

## ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** 1685 Taylor Ave **FILE #** 14-001-469
  2. **APPLICANT:** Brett and Laura Ripley **HEARING DATE:** January 30, 2014
  3. **TYPE OF APPLICATION:** Nonconforming Use Permit-Reestablishment
  4. **LOCATION:** 1685 Taylor Ave, between Aldine and Charlotte
  5. **PIN & LEGAL DESCRIPTION:** 282923410037; College Place, Taylors Division Ex W 37 Ft Lot 1 And All Of Lot 9 Blk 3
  6. **PLANNING DISTRICT:** 11
  7. **ZONING CODE REFERENCE:** §62.109(e) **PRESENT ZONING:** R4
  8. **STAFF REPORT DATE:** January 23, 2014 **BY:** Jamie Radel
  9. **DATE RECEIVED:** January 6, 2014 **60-DAY DEADLINE FOR ACTION:** March 7, 2014
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- A. **PURPOSE:** Reestablishment of nonconforming use as a four-plex
- B. **PARCEL SIZE:** 8,250 sq. ft.
- C. **EXISTING LAND USE:** Three-family dwelling
- D. **SURROUNDING LAND USE:**
  - North: Single-family residential
  - East: Single-family residential
  - South: Single-family residential
  - West: Duplex
- E. **ZONING CODE CITATION:** §62.109(e) lists the conditions under which the Planning Commission may grant a permit to reestablish a nonconforming use.
- F. **HISTORY/DISCUSSION:** According to the subject structure's original building permit, it was constructed in 1897 as a one-family dwelling. The structure was converted from a one-family dwelling to flats between 1922 and 1955 as documented by historical Sanborn maps. The exact date when the house converted to flats is unknown, but based on a set of building plans at DSI, it appears the basement unit was built after those on levels above. The subject property was listed as a four-plex in the 1965 through 1975 Polk Directory, and DSI has record of certificates of occupancy for a four-plex between 1993 and 2006. After 2006, the building received certificates of occupancy for three units. The applicant has indicated that the previous property owner commenced using both the first and second floor as one living unit and continued to rent the third-floor and basement units. A letter dated July 29, 2011, from the City's Fire Inspection Unit to the previous property owner confirms that Unit 1 and Unit 2 (first floor and second floor) were being used as one unit and informs the property owner of the changes that need to be made to these floors to be in compliance with the zoning ordinance. The applicant purchased the property in late August 2012 with the understanding that that the building was a legally a three-plex at that time.

On November 15, 2013, the Planning Commission denied an application to reestablish a nonconforming four plex at the subject property. The property owner submitted an application to appeal this decision on the morning of November 26, 2013, after the ten-day appeal period has expired on November 25, 2013.

- G. **DISTRICT COUNCIL RECOMMENDATION:** District Council 11 has not taken a position on this issue.

H. **FINDINGS:** Section 62.109(e) states: *When a legal nonconforming use of a structure, or structure and land in combination, is discontinued or ceases to exist for a continuous period of more than one (1) year, the planning commission may permit the reestablishment of a nonconforming use if the commission makes the following findings:*

- (1) *The structure, or structure and land in combination, cannot reasonably or economically be used for a conforming purpose.* This finding is not met. While the house was originally constructed in 1897 as a one-family dwelling, which would be conforming under the current R4 One-Family Residential District, the property currently has legal nonconforming status as a three-plex. This allows the property to be used reasonably as a three-unit building.
- (2) *The proposed use is equally appropriate or more appropriate to the district than the previous legal nonconforming use.* This finding is met. A four-plex is equally appropriate in this zoning district as the previous legal nonconforming use when the property had certificates of occupancy as a four-plex.
- (3) *The proposed use will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, or general welfare.* This finding is met. This structure was used as a four-plex for at least 25 years. There will be no expansions or changes to the existing structure to accommodate the additional unit as it already exists within the building. The site has a three-car garage and two paved off-street parking spaces. The neighborhood is primarily composed of single-family homes, but does include duplexes and three-plexes.
- (4) *The proposed use is consistent with the comprehensive plan.* This finding is met. This property has a future land use designation of Established Neighborhood, which is described as a "predominately residential area with a range of housing types. Single family houses and duplexes predominate, although there may be smaller scale multifamily housing scattered within these neighborhoods." The Hamline-Midway Community Plan advocates for "the development of alternatives to single-family housing throughout the neighborhood as opportunities arise."
- (5) *A notarized petition of at least two-thirds of the owners of the described parcels of real estate within one hundred (100) feet of the subject property has been submitted stating their support for the use.* This finding is met. The petition was found sufficient on January 6, 2014: 16 parcels eligible; 11 parcels required; 11 parcels signed.

I. **STAFF RECOMMENDATION:** Based on finding (1) above, staff recommends denial of the reestablishment of nonconforming use as a four plex at 1685 Taylor.



**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 #: 14-001469  
 Fee: 0  
 Tentative Hearing Date: \_\_\_\_\_

PD-11 #282923410037

**APPLICANT**

Name Brett and Laura Ripley  
 Address 1685 Taylor Ave.  
 City St. Paul St. MN Zip 55104 Daytime Phone 218-329-7759  
 Name of Owner (if different) \_\_\_\_\_  
 Contact Person (if different) \_\_\_\_\_ Phone \_\_\_\_\_

**PROPERTY LOCATION**

Address/Location 1685 Taylor Ave. (owner-occupied)  
 Legal Description College Place Taylor's Division Ex. W. 37 Ft.  
Lot 10 and all of Lot 9 Blk 3 Current Zoning R4  
 (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 3-4 units  
 Proposed Use 4 units

Attach additional sheets if necessary

See additional

Attachments as required  Site Plan  Consent Petition  Affidavit

Applicant's Signature Brett and Laura Ripley Date 1-3-14 City Agent [Signature]

1-3-14

To whom it may concern,

My wife, Laura, and I have lived at 1685 Taylor Ave. since we got married in June. I bought the house the previous September as a home that I would live in while renting out the other units. Currently we live in one unit, rent out two units, and let one unit sit vacant as the property was recently zoned for 3 units, rather than the 4 units it was previously zoned for.

Since moving in we've fallen in love with the neighborhood. Besides getting to know Bill and Carol next door to the west, Bob and Rick next door to the east and Stephanie across the street, we appreciate that it's a quiet neighborhood, not far from where Laura teaches at Sanford Middle School.

Laura and I deeply desire to maintain the home in a way that's in keeping with the spirit and character of both the neighborhood and the house itself. We believe that, for a few reasons, the best way to do this would be to keep the house as 4 smaller units.

First, this is what our neighbors want. In signing the petition, they recognized that smaller units attract a different sort of tenant than a larger 4-6 bedroom unit. Being two blocks from a university, this was one of their primary concerns. The last thing that any of us want is for our old house to turn into any sort of high-turnover "party house". Keeping the units to 2 bedrooms or less would drastically reduce the chances of that happening.

The second reason is that right now the building is already set up as 4 units. This is clear in the floor plan and photos that we have submitted. More importantly, the city records show that for over three decades this property was zoned, inspected, and certified as an A-grade, 4 unit building. The only reason it is currently zoned as 3 units is the fact that the previous owner did not want to rent one of them out in the last years of her life. Combining units will require tens of thousands of dollars and will result in a large, awkward unit that may or may not be desirable to rent. To force us to combine units would kill this property as an investment.

The third reason is that in order to combine the units would mean that Laura and myself would be forced to relocate as we live in one of the units that would be combined. This is the last thing that we want as we love the neighborhood and it is the opposite of what our neighbors want as they appreciate the fact that the we live on-site.

These are the reasons that we applied for the 4<sup>th</sup> unit. In examining the process that we went through with our first application, we'd like to highlight a few key points.

After gathering signatures from neighbors, estimating costs and cashflow, and paying the \$700 application fee, we submitted our application on September 26<sup>th</sup>. On October 15<sup>th</sup>, our assigned planner called me (Brett) at work to let me know that my application passed all requirements except for the following criteria:

*"The structure, or structure and land in combination, cannot reasonably or economically be used for a conforming purpose"*

The planner communicated that *since there was a positive cashflow showing on the property* based on the pro forma that I submitted, she would not be able to recommend approval of the application. This was understandable. She had made it clear that there was a standard requirement of a negative cashflow for the property and that according to the submitted numbers, 1685 Taylor did not meet that requirement.

However, on the day of the Zoning Committee meeting, as I gathered my documents for the meeting, I noticed a significant error in the pro forma itself. Due to the change in units (monthly to yearly) between the top income section and the middle expenses section, my expenses were monthly values

rather than yearly values. This meant that *my expenses were off by a factor of 12*. I explained this at the committee meeting, and the case was laid over until November 7<sup>th</sup>.

The next week I recalculated the numbers, adding all costs (not estimating), this time including internet, snow removal, lawn care, etc and multiplied the expenses by 12. The calculations showed that the cashflow was indeed negative, meeting the criteria that was communicated by our planner. We sent the pro forma back in with the expectation that the recommendation would change in light of the new numbers.

However, upon speaking to our planner on November 5, we were informed that the application still did not meet the requirements as the property had to show a negative cashflow *after* combining the units. We were disappointed that it seemed the criteria had changed but we understood her reasoning.

To this, though, two points must be made.

