

## ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Cory & Pamela Biladeau **FILE #** 15-020454
  2. **APPLICANT:** Cory & Pamela Biladeau **HEARING DATE:** April 30, 2015
  3. **TYPE OF APPLICATION:** Conditional Use Permit and Variance
  4. **LOCATION:** 96 Virginia St, between Laurel Avenue and Maiden Lane
  5. **PIN & LEGAL DESCRIPTION:** PIN 01.28.23.13.0016, Dayton and Irvine's Addition, the S 30 Ft of Lot 13 & Ex W 55 Ft the N 7 Ft of Lot 11, & all of Lot 12, Block 73
  6. **PLANNING DISTRICT:** 8 **PRESENT ZONING:** RM2
  7. **ZONING CODE REFERENCE:** § 65.641; § 61.501; § 61.202(b)
  8. **STAFF REPORT DATE:** April 21, 2015 **BY:** Leila Tripp
  9. **DATE RECEIVED:** March 24, 2015 **60-DAY DEADLINE FOR ACTION:** May 23, 2015
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- A. **PURPOSE:** Conditional use permit for a bed and breakfast residence with 3 guest rooms in a two-family dwelling, and variance of the requirement for paving of off-street parking and driveways.
- B. **PARCEL SIZE:** 13,389 square feet, with a frontage of 90 feet on Virginia St.
- C. **EXISTING LAND USE:** R – Two Family Dwelling (RM2)
- D. **SURROUNDING LAND USE:**
  - North: One-and two-family dwellings (RM2)
  - East: One-and two-family dwellings (RM2, RT2)
  - South: Two-family and multi-family dwellings (RM2, RT2)
  - West: Mixed residential and institutional (RM2)
- E. **ZONING CODE CITATION:** § 65.641 defines and lists standards and conditions for “bed and breakfast residence”; § 61.501 lists general conditions that must be met by all conditional uses; §61.202(b) authorizes the planning commission to grant variances when related to permits.
- F. **HISTORY/DISCUSSION:** The home was constructed as a single family home in 1884. In the 1920s it was divided into a two-family dwelling. The property is within the boundaries of the Historic Hill Heritage Preservation District.
- G. **DISTRICT COUNCIL RECOMMENDATION:** As of the date of this staff report, the Summit-University District 8 Council has not commented.
- H. **FINDINGS:**
  1. The applicant is requesting a conditional use permit for a bed and breakfast with 3 guest rooms in an existing owner-occupied residential dwelling with 1 owner occupied unit and 1 apartment in a single main building. The application states that the bed and breakfast dining facilities will not be open to the public and are reserved for registered guest rentals on a nightly basis for periods of less than 1 week, and that no interior mechanical changes are proposed.
  2. In addition to Planning Commission approval of the conditional use permit, building and fire code approvals through the Department of Safety and Inspections are required for the proposed use. Any exterior changes would require approval by the Heritage Preservation Commission.
  3. Zoning Code § 65.641 defines ‘bed and breakfast residence’ and lists the standards and conditions for a bed and breakfast residence located in a residential district.
    - (a) *In residential districts, a conditional use permit is required for bed and breakfast residences with two (2) or more guest rooms, and for any bed and breakfast located in a two-family dwelling. The applicant has made the required conditional use permit application.*
    - (b) *The bed and breakfast residence may be established in a one-family detached dwelling or a two-family dwelling, located within a single main building. The house is a two-family dwelling. This condition is met.*

- (c) *The guest rooms shall be contained within the principal structure.* This condition is met. All guest rooms will be located within the principal structure.
  - (d) *There shall be no more than one (1) person employed by the bed and breakfast residence who is not a resident of the dwelling.* This condition is met. The applicant has stated that there will be no more than one employee who does not reside on the premises.
  - (e) *Dining and other facilities shall not be open to the public, but shall be used exclusively by the residents and registered guests.* This condition is met as the applicant has agreed to abide by this condition.
  - (f) *No additional exterior entrances shall be added to the structure solely for the purpose of serving guest rooms.* This condition is met. The applicant has stated that there is no need for additional exterior entrances to the structure to serve residents or guests.
  - (g) *The zoning lot shall meet the minimum lot size for the one-family dwelling or two-family dwelling in the district in which it is located, and shall have a minimum size according to the table noted in §65.641.* This condition is met. The table referenced indicates that a two-family dwelling with three guest rooms (also a one-family dwelling with four guest rooms) must have a minimum lot area of 8,000 square feet. The lot area is 13,389 square feet.
  - (h) *One-family dwellings may contain no more than four (4) guest rooms. Two-family dwellings may contain no more than three (3) guest rooms.* This condition is met. The property is a two-family dwelling and the applicant has proposed three (3) guest rooms.
  - (i) *No bed and breakfast residence containing two (2) through four (4) guest rooms shall be located closer than one thousand (1,000) feet to an existing bed and breakfast residence containing two (2) through four (4) guest rooms, measured in a straight line from the zoning lot of an existing bed and breakfast residence.* This condition is met. City records indicate no existing bed and breakfast with 2 to 4 guest rooms within 1,000 feet.
4. Zoning code §61.501 lists five standards that all conditional uses must satisfy:
- (a) *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.* This condition is met. The proposed use is consistent with the Comprehensive Plan Heritage Preservation Chapter Strategy 4 to preserve and protect historic resources and Strategy 5 to use historic preservation to further economic development. Additionally, the Historic Preservation Chapter generally supports the preservation of historic structures and character. The Summit-University Community plan supports quality housing and protection of historically significant structures.
  - (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. The minimum off-street parking requirement for the bed and breakfast residence and the duplex is 4 spaces (1 space for the bed and breakfast residence plus 0.5 space for each guest room, and 1.5 spaces for the other unit). Off-street parking behind the house includes a 3 car garage and an unpaved rear yard space to accommodate two additional parking spaces with adequate ingress and egress from Maiden Lane.
  - (c) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.* This condition is met. The proposed use will not generate a significant amount of traffic nor contribute significantly to congestion of the public streets, and will not change the character of the house or neighborhood.
  - (d) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* This condition is met. The proposed

bed and breakfast use is a permitted use in the RM2 district and is compatible with surrounding uses.

