                 | \$176,000                    |                   |
| <b>Value of New Improvements</b>            |                              |                   |
| <b>Site and Use Code</b>                    | <b>1 / 110 Apt 4+ units</b>  |                   |
| <b>Property Class Description</b>           | <b>Apartment</b>             |                   |
| <b>Estimated Land Value</b>                 | \$60,000                     |                   |
| <b>Estimated Building Value</b>             | \$170,400                    |                   |
| <b>Estimated Market Value</b>               | \$230,400                    |                   |
| <b>Green Acres Value</b>                    |                              |                   |
| <b>Plat Deferment</b>                       |                              |                   |
| <b>This Old House Exclusion</b>             |                              |                   |
| <b>Veteran Exclusion</b>                    |                              |                   |
| <b>Referendum Market Value</b>              |                              |                   |

INSPECTION REPORT

Inspector

*Robert Reynolds*

*7-29-83*

Foundation

Frame

Lath and/or Wallboard

Final

Notes:

*7-29-83 -*

*Not working with out permit  
on stop Doss as ~~complaint~~  
complaint  
was making unit in basement  
shows of them the zoning &  
told them no, had to be  
rezone, is dup let -*

*OK done 7-29-83*

*Morris Knapp's area*



**ST PAUL PLANNING COMMISSION  
ZONING COMMITTEE**  
Public Hearing Notice

CITY OF SAINT PAUL  
Dept. of Planning and  
Economic Development  
Phone: (651) 266-6589  
Fax: (651) 228-3220

File # 09-267-755  
Purpose: Establishment of legal nonconforming use for 8 dwelling units  
Property Address: 860 Albert St N, between Taylor & Hewitt  
File Name: Howard and Phyllis Goserud  
Hearing Date: Thursday, September 24, 2009, at 3:30 p.m.

651.484.3843

You may send written comments to Zoning Committee at the address listed on the reverse side of this card. Please call 651-266-6570, or e-mail sarah.zorn@ci.stpaul.mn.us or call your District Council representative at 651-646-1986, if you have any questions.

**Location of Hearing:**  
City Council Chambers  
Third Floor  
City Hall / Court House  
15 West Kellogg Blvd.

*PLEASE GET  
FROM PHYLIS  
& ?*

Mailed: September 14, 2009



**ST PAUL PLANNING COMMISSION  
ZONING COMMITTEE**  
Public Hearing Notice

CITY OF SAINT PAUL  
Dept. of Planning and  
Economic Development  
Phone: (651) 266-6589  
Fax: (651) 228-3220

File # 10-113-094  
Purpose: Public hearing to consider modification of nonconforming use permit (#09-267755) approved October 2, 2009  
Property Address: 860 Albert St N, between Taylor and Hewitt  
File Name: Howard and Phyllis Goserud (adm review)  
Hearing Date: Thursday, March 18, 2010, at 3:30 p.m.

You may send written comments to Zoning Committee at the address listed on the reverse side of this card. Please call 651-266-6570, or e-mail sarah.zorn@ci.stpaul.mn.us, or call your District Council representative at 651-646-1986, if you have any questions.

**Location of Hearing:**  
City Council Chambers  
Third Floor  
City Hall / Court House  
15 West Kellogg Blvd.

Mailed: March 8, 2010

ZONING PETITION SUFFICIENCY CHECK SHEET

REZONING

SCUP

NCUP

FIRST SUBMITTED

RESUBMITTED

DATE PETITION SUBMITTED: 5-3-13

DATE PETITION RESUBMITTED: 5-21-13

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

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

PARCELS ELIGIBLE: 8

PARCELS ELIGIBLE: 8

PARCELS REQUIRED: 6

PARCELS REQUIRED: 6

PARCELS SIGNED: 5

PARCELS SIGNED: 6

CHECKED BY: Paul Dubruicel

DATE: 5/21/13

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, Todd Anderson, 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.