The first significant point is that our planner did not understand that combining the units would not lead to a higher cashflow. The way the building is laid out, the only realistic combination of units would be the two nicest, biggest, units on the first and second floor. Separate, they rent for \$1000/month and \$1200/month, respectively, including utilities. The planner's idea of a positive cash flow upon the combination of the two units was based on the erroneous assumption that a combined unit would rent for \$2200/month.

Anyone who has rented in or near our neighborhood, however, knows that this is not the case. Who would pay \$2200/month- not for their own house, but for an awkward 4 BR unit in a triplex? In our neighborhood, rent on a unit like this would drop to \$1500-1700 / month and even at that price this unit would be difficult to rent out. A portion of this income we could recoup with the smaller, 1 BR lower level unit which I expect would rent for \$500-600 / month. To summarize, *we would gain nothing in combining the units*. We would lose our best two units along with the time and money required to combine them.

The second, more significant point is that with the second pro forma there was a significant error: the utilities number was still the monthly total. *It was still off by a factor of 12*. As we pay all utilities, the discrepancy was significant. Upon updating the utilities number to its annual total, we showed that even if we granted the erroneous assumption about the increased cashflow with combined units, the 4<sup>th</sup> unit's rent would not cover the negative cashflow on the property.

What may have confused the planner at this point was that we added our 2012 expenses into the maintenance average to show the actual (and much higher) expenses. After adding the 2012 expenses, and more importantly correcting the error in the utilities calculation, I sent her the new pro forma on November 6<sup>th</sup> and followed up with a phone call near the end of the day.

After speaking with our planner, I was surprised and disappointed as she stated that she was not altering her recommendation in light of the correct numbers. This was difficult, but could be understood with the confusion added by the 2012 expenses, hurry as it was around 5:00 pm, and the difficulty to change a recommendation the night before the meeting.

Laura and I understand the difficulty that would have been involved in changing her recommendation at the last minute. However, we simply ask that you would make this right.

For your reference, we have included the case of Craig and Elsie Fohrenkamm, who went through a similar situation (owning a 4-plex that was zoned as a 3-plex) on October 28, 2010. We have also included the case of Kuwaki Wang, who was allowed to re-establish his 4-plex in April of 2010, citing the loss of \$6000 of cashflow and significant (though likely inflated) improvement costs. It seems that he was able to meet the "reasonable and economic use" requirement *while reporting no debt payments*

*and a significant positive cashflow for his property both before and after the proposed change.*

Allan and Bernetta Miller regained the use of their 3 units in June of 2011 and on the same night that we applied for our 4<sup>th</sup> unit, David and Robin Brown joined the long list of multifamily owners who applied for the re-establishment of additional units and were granted them.

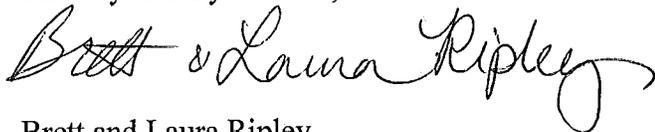
In addition to the updated numbers which show the validity of the application, I appeal to common sense in determining the best use for 1685 Taylor Ave. Laura and I are good, owner-occupying landlords who know our tenants, choose them carefully and take care of them because we know and live with them. We have invested significant time and money into making 1685 Taylor a home for our tenants as well as creating an investment that is not a nuisance to the neighborhood.

As a council that exists for the good of the people of St. Paul, we would ask you to assent to the clear desire of our neighbors which is indicated by the petition that we submitted. Upon close examination of the petition, you'll see the signatures we gathered were from the neighbors closest to the property. If you look at the letters that were sent in, the two in opposition were sent by people that we have never met who do not live on our street and who appear to have had bad experiences with past irresponsible landlords. The two letters in favor, however, were from our next-door neighbor Carol as well as Justin who lives a few houses down. More than that, this is what Bob, Stephanie, Salima and the rest want-smaller units with an owner-occupant.

Wouldn't the people living right next door be best suited to determine what is in keeping with the spirit and character of the neighborhood? What good is it to remove us from our house? What good is it to let a great apartment sit vacant because of an elderly lady's decision not to rent it out during the last years of her life?

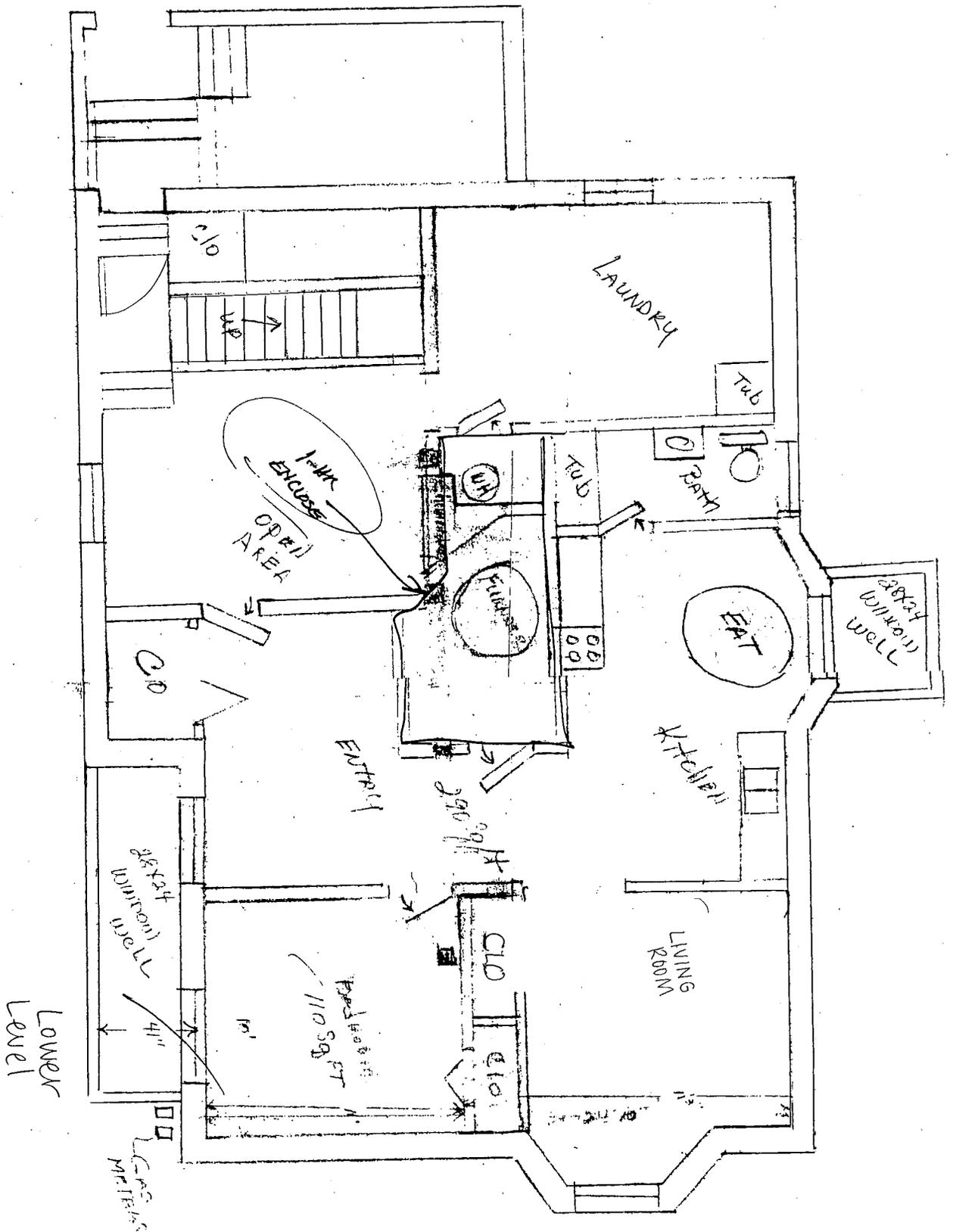
We appeal to the now properly calculated numbers, sound reasoning, and common sense and ask that you reconsider our application for the re-establishment of a non-conforming use for 1685 Taylor Ave.