- (e) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This condition can be met subject to the provision of a minimum of 1 additional off-street parking space (a minimum of 4 spaces including the 3 existing spaces in the existing garage) in the rear yard, meeting all standards in Zoning Code §63.300 for parking facilities, including the standards for paving of driveways and off-street parking in Legislative Code §63.316 and §34.08, and in Legislative Code Ch. 74 Heritage Preservation Districts, improvements that are subject to site plan review and review and approval by the Heritage Preservation Commission. The applicant is requesting a variance of the requirement for paving of off-street parking and driveways.
5. The applicant has indicated support for the idea of paving eventually, but has asked for a variance to allow more time to make improvements to the home that are necessary for the preservation and success of the bed and breakfast before the funding for paving is possible. MN Stat. 462.357 requires the following findings to be met for a variance to be granted:
- (a) *The variance is in harmony with the general purposes and intent of the zoning code.* This finding can be met subject to the condition that the off-street parking and driveway shall be paved in a reasonable amount of time, such as within five years. The applicant has stated that the first five years for a business traditionally have the highest rate of failure and they will need to manage the budget tightly. Once the housing improvements and initial costs to opening the bed and breakfast are completed the applicant would like to address paving as soon as funding allows. In addition, the variance is in harmony with the purpose of the zoning code related to the protection of adjacent and neighboring properties through reasonable provision for such matters as surface water drainage. The property was purchased with a pre-existing hard-packed gravel driveway and the applicant has stated that there have not been issues with dust or tracking of mud onto the street or sewer system.
- (b) *The variance is consistent with the Saint Paul Comprehensive Plan.* This finding can be met subject to the condition that the off-street parking and driveway shall be paved in a reasonable amount of time, such as within five years. The applicant has requested a variance to assist with managing the budget for preserving the house and opening the proposed bed and breakfast use, which is consistent with the Comprehensive Plan as noted in finding 4 above.
- (c) *The applicant has established that there are practical difficulties in complying with the provision that the property owner proposes to use the property in a reasonable manner not permitted by the provision. Economic considerations alone do not constitute practical difficulties.* This finding can be met subject to the condition that the off-street parking and driveway shall be paved in a reasonable amount of time, such as within five years. The property was purchased with a pre-existing hard-packed driveway and the variance is requested to allow more time for paving of the off-street parking and driveway.
- (d) *The plight of the landowner is due to circumstances unique to the property not created by the landowner.* This finding is met. The property was purchased with a pre-existing hard-packed driveway that existed prior to current paving requirements.
- (e) *The variance will not permit any use that is not allowed in the zoning district where the affected land is located.* This finding is met. The present zoning is RM2, which allows for the proposed bed and breakfast use with a conditional use permit.
- (f) *The variance will not alter the essential character of the surrounding area.* This finding is met. The property exists as it was when the applicant purchased it in November 2014 and the variance would preserve the driveway as it currently exists.

- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of a conditional use permit for a bed and breakfast residence with 3 guest rooms in a two-family dwelling, and a variance to delay paving of the off-street parking and driveway, subject to the following additional conditions:
1. Provision of a minimum of one (1) and a maximum of two (2) additional off street parking spaces in the rear yard, for a total of four (4) to five (5) off-street parking spaces, including the three (3) existing parking spaces in the existing three-car garage;
  2. Paving and striping the off-street parking spaces and driveway in conformance with the standards in Legislative Code §64.08 and §63.300, including §34.08(2) Grading and Drainage, 34.08(3) Ground Cover, §34.08(7) Parked or Stored Vehicles, and §63.316 Paving, and in conformance with standards in Legislative Code Ch. 74 Heritage Preservation Districts, within five (5) years of the date of the certificate of occupancy for the bed and breakfast use;
  3. Approval of a site plan for paving, striping, and landscaping of the off-street parking facility in the rear yard by the Zoning Administrator and by the Heritage Preservation Commission prior to paving and striping of the off-street parking facility;
  4. Plans approved by the Zoning Administrator for this use shall be in substantial conformance with the plans submitted and approved as part of this application; and
  5. The permit holder must abide by any and all licensing requirements applicable to a bed and breakfast residence.



# Conditional Use Permit Application

## APPLICANT

Name: Cory and Pam Biladeau  
Address: 96 Virginia Street, Saint Paul, Minnesota 55102  
Owner/Contact: Pam Biladeau 651-246-6942

## PROPERTY LOCATION

Address: 96 Virginia Street, Saint Paul, Minnesota 55102  
Location: Dayton And Irvines Addition The S 30 Ft Of Lot 13 & Ex W 55 Ft The N 7 Ft Of Lot 11 & All Of Lot 12 Blk 73 Current Zoning: RM2, Ward 1, District Council 8

**Type of Permit:** Application is hereby made for a Conditional Use Permit under provisions of Chapter 61 Article V. 61.500 Conditional Use Permits, Section 61.501 Conditional use permit, general standards and 65.641 Bed and Breakfast residences

## SUPPORTING INFORMATION:

This permit request is for a Bed and Breakfast (B & B) license for an existing owner-occupied residential dwelling with one (1) owner occupied unit and one (1) apartment in a single main building with a lot size of 13,000 square feet which is well above the minimum lot size of 8,000 square foot minimum lot size.

1. This request meets the requirements in statute 65.641 as follows:
  - (a) Limited to no more than three (3) guest bedrooms within the owners unit and one (1) apartment; or up to four (4) guest rooms with zero (0) apartments.
  - (b) B & B dining and facilities will not be open to the public and are reserved for registered guest rentals on a nightly basis for periods of less than one week and will provide at least one meal.\*
  - (c) Limited to no more than one non-resident employee for the B & B residence.
  - (d) No other existing B & B residences are located within 1,000 feet of 96 Virginia Street (per our on-line search.)
  - (e) Our current St. Paul Fire Department Certificate of Occupancy allows up to three (3) units for our residence; and we are installing hard wired smoke detectors in each sleeping area and one (1) in the hallway of each level; and all finished living area egress windows are well over the minimum requirements.
  