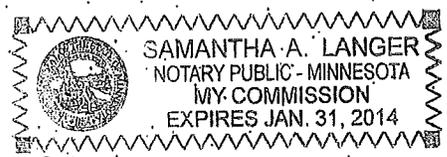
Todd Anderson  
NAME

305 Greeley St Stillwater, MN 55082  
ADDRESS

651 491 8005 651 492 5662  
TELEPHONE NUMBER

Subscribed and sworn to before me this  
24<sup>th</sup> day of April, 2013.

Samantha A. Dilling  
NOTARY PUBLIC



Samantha Langer  
5/21/13





December 11, 2012

Erin Petrich  
861 Albert St. N.  
St. Paul, MN 55104-1304

Subject: 870 Albert St. N., St. Paul – Nonconforming Use Permit Request

Dear Erin:

870 Albert St. N. has been used as a 4-plex for the past 25 years. The City of St. Paul has brought it to our attention that they consider the property a duplex. Therefore, we are filing for a Nonconforming Use Permit from the City of St. Paul. This permit will not affect how the property is currently used.

We are contacting you, because as a property owner within 100 feet of the subject property, we are required by the city to obtain consent to the approval of our application for the Nonconforming Use Permit.

Enclosed is a Consent of Adjoining Property Owners form which with your approval of the requested permit, needs to be signed, dated and returned to us. We have enclosed an addressed, stamped envelope for your convenience.

Your assistance would be greatly appreciated.

Sincerely,

Todd Anderson  
Garnet Real Estate Services

Enclosures (2)

cc: D. Stoltz











**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 DANIEL STOLTZ  
(name of applicant)

to establish a ESTABLISHMENT OF LEGAL NON-CONFORMING USE IN  
EXISTENCE AT LEAST 10 YEARS. (proposed use)

located at 870 ALBERT ST. N. 55104-1364  
(address of property)

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

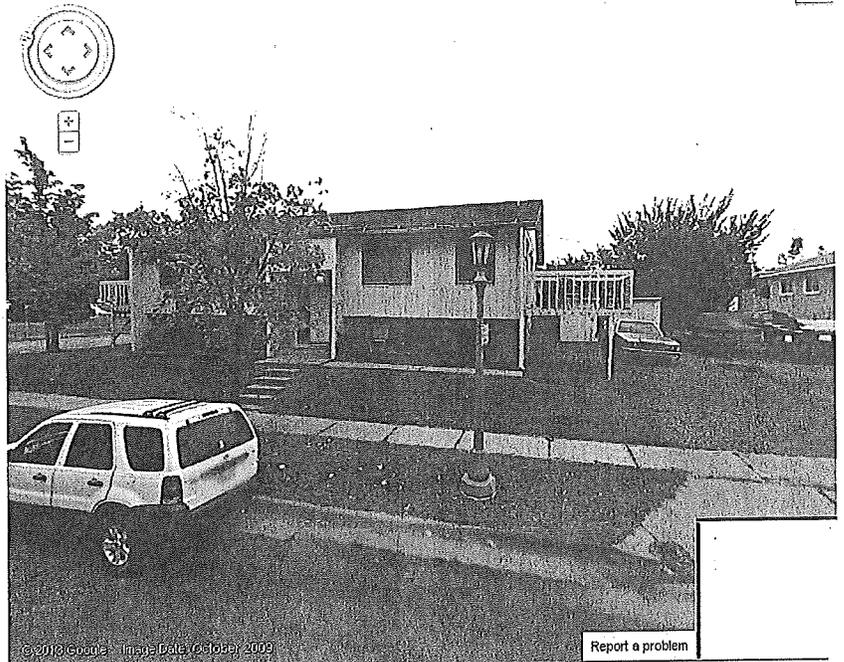
We consent to the approval of this application as it was explained to us by the applicant or his/her representative.