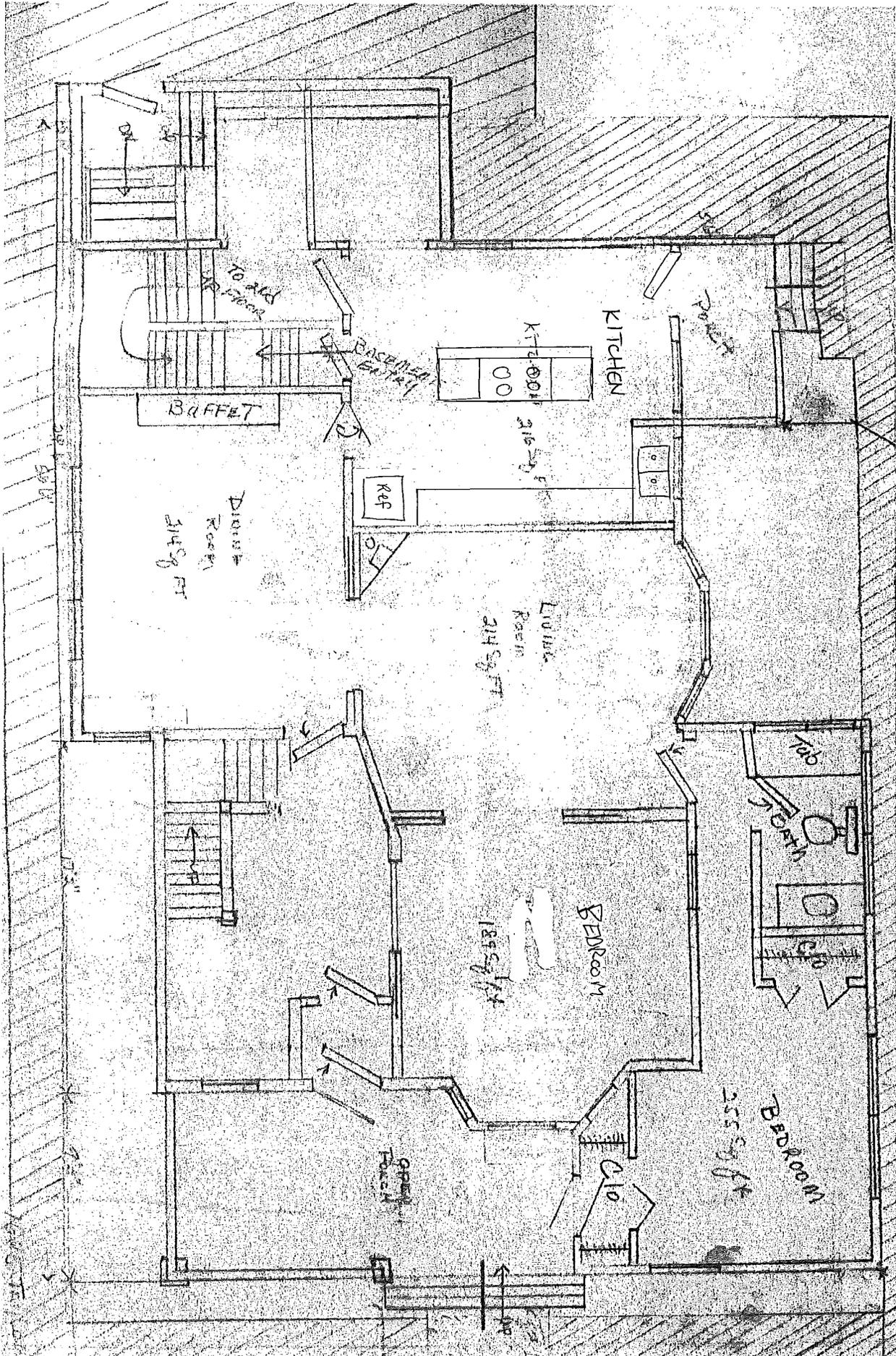
Thank you for your time,

A handwritten signature in cursive script that reads "Brett & Laura Ripley". The signature is written in black ink and is positioned above the printed name.