2. I believe this request meets statute 61.501 and is explained below:
  - (a) Supports substantial compliance with the St. Paul Comprehensive Plan and subarea plans; we anticipate our B & B will be similar to others in enhancing the charm, culture and economy of the neighborhood envisioned in these plans. The inn is also located in walking distance to many of the local shops and events.
  - (b) Provides adequate ingress and egress from Virginia Street and Maiden Lane with an off-street parking on our lot located behind the B & B that includes a three car garage and parking area with enough space to accommodate a total of nine (9) vehicles without obstructing the shared driveway easement.
  - (c) We do not foresee use of the residence as a B & B negatively affecting the existing character of the neighborhood or endangering the public health, safety and general welfare in anyway. Other B & B's in this area provides an opportunity for public access to some of Saint Paul's most recognized architectural treasures.
  - (d) Use should not impact development and improvement of surrounding property for uses permitted in the district.
  - (e) Conforms to the applicable regulations of the district in which it is located and identified above.

x Required site plan is attached.

x Required Conditional Use Fee of \$800.00 is enclosed.

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\*We are also coordinating with the Minnesota Department of Health (MDH) to obtain a Food and Boarding License. We will be eligible to request a plan review, inspection and license from MDH upon to receiving a City of St. Paul B & B license.

Applicant's Signature: \_\_\_\_\_ Date: March 19, 2015 City Agent: \_\_\_\_\_  
Cory Biladeau/Pam Biladeau



**APPLICATION FOR ZONING VARIANCE**  
 Department of Safety and Inspections  
 375 Jackson  
 Suite 220  
 Saint Paul, MN 55101-1806  
 (651) 266-9099

Zoning Office Use Only	
File #:	_____
Fee:	<u>300.00</u>
Tentative Hearing Date:	_____
Section(s)	_____
City Agent	_____

**APPLICANT**

Name: Cory and Pam Biladeau

Address: 96 Virginia Street

City: Saint Paul State: Minnesota Zip: 55102 Daytime Phone: 651-246-6942

Email: corybiladeau@gmail.com

Name of Owner (if different): N/A

Contact Person (if different): N/A Phone: \_\_\_\_\_

**PROPERTY LOCATION**

Address/Location: 96 Virginia Street, Saint Paul, MN 55102

Legal Description: Dayton And Irvines Addition The S 30 Ft Of Lot 13 & Ex W 55 Ft The N 7 Ft Of Lot 11 & All Of Lot 12 Blk 73 (attach additional sheet if necessary)

Lot Size: 13,000 square feet Present Zoning: RM2 Present use: Owner-Occupied, 2 Family (certificate of occupancy is approved for up to 3 units)

Proposed Use: Bed and Breakfast

Variance(s) requested: We are requesting a hardship variance from the driveway paving requirements related to our Bed and Breakfast licensing request. At the same time we wish to be respectful of the intended purpose behind these requirements to protect the public's health, safety, comfort, morals and welfare.

Our current class five hard packed driveway, as we and our neighbors understand it, is: 1) Esthetically in keeping with the look and feel of the surrounding historical structures, spaces and road. 2) Functionally, is a pre-existing hard-packed driveway, and has not had issues with dust or tracking mud onto the street and into the sewer system, and appears to meet the spirit and intended purpose behind the code (see supporting comments from neighbor Kit Richardson, AIA, who supports not paving the driveway). We also believe that that the property cannot be put to a reasonable use under the strict provisions of the code but offers a great benefit to the community for the following reasons:

- 1) Comfort and Morals--Our dream of owning a B&B is driven by our passion for architectural preservation and supporting our unique community. However, the cost associated with maintaining the character and charm of these homes can be high, in fact, we will need to replace our roof and repair the exterior detailed trim and paint within the next several years. The B & B is a small, low impact endeavor, limited to a maximum of four room rentals; and according to industry trends many B&Bs vacant during the week and less active during the winter season. We do not anticipate generating a large income after paying steep insurance, marketing, and costs needed to cover overhead. The first five years for a business traditionally have the highest rate of failure and need to manage their budget very tightly. We hope to use the after expenses income toward maintaining and improving our property. Our passion is to make our home a jewel in the neighborhood; how fast this can be accomplished will be contingent upon the success of the B&B. We certainly support the idea of changing the material of our existing driveway, but do not feel that the cost associated under the strict provision of the code can be supported at this time. We are asking for a hardship variance allowing time to secure the house first by replacing the roof, painting the exterior along with any improvements necessary to the success of our business and then address paving as soon as possible and as funding allows.
- 2) Health and Safety--We believe our B&B is in keeping with the neighborhood's unique culture intermingling residential, business and public space to create an economically vibrant, family friendly and historically rich community. Our B&B offers a way to share with the public some of Saint Paul's most recognized architectural treasures and is in a location where people can walk to and support local businesses. We have received positive support from our neighbors who believe that a driveway paving variance waiver would not negatively veer from the intended spirit of the code.
- 3) Welfare--This variance, if granted, would not permit any use that is not permitted under the provisions of the code for property in our district where the affected land is located. The property exists as it was when we purchased it in November 2014 and we do not believe this waiver would alter property value; and does not change the RM2 zoning district classification and lawful use of the property.