| ADDRESS OR PIN    | RECORD OWNER    | SIGNATURE          | DATE    |
|-------------------|-----------------|--------------------|---------|
| 870 ALBERT ST. N. | DANIEL E STOLTZ | <i>[Signature]</i> | 2/22/12 |
|                   | ROBIN L. STOLTZ | <i>[Signature]</i> | 2/22/13 |
|                   |                 |                    |         |
|                   |                 |                    |         |
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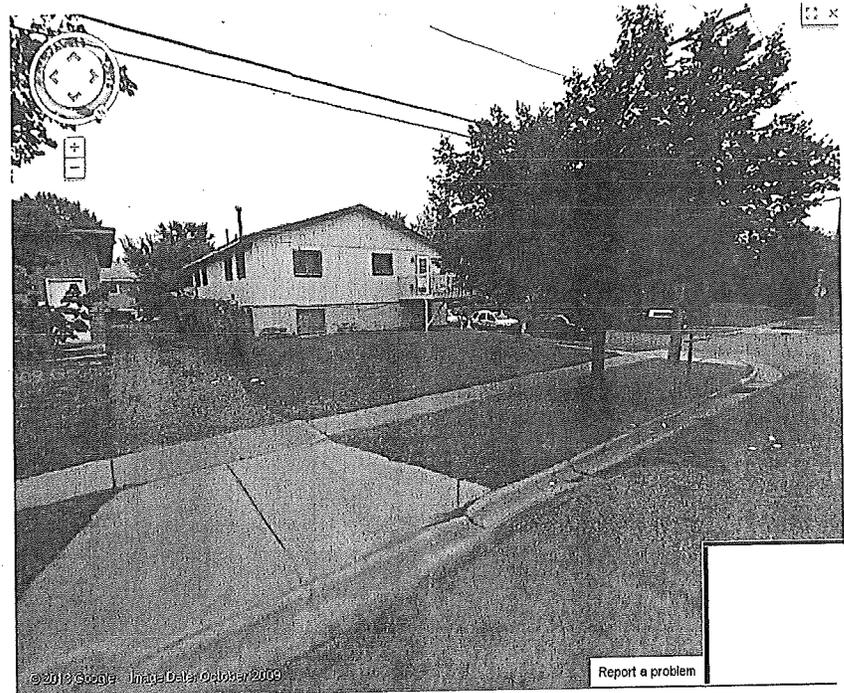
**NOTE:** All information on the upper portion of this application must be completed prior to obtaining eligible signatures on this petition.

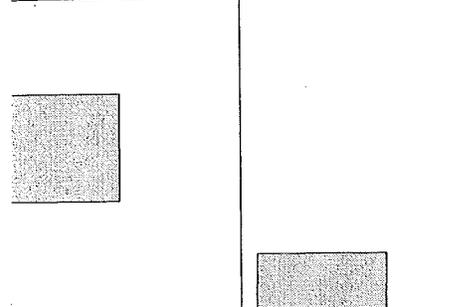
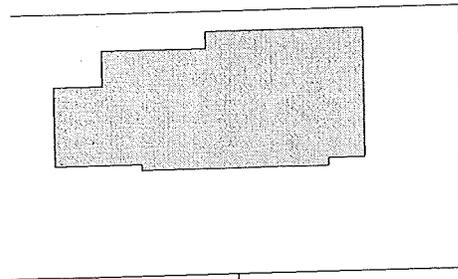
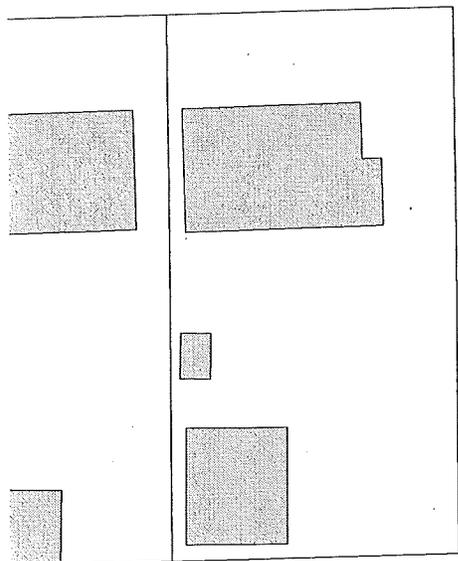
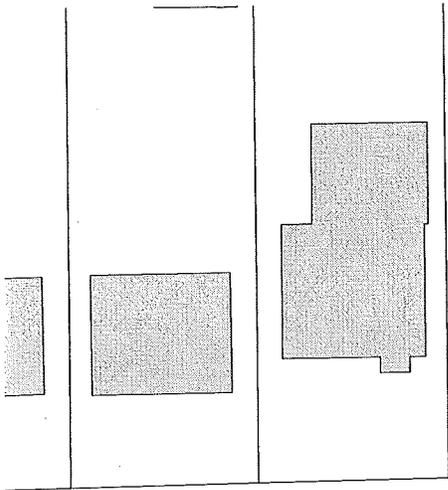
Google

To see all the details that are visible on the screen, use the "Print" link next to the map.