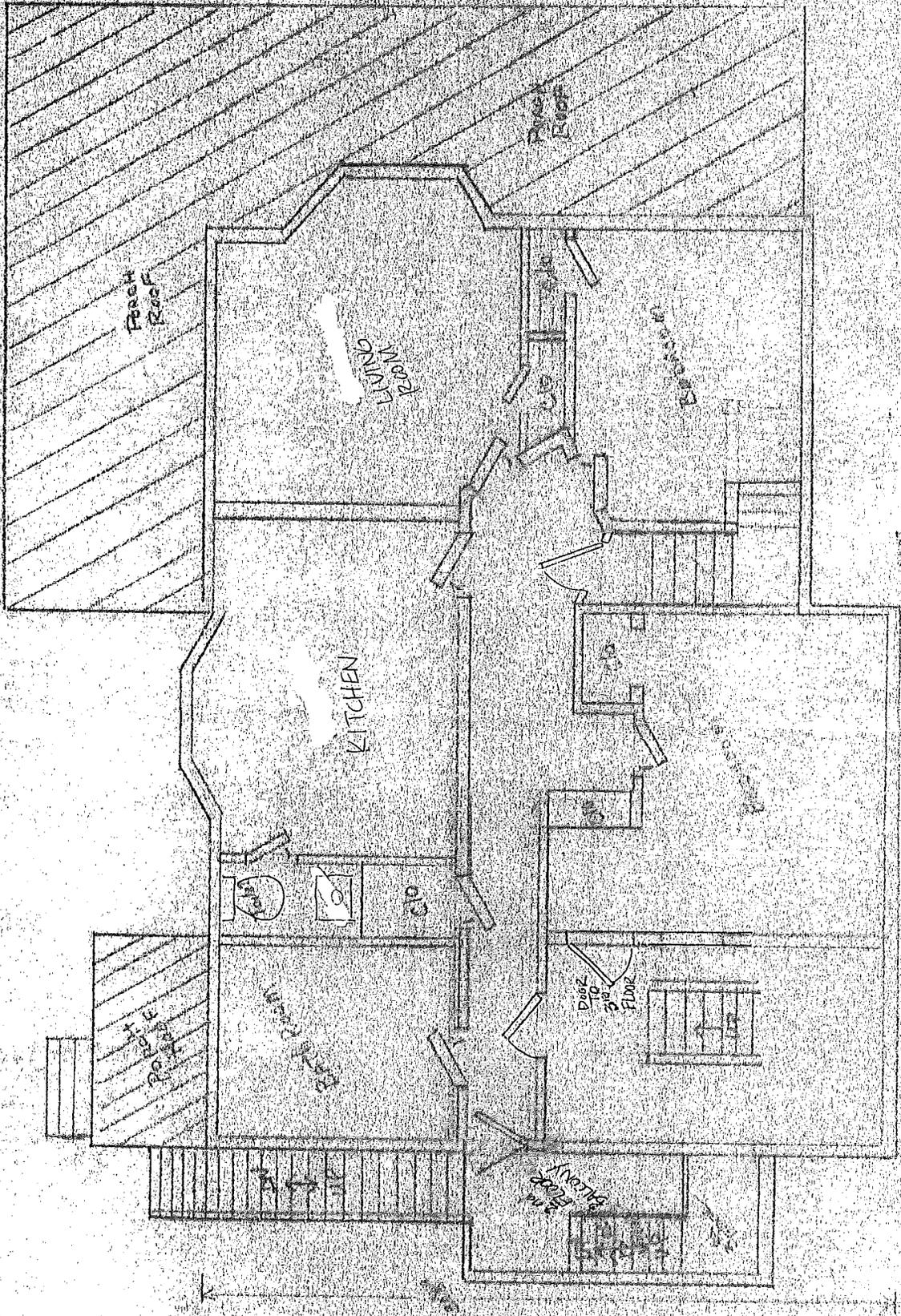
Brett and Laura Ripley

Lower Level



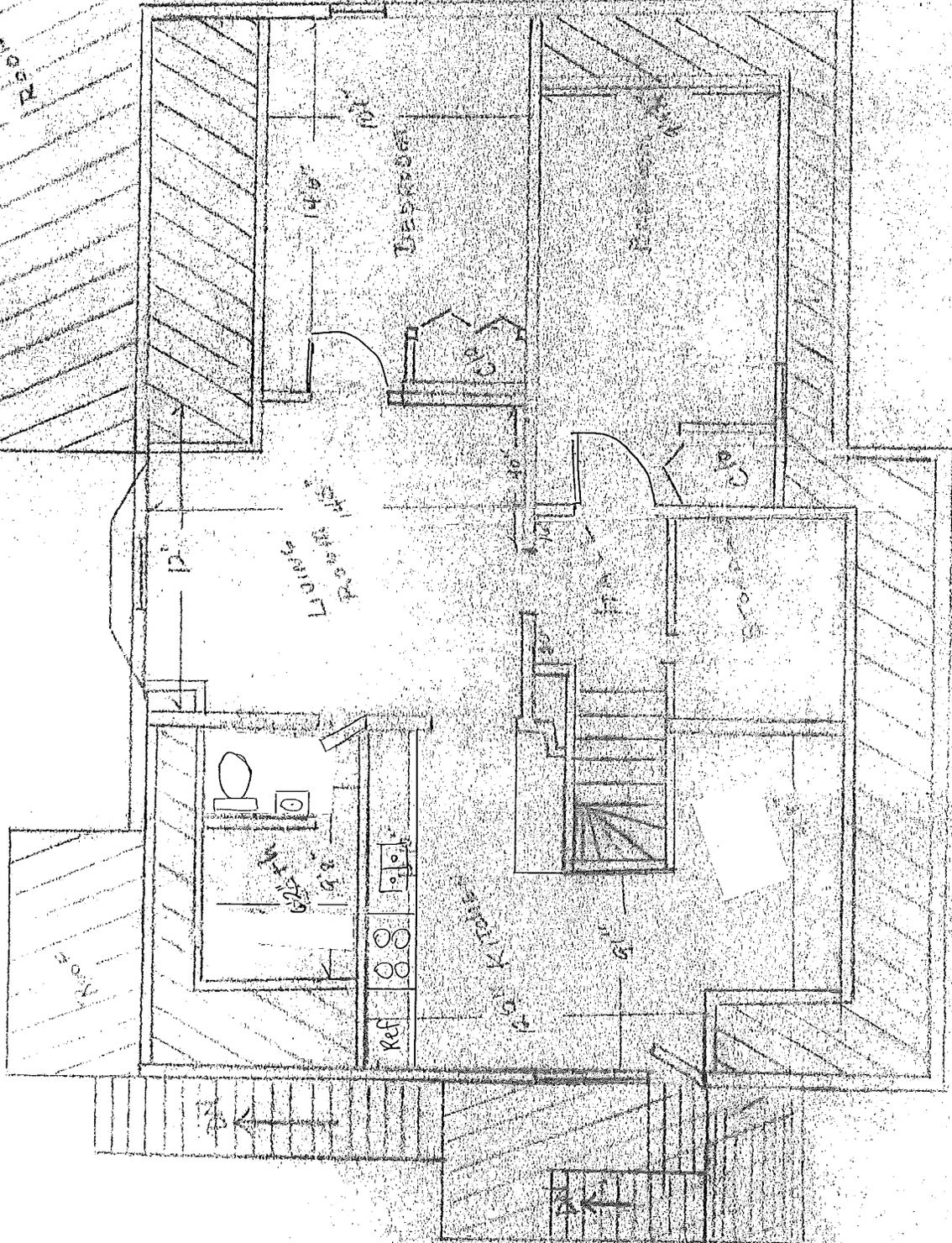


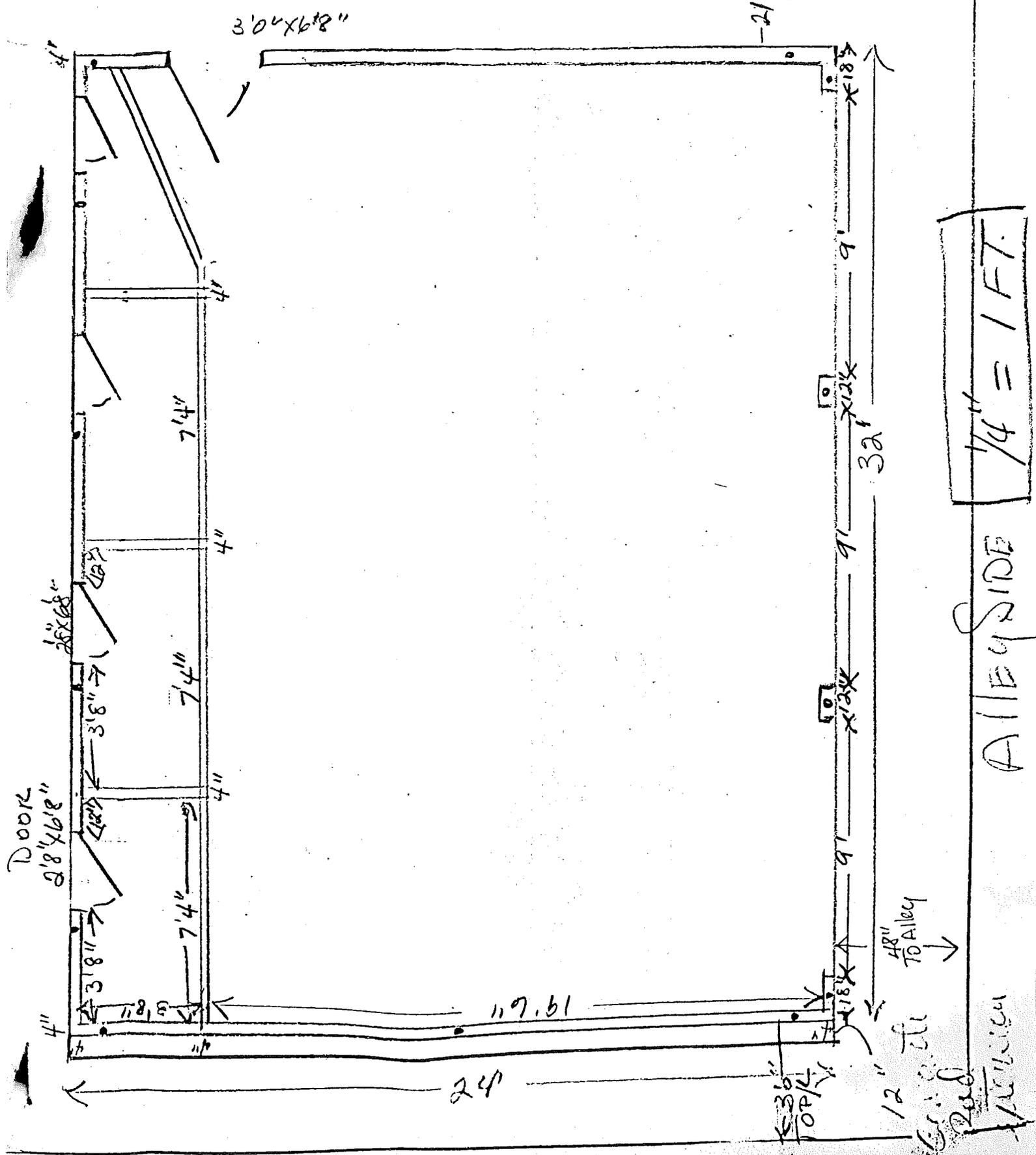
Unit 1



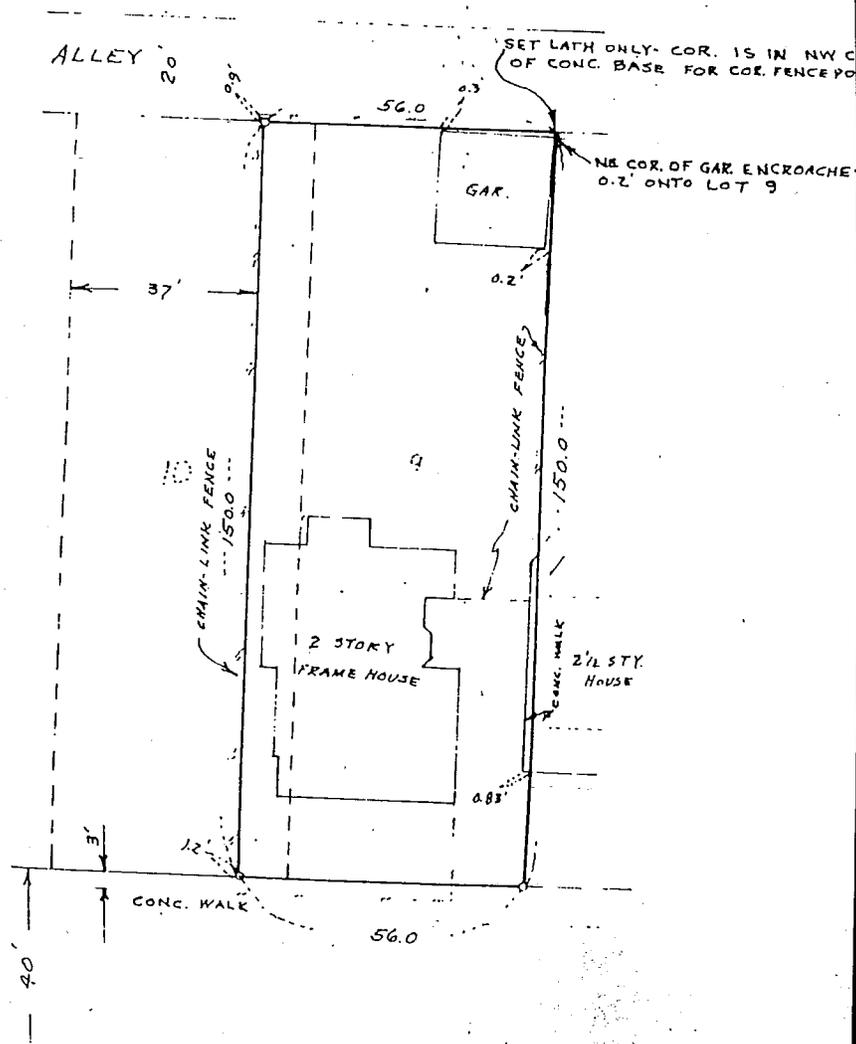
Unit 2

Unit 3