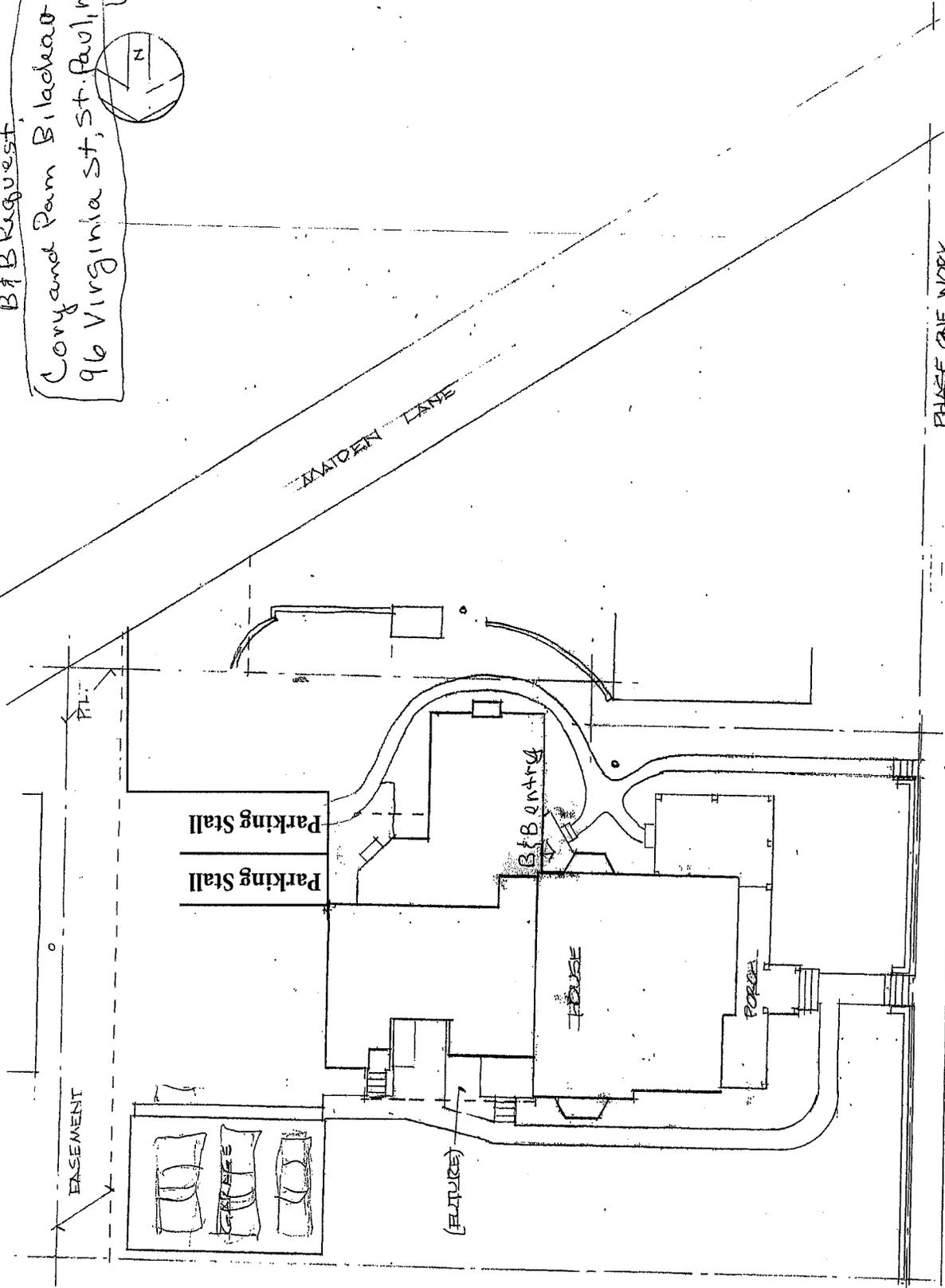
Attachments as required:  Site Plan  Attachments  Pro Forma

Applicant's Signature  Date 4-13-15

3 of 3

Conditional Use Permit  
BIB Request

Cory and Pam Bilacko  
96 Virginia St, St. Paul, MN  
55102



PHASE ONE WORK  
PRELIMINARY - NOT FOR CONSTRUCTION

TITLE	SHEET
PROJECT	DATE
96 VIRGINIA AVENUE	
A1	
07.18.14	



VIRGINIA AVENUE

1" = 20'-0"

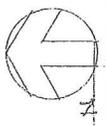
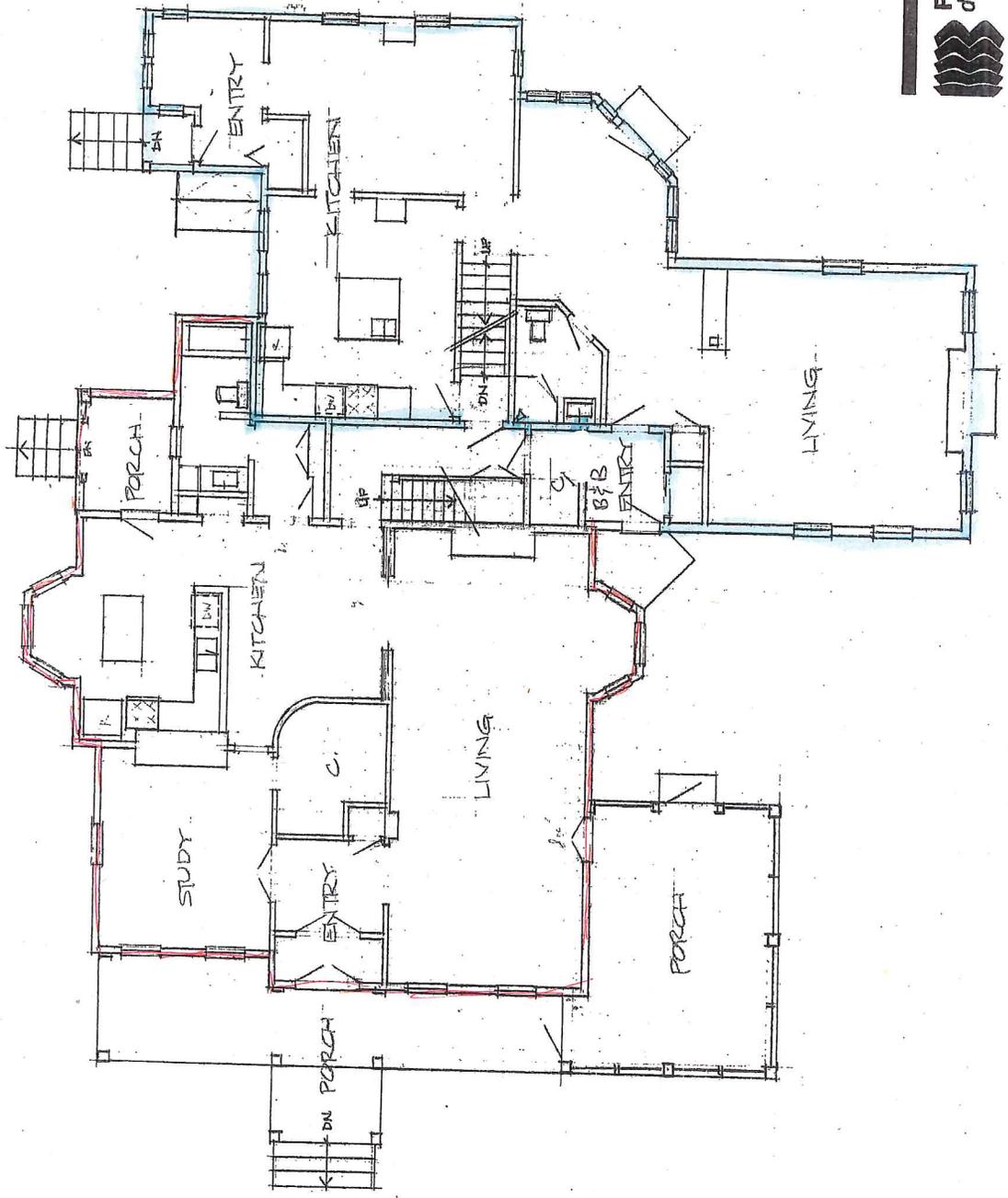
SITE PLAN