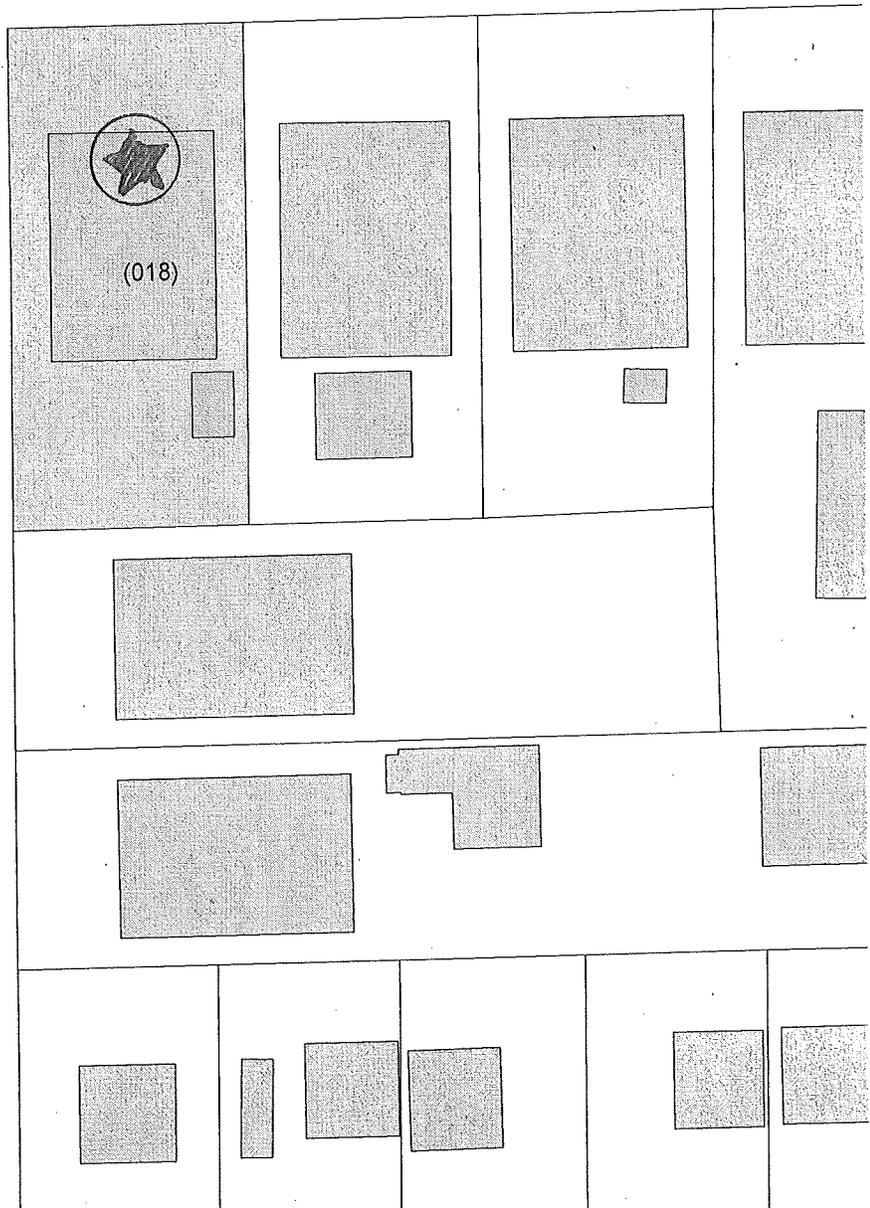
Google

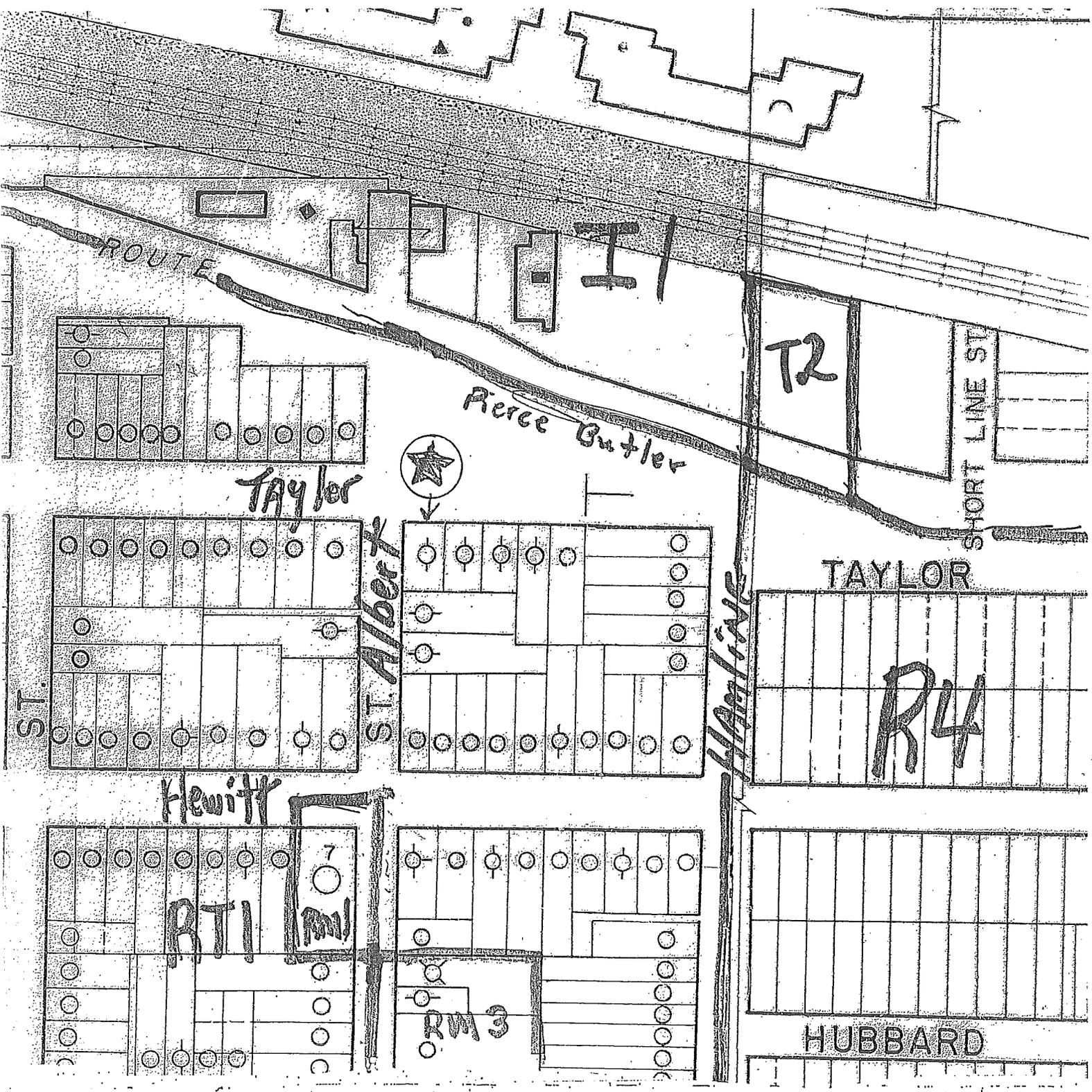




ALBERT

TAYLOR





APPLICANT Todd Anderson  
 PURPOSE Est Neup w/ Variance  
 FILE # 13-187934 DATE 5-21-13  
 PLNG. DIST. 11 Land Use Map # 10  
 Zoning Map # 8

- LEGEND
- zoning district boundary
  - subject property
  - one family
  - two family
  - multiple family
  - commercial
  - industrial
  - vacant



SCALE 1" = 400'