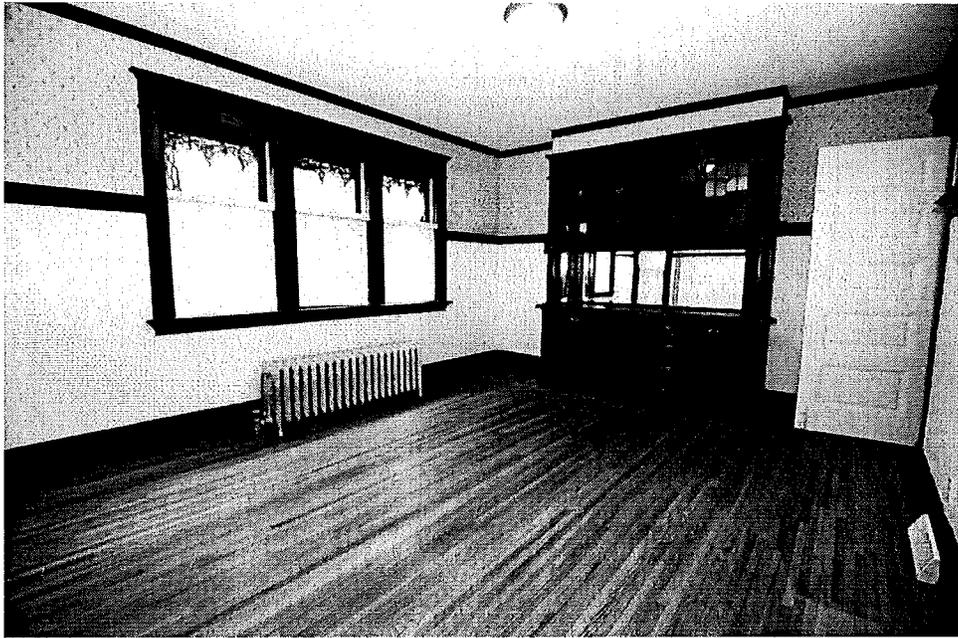




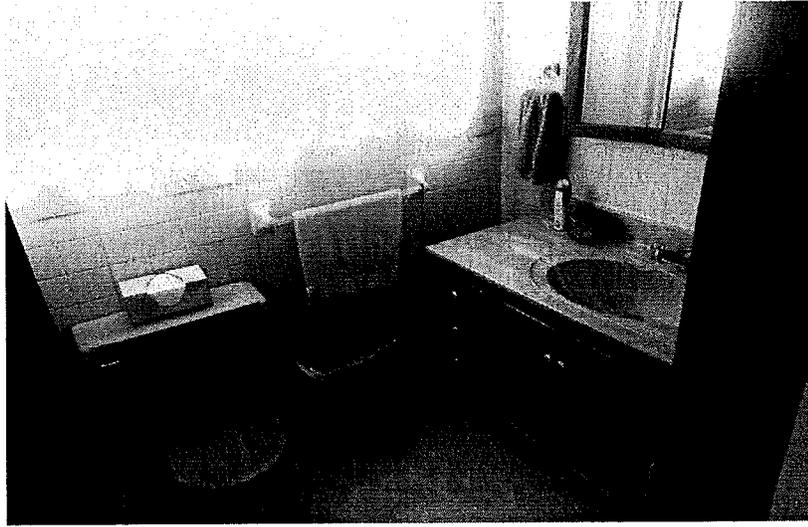
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Unit 1

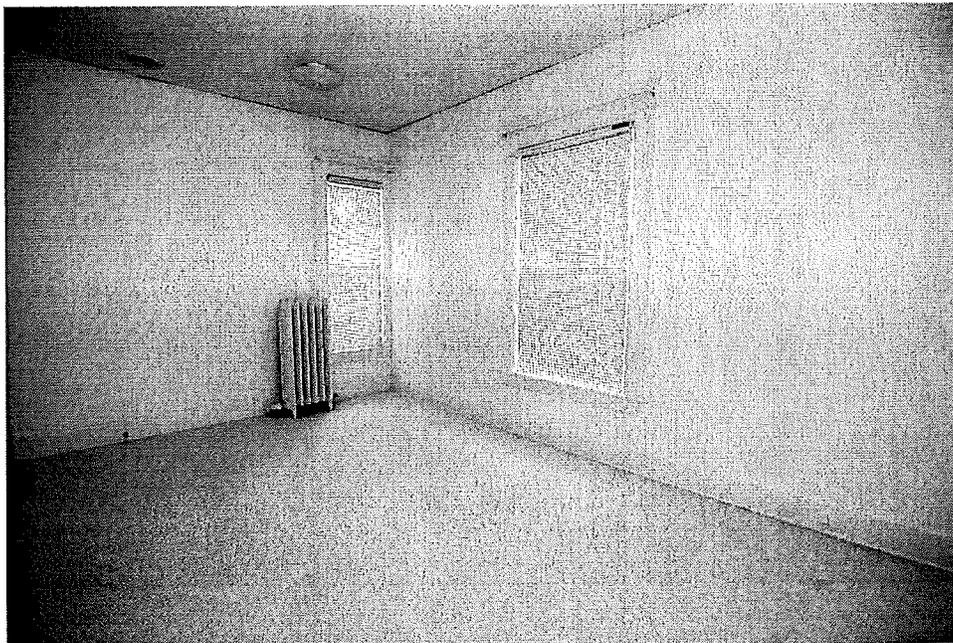
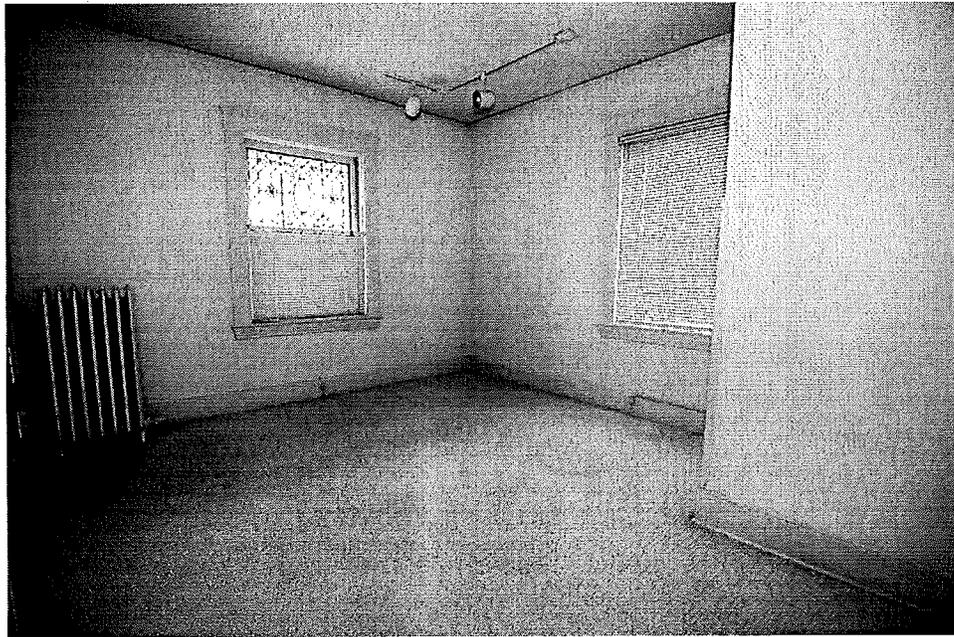