1063

B&B Request -- Conditional Use Permit

Cory and Pam Bilodeau  
96 Virginia St, St. Paul, MN 55102

Key: Current apartment  
B&B owner occupied



1/8" = 1'-0"

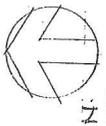
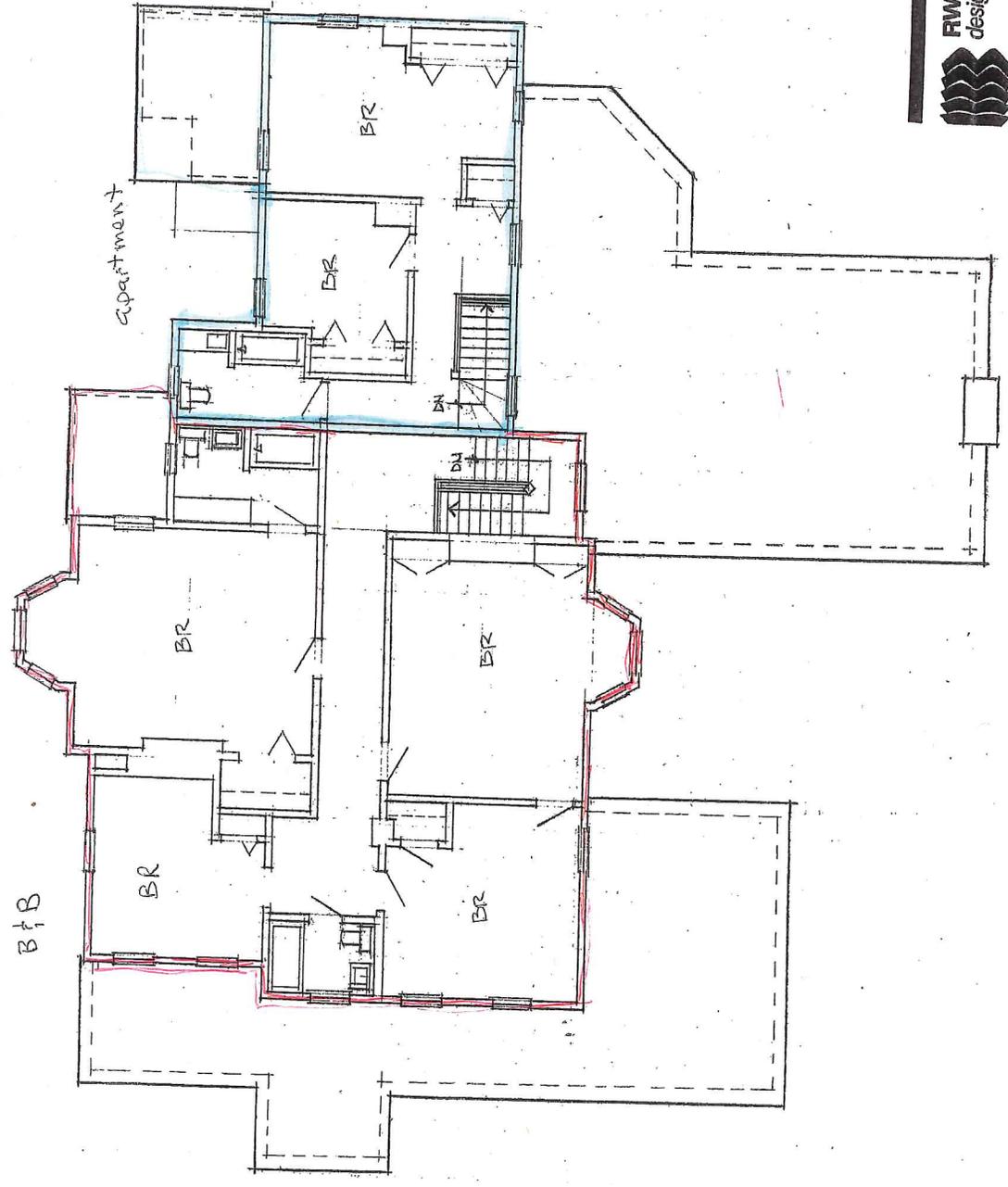
TITLE	SHEET
MAIN FLOOR PLAN	X1
PROJECT	DATE
96 VIRGINIA AVENUE	12/11/13
FIELD MEASURED	



B+B Conditional Use Permit Request

Cory and Pam Biladeau  
96 Virginia St., St. Paul, MN 55102

current apartment  
— B+B owner-occupied



1/8" = 1'-0"

TITLE	2ND FLOOR PLAN	SHEET	X2
PROJECT	96 VIRGINIA AVENUE	DATE	
FIELD MEASUREMENTS			



Date: April 6, 2015  
From: Eric Lein, 361 Summit Avenue, St. Paul, MN 55102   
To: Leila Tripp, City of St. Paul PED, 1400 City Hall Annex, 25 W. 4<sup>th</sup> Street, St. Paul, MN 55102

**96 VIRGINIA, File #15-020-454 – Proposed conditional use permit (CUP) for a bed and breakfast residence.**

I respectfully request that the St. Paul Planning Commission and its Zoning Committee ensure that off-street parking at this site is permanently restricted and available only for this property. Please include the following Condition in any CUP:

***Off-street parking spaces shall be used exclusively by resident owners or registered occupants of 96 Virginia St. and shall not be made part of a shared parking arrangement that benefits any other property or off-site use.***

Since 1992 my wife and I have lived at 361 Summit – about 300 feet southwest of 96 Virginia. We own 12 St. Paul apartment buildings, have been landlords for 40+ years, and have two good friends with years of experience as owners of two St. Paul B&Bs. We are not disturbed by rental housing. Unless its traffic ingress/egress or parking situation becomes a problem, we expect that the proposed B&B will be a good neighbor and an asset in our neighborhood.