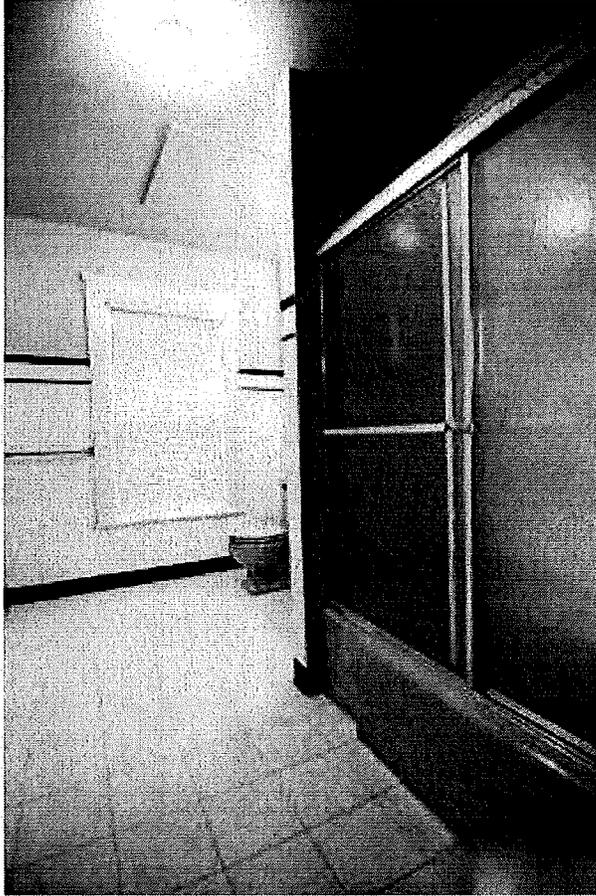




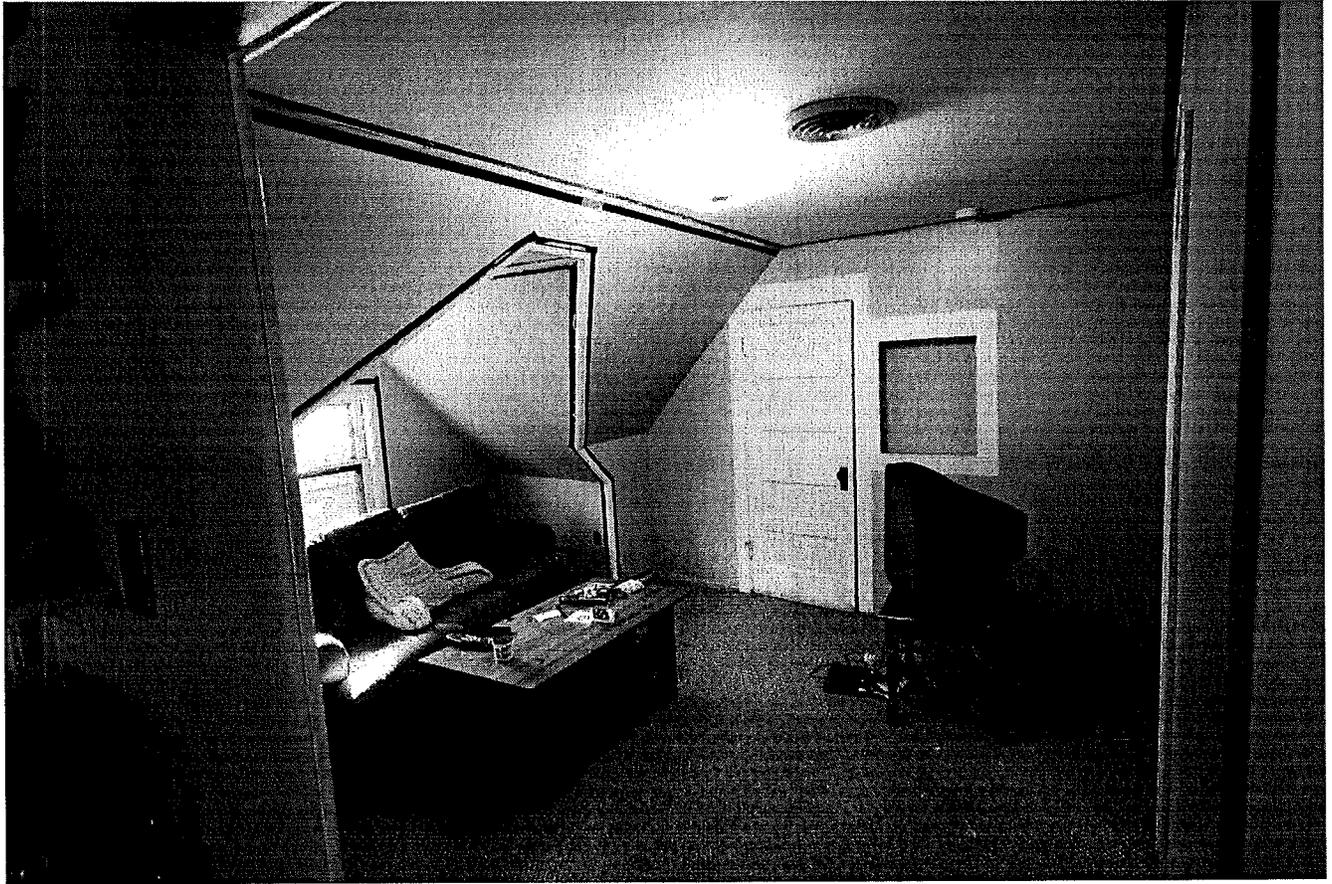
Unit 2

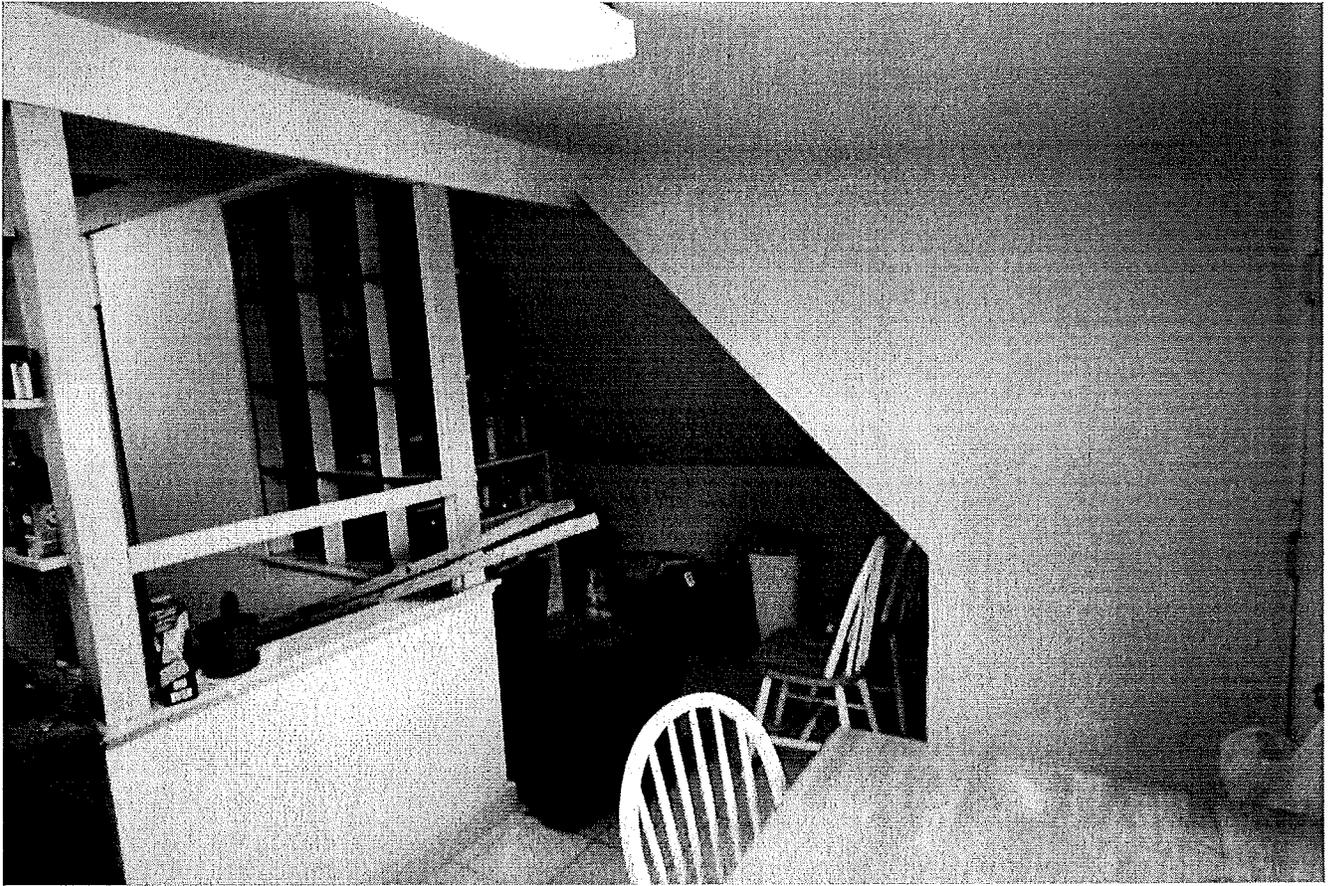


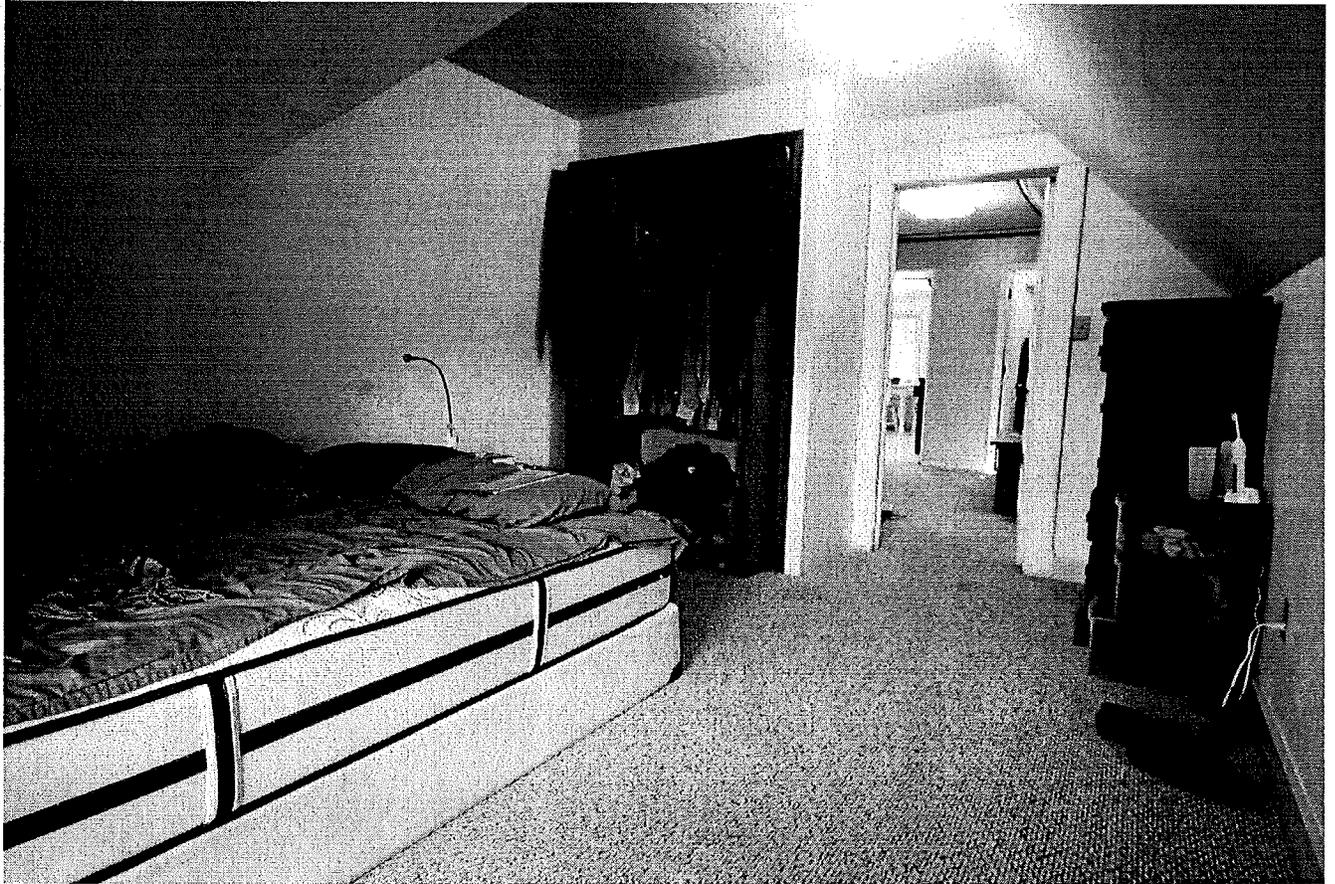