I believe this B&B will be required by zoning rules to provide just 3 spaces of off-street parking. With 9 proposed, that looks like 6 “extra” spaces. Is extra parking bad? I hope not. A well-run B&B follows many guidelines. Among others, current and future resident owners plus their tenants/guests should: (1) be required to use, (2) actually use, and (3) be the only ones to use the site’s off-street parking spaces. No local B&B should become its neighborhood’s remote parking facility.

Apparently, in our area two B&B’s must be at least 1,000 feet from each other. We don’t want too many people sleeping, or too many cars parking, too close together. Oddly, there is **no** limit on how close a small B&B can be to a much larger hotel. I suppose that’s not a problem where hotels are excluded from residential areas. **BUT:** The ~420 foot distance from 96 Virginia to the recently-approved hotel building at 344 Summit underscores the need for restrictions as shown above.

**Traffic and parking activity at 96 Virginia must not be allowed to become a permanent neighborhood thorn.**

The hotel at **344 Summit** might seem unrelated to today’s proposed B&B at **96 Virginia**. If the proposed CUP is approved, the B&B’s parking spaces (3 required, 6 “extra”) will be sanctioned by the city and some of those spaces could be available for a “shared parking arrangement.” Current and future owners of the boutique hotel, unable or unwilling to provide sufficient off-street parking on their own property, would very certainly appreciate additional spaces of shared parking.

- On 10/15/2014, at the City Council's public hearing regarding SARPA's appeal of the boutique hotel's CUP, Councilmember Thune asked John Rupp, current owner of 344 Summit, to focus his testimony on the disputed findings in the Planning Commission's decision. Mr. Rupp said all of the conditions were *carefully evaluated* in the Planning Commission's findings, and he asked that the Council uphold the decision of most of the Planning staff. Councilmembers voted 5 to 2 to deny SARPA's appeal (i.e., to uphold the decision as requested by Mr. Rupp). [see Council Minutes]
- Finding 4(d) in the CUP for the boutique hotel states that, "*It appears that three to four parking spaces could be reasonably accommodated in the area of the existing garage at the rear of the house..., and that this condition can be met subject to the condition that such parking is provided.*" [At the 10/15/2014 public hearing, Mr. Rupp did **not** dispute this finding, or the “subject to” condition.] [Emphasis added.]
- Despite his CUP's seemingly clear and *carefully evaluated* findings, Mr. Rupp continues to aggressively seek loopholes that will allow him to avoid having to build (expensive!) off-street parking in the area of his hotel's existing garage.
- In the summer of 2014, during pre-CUP conversations with neighbors, Mr. Rupp explained that he was seeking shared parking arrangements for his hotel's guests. He hinted at being close to an agreement. Magically, 6 “extra” parking spaces appeared at 92 Virginia. Might this circumvent the hotel’s “subject to” condition about on-site spaces?
- "*It appears that three to four parking spaces could be reasonably accommodated in the area of the existing garage at the rear of the house....*" Mr. Rupp should follow through by substantially restructuring or removing his hotel's existing garage BEFORE creating intrusive shared parking arrangements. High construction costs are not a good enough reason to fail to provide the minimal three parking spaces that will satisfy the *carefully evaluated* “subject to” condition.
- 344 Summit's hotel is touted as, "*one of the finest, if not the finest, projects of its kind in the state.*" Mind the Gap. Well-heeled hotel guests should not stroll in fabulous gardens or enjoy exquisite facilities at the neighbors’ expense.

On-street and off-street parking spaces in our residential area are not intended to be parking facilities for customers of select local businesses. The city places restrictions on B&B-to-B&B proximity and should not balk at placing comparable B&B-to-Hotel restrictions on parking spaces at 96 Virginia.

**Please ensure that a CUP disallows the use of 96 Virginia’s spaces as part of a shared parking arrangement.**

## Tripp, Leila (CI-StPaul)

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**From:** ericlein@gmail.com on behalf of Eric (info@apts.cc) <info@apts.cc>  
**Sent:** Tuesday, April 07, 2015 3:36 PM  
**To:** Tripp, Leila (CI-StPaul)  
**Cc:** E Lein  
**Subject:** Re: 96 VIRGINIA, File #15-020-454 -- Proposed CUP for a B&B Residence

Thank you, Leila --

The trouble with zoning codes, even when clearly written, is that they contain loopholes which creative developers are eager to exploit.

- **Zoning Code Section 66.214. Intent, RT2 townhouse residential district.** "...Because of its residential nature, this district is *not* intended for more intensive uses such as small conference centers, private retreat centers and reception houses."
- **Areas zoned RT2** - do not allow hotels .
- **Except ...**

...As neighbors discovered in 2014 when the boutique hotel received its CUP at RT2-zoned 344 Summit.

Despite the city's staff report recommending denial of the hotel's CUP, the Planning Commission bypassed the zoning code's clearly-written language through the use of creative semantics and subtle nuance when citing St. Paul's Comprehensive Plan. In my opinion, guidelines were adjusted to fit the hotel developer's creative arguments.

It happened. It's over and done. Except ...

...Today's 96 Virginia B&B discussion will focus on off-street parking spaces. Thank you for clarifying code Sec. 63.206. I believe overlapping hours of peak operation absolutely do relate to the required 3 parking spaces.

The problem, as I see it, is that loopholes will appear regarding the use of 6 "extra" spaces. "*When is a B&B parking space not a B&B parking space?*" One could argue that "extra" spaces fall under less-restrictive rules. That's pretty much what happened with 344 Summit's -- *When is a hotel not a hotel?* -- RT2 zoning.