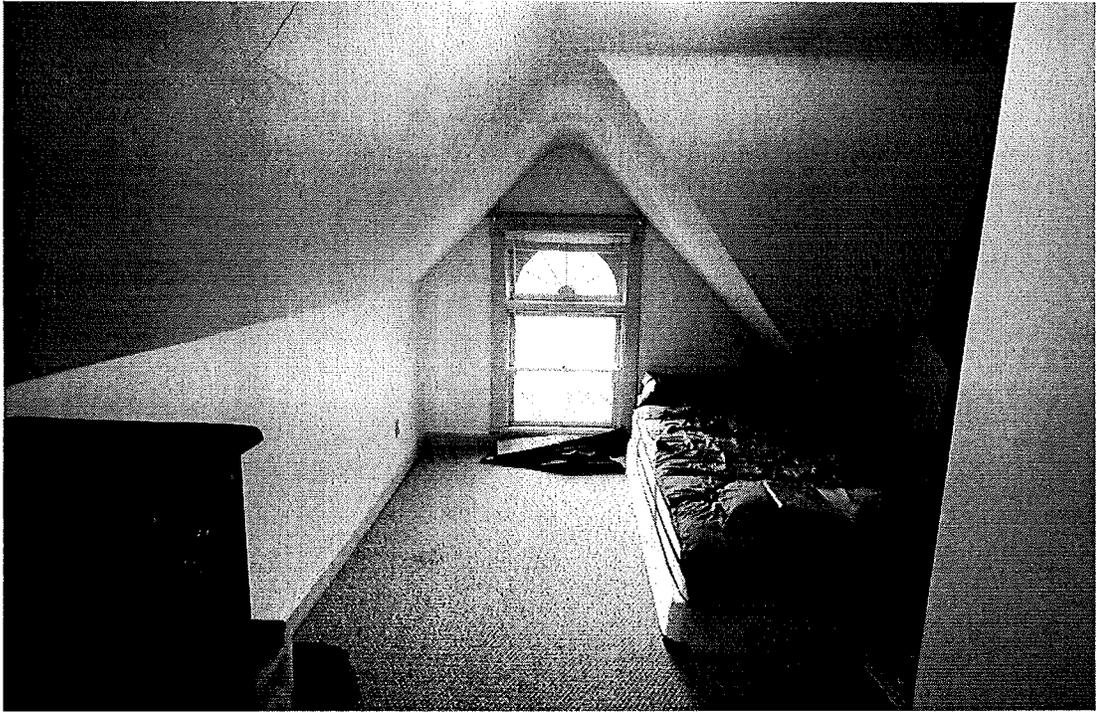


Unit 3

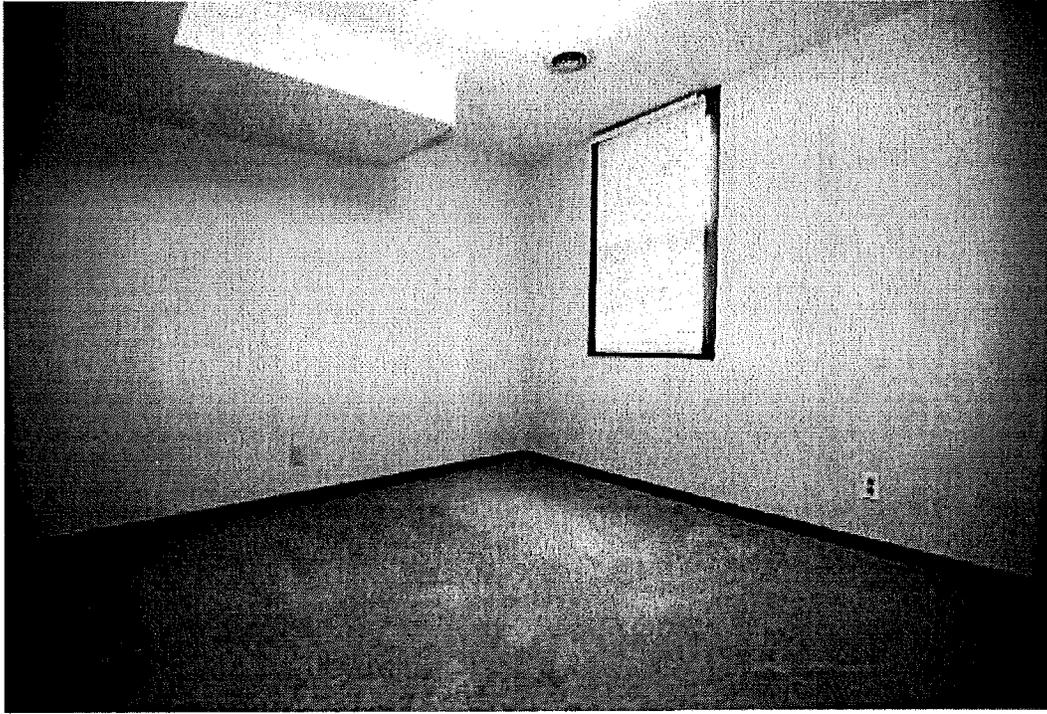


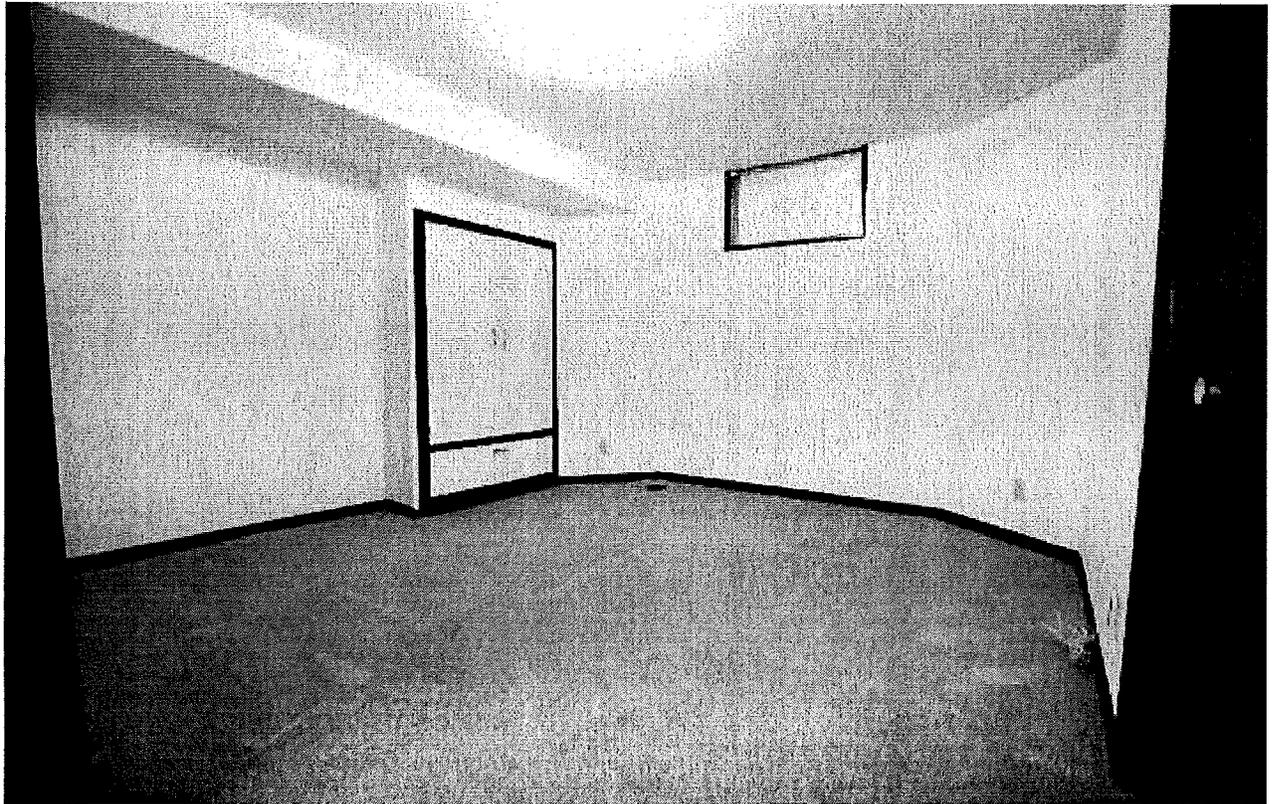
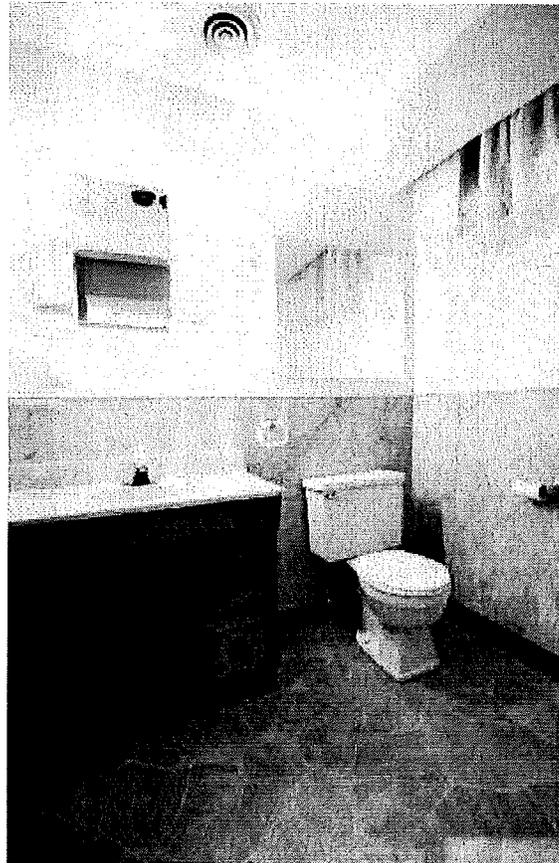