A hotel for the very rich was granted special permission to locate itself at 344 Summit. That hotel should contain itself within its own property-line boundaries. Traffic and cars from Summit Avenue's hotel(s) should NOT overflow into nearby alleys, yards or residential parking areas. Local B&Bs should NOT become remote parking facilities - for anybody.

*"The Planning Commission may impose such reasonable conditions and limitations in granting an approval as are determined to be necessary to fulfill the spirit and purpose of the zoning code and to protect adjacent properties."*

Thus, my request to include the following Condition in any CUP for 96 Virginia:

- ***Off-street parking spaces shall be used exclusively by resident owners or registered occupants of 96 Virginia St. and shall not be made part of a shared parking arrangement that benefits any other property or off-site use.***

Thank you to those who seek, identify and sincerely honor a community's input. It shows. We notice.

Eric Lein

## Tripp, Leila (CI-StPaul)

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**From:** Kit Richardson <krichardson@sr-re.com>  
**Sent:** Monday, April 13, 2015 3:14 PM  
**To:** Tripp, Leila (CI-StPaul); info@apts.cc  
**Subject:** RE: 96 VIRGINIA, File #15-020-454 -- Proposed CUP for a B&B Residence

Leila:

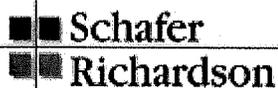
I also wish to have my e-mails included as written testimony stating that **my wife and I support the CUP for a B&B at 96 Virginia if the language below is added to the CUP as a condition of the approval.**

- *Off-street parking spaces shall be used exclusively by resident owners or registered occupants of 96 Virginia St. and shall not be made part of a shared parking arrangement that benefits any other property or off-site use*

Thank you.

Kit

Kit Richardson AIA  
Principal



900 North Third Street  
Minneapolis, MN 55401  
Direct: 612-359-5841  
Cell: 612-282-4519  
Fax: 612-359-5858  
[krichardson@sr-re.com](mailto:krichardson@sr-re.com)  
[www.sr-re.com](http://www.sr-re.com)

Home address:  
117 Farrington St  
ST. PAUL, MN 55102

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Judith S. Pryor  
315 Maiden Lane  
St. Paul, MN 55102

Planning + Econ Devt  
1400 City Hall

Re: File # 15-ORD-454  
96 Virginia

As a neighbor, I am opposed  
to a permit for a bed & Breakfast  
at the above Address.  
Ramsey Hill has strict guidelines  
about business in homes. There  
was given a permit to John Rupp  
for the House on Summit Ave.  
We cannot let businesses  
start one by one or the Neighbor-  
hood will deteriorate to where it  
was in 1970 - a slum with B+B's  
and rooming houses!

Judith Pryor



Taken on 4/16/15

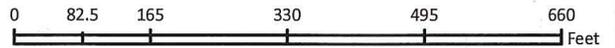
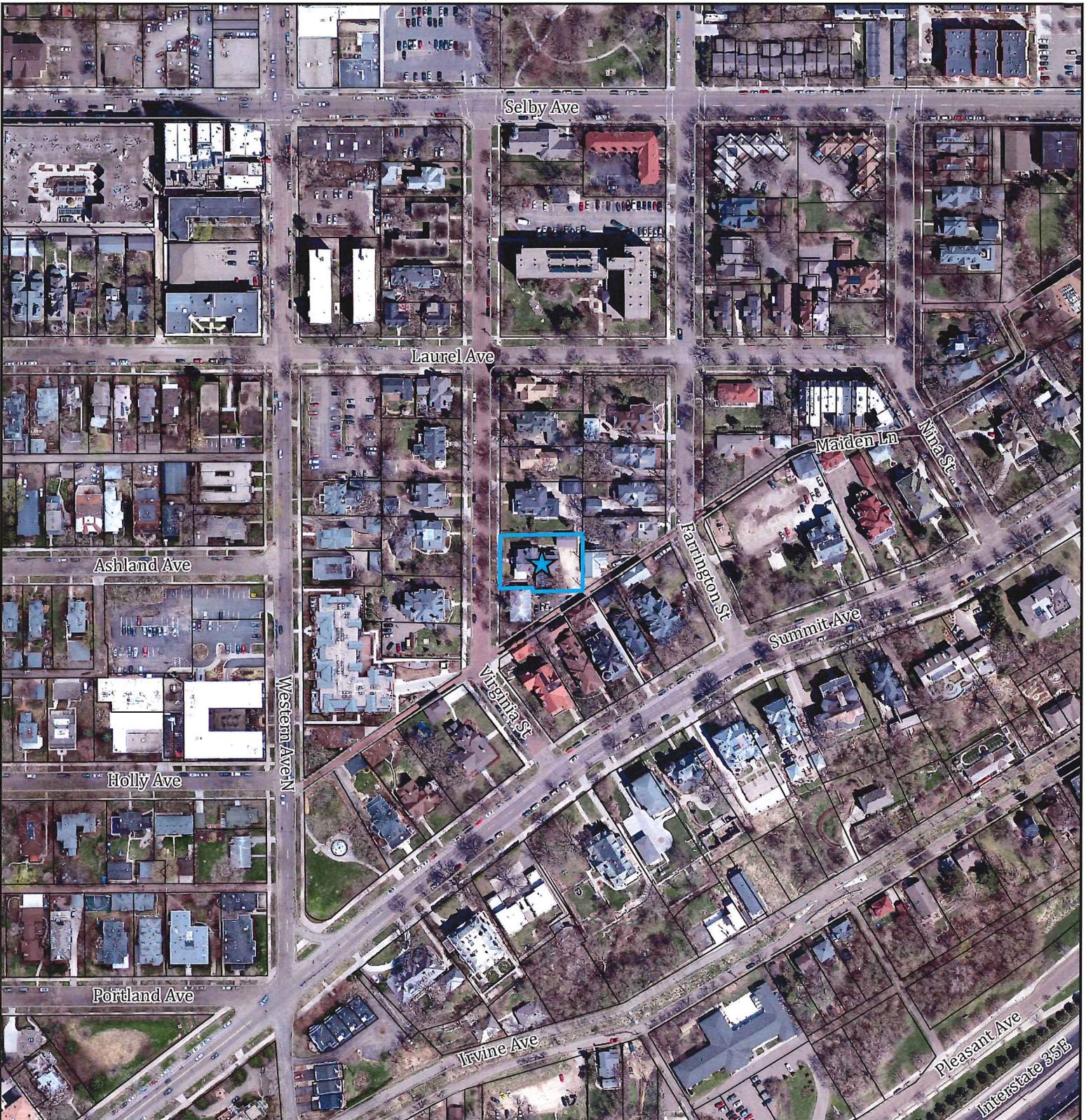


56 Virginia St, St Paul, Minnesota, United States  
Address is approximate

© 2015 Google Image Date: September 2014

Report a problem

100%



FILE NAME: Cory and Pamela Biladeau

**Aerial**

APPLICATION TYPE: Conditional Use Permit

 Subject Parcels

FILE #: 15-020454      DATE: 3/24/2015

PLANNING DISTRICT: 8

ZONING PANEL: 15





FILE NAME: Cory and Pamela Biladeau

APPLICATION TYPE: Conditional Use Permit

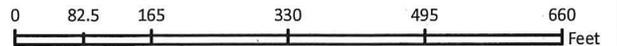
FILE #: 15-020454      DATE: 3/24/2015

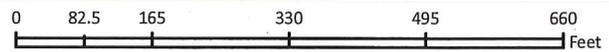
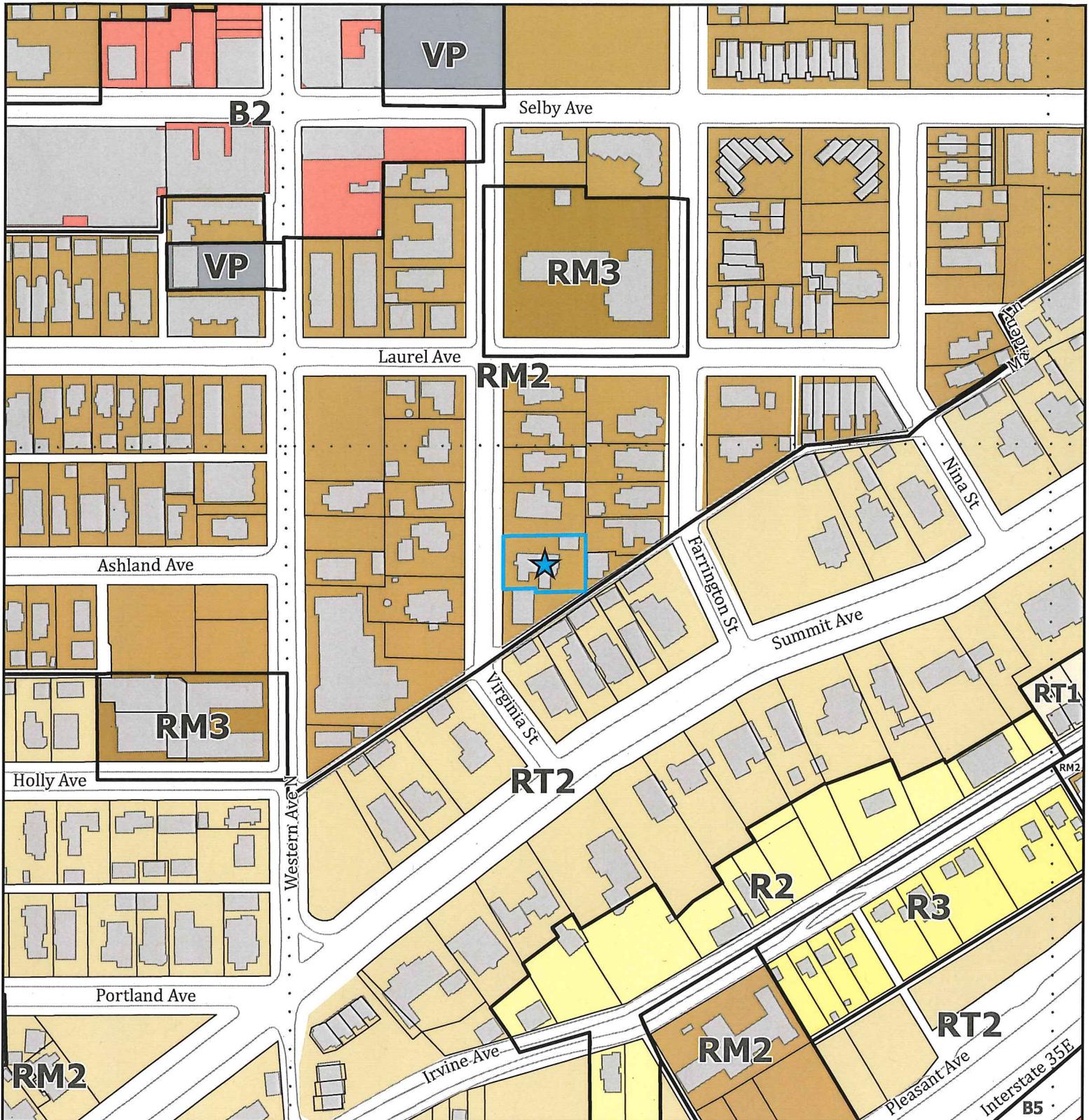
PLANNING DISTRICT: 8

ZONING PANEL: 15

**Land Use**

- |                             |                                |
|-----------------------------|--------------------------------|
| Single Family Detached      | Mixed Use Commercial and Other |
| Single Family Attached      | Institutional                  |
| Multifamily                 | Park, Recreational or Preserve |
| Office                      | Undeveloped                    |
| Retail and Other Commercial | Subject Parcels                |
| Mixed Use Residential       | Section Lines                  |





FILE NAME: Cory and Pamela Biladeau

APPLICATION TYPE: Conditional Use Permit

FILE #: 15-020454      DATE: 3/24/2015

PLANNING DISTRICT: 8

ZONING PANEL: 15

- Zoning**
- R2 One-Family
  - R3 One-Family
  - RT1 Two-Family
  - RT2 Townhouse
  - RM2 Multiple-Family
  - RM3 Multiple-Family
  - VP Vehicular Parking
  - B2 Community Business
  - B5 Central Business Service
  - Subject Parcels
  - Section Lines