Unit 4





\* example submitted by applicant \*

## ZONING COMMITTEE STAFF REPORT

1. FILE NAME: Craig and Elsie Fohrenkamm FILE # 10-907-226
  2. APPLICANT: Craig and Elsie Fohrenkamm HEARING DATE: October 28, 2010
  3. TYPE OF APPLICATION: NUP - Establishment
  4. LOCATION: 432 Dewey St, between Feronia and Stinson
  5. PIN & LEGAL DESCRIPTION: 332923310038, Union Park Lot 62
  6. PLANNING DISTRICT: 13 PRESENT ZONING: RM2
  7. ZONING CODE REFERENCE: §Sec. 62.109(a)
  8. STAFF REPORT DATE: October 18, 2010 BY: Josh Williams
  9. DATE RECEIVED: October 7, 2010 60-DAY DEADLINE FOR ACTION: December 6, 2010
- 

- A. PURPOSE: Establishment of nonconforming use as a residential 4-plex.
- B. PARCEL SIZE: 8007 sq. ft. (approx. 50 ft. x 160 ft.)
- C. EXISTING LAND USE: Multi-Family Residential
- D. SURROUNDING LAND USE:
  - North: Single/Multi-Family Residential
  - East: Single/Multi-Family Residential
  - South: Single/Multi-Family Residential
  - West: Single/Multi-Family Residential
- 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 August, 2010, the applicant submitted an application for a variance of minimum lot size requirement; the application was withdrawn prior to a hearing before the Board of Zoning Appeals.
- G. DISTRICT COUNCIL RECOMMENDATION: The District 13 Council has not made a recommendation as of the writing of this report.
- H. FINDINGS:
  1. The applicant is seeking to establish legal non-conforming use status for an existing 4-unit residential structure. The zoning is RM2, allowing four-unit residential structures. However, while the lot meets the minimum allowed lot area of 1,500 square feet per unit, it does not meet the required minimum total lot area of 9,000 square feet. The applicants have stated that the property has been in use as four-unit residential structure since sometime in the 1980s, and that they were unaware that City records listed the property as a triplex.
  2. Renewal of the Fire Certificate of Occupancy for the subject property is currently pending correction of a number of outstanding issues, including zoning approval for a fourth unit.
  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.* This finding is met. The applicant is seeking to establish legal non-conforming status for an existing four-unit residential building on a lot that does not meet minimum lot-size requirements. The use is by definition entirely within an existing structure.
    - (2) *The use or use of similar intensity permitted in the same clause of the zoning code or in a more restrictive zoning district has been in existence continuously for a period of at least ten years prior to the date of the application.* This finding is met. The applicant has submitted evidence supporting the claim that property has been in use as a four-unit residential structure for well over ten years. Evidence submitted includes an original real estate appraisal, dated March 19, 1999 which describes the property as having four units and includes a floor plan indicating same. The applicant also submitted signed affidavits from four individuals who currently reside or had previously resided at neighboring properties for a continuous period exceeding ten years stating that the subject property was/has been in use as a four-unit residential building during the entire time of their residency.

- (3) *The off-street parking is adequate to serve the use.* This finding is met. The property includes a two-stall garage, as well as a gravel-surfaced driveway and parking area which can accommodate four or five vehicles, depending on arrangement. Under §63.207, residential uses require 1.5 off-street parking spaces per unit, yielding a requirement in this case of six spaces. It should also be noted that property is located within ¼ mile of the Fairview station of the Central Corridor LRT.
- (4) *Hardship would result if the use were discontinued.* This finding is met. The applicant has provided evidence supporting the continuous use of the property as a four-unit residential building for more than ten years. If the use were discontinued, the applicant would need to terminate the tenancy of at least one resident, and would need to either operate the property at a net loss or raise lease rate for the remaining tenants to make up the difference.
- (5) *Rezoning the property would result in "spot" zoning or a zoning inappropriate to surrounding land uses.* This finding is met. Rezoning of the property would result in the creation of a single parcel of different zoning entirely surrounded by a large, contiguous RM2 zone, which would constitute spot zoning.
- (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. Based on the evidence submitted by the applicant, the property has been continuously in the present use for a period exceeding ten years. A review of city records shows no substantial complaints regarding the property, and there is no evidence to suggest any negative impacts on the character of the immediate neighborhood nor endangerment of the public health, safety, or general welfare.
- (7) *The use is consistent with the comprehensive plan.* This finding is met. Strategy 3 (of three) of the Housing Chapter of the Saint Paul Comprehensive Plan is to *Ensure the Availability of Affordable Housing Across the City*, and Policy H3.1 is to *Support the preservation of publicly-assisted and private affordable housing*. Legal non-conforming use status for the property will prevent the loss of an affordable unit and a potential reduction in the affordability of the remaining three units.
- (8) *A notarized petition of two-thirds of the property owners within one hundred (100) feet of the property has been submitted stating their support for the use.* This finding is met. The petition was found sufficient on October 7, 2010: 14 parcels eligible; ten parcels required; ten parcels signed.

I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the Establishment of nonconforming use as a four-unit residential building, subject to the following additional conditions:

- 1) The entire structure must meet building and fire code standards, as verified through renewal of the Fire Certificate of Occupancy.

\* example submitted by applicant \*

DEPARTMENT OF PLANNING &  
ECONOMIC DEVELOPMENT  
Cecile Bedor, Director



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

25 West Fourth Street  
Saint Paul, MN 55102

Telephone: 651-266-6700  
Facsimile: 651-228-3220

DATE: October 29, 2010  
TO: Planning Commission  
FROM: Zoning Committee  
SUBJECT: Results of October 28, 2010 Zoning Committee Hearing

**OLD BUSINESS**

- |    |   | <u>Recommendation</u>    |   |
|----|---|--------------------------|---|
|    |   | <u>Staff</u>             | <u>Committee</u>                                    |
| 1. | <b>A &amp; A Quality Food Fuel ( 10-509-684 )</b><br>Conditional use permit to reconstruct an auto convenience store, with modification of required buffer area | Approval with conditions | Approval with conditions<br>( 6 - 1 )<br>(Wickiser) |
|    | <b>Address:</b> 1200 White Bear Ave N<br>SE corner at Maryland Ave  |                          |   |
|    | <b>District Comment:</b> District 2 recommended approval with conditions  |                          |   |
|    | <b>Support:</b> 1 person spoke, 0 letters   |                          |   |
|    | <b>Opposition:</b> 1 person spoke, 4 letters  |                          |   |
|    | <b>Hearing:</b> Hearing is closed   |                          |   |
|    | <b>Motion:</b> Approval with conditions   |                          |   |
|    |   | <u>Recommendation</u>    |   |
|    |   | <u>Staff</u>             | <u>Committee</u>                                    |
| 2. | <b>Craig and Elsie Fohrenkamm ( 10-907-226 )</b><br>Establishment of nonconforming use as a residential 4-plex  | Approval with conditions | Approval with conditions<br>( 7 - 0 )               |
|    | <b>Address:</b> 432 Dewey St<br>between Feronia and St. Anthony   |                          |   |
|    | <b>District Comment:</b> District 13 recommended approval   |                          |   |
|    | <b>Support:</b> 0 people spoke, 1 letter  |                          |   |
|    | <b>Opposition:</b> 0 people spoke, 0 letters  |                          |   |
|    | <b>Hearing:</b> Hearing is closed   |                          |   |
|    | <b>Motion:</b> Approval with conditions   |                          |   |

\* example submitted by applicant \*

## ZONING COMMITTEE STAFF REPORT

1. FILE NAME: Kuwaki Wang FILE # 10-127-224
  2. APPLICANT: Kuwaki Wang HEARING DATE: April 15, 2010
  3. TYPE OF APPLICATION: Nonconforming Use Permit-Reestablishment
  4. LOCATION: 935 Beech St, NW corner at Forest
  5. PIN & LEGAL DESCRIPTION: 332922220021; Stinsons Sub Of B111 Lyman Da Lot 30 Blk 111
  6. PLANNING DISTRICT: 4
  7. ZONING CODE REFERENCE: §62.109(d) PRESENT ZONING: RT1
  8. STAFF REPORT DATE: April 1, 2010 BY: Luis Pereira
  9. DATE RECEIVED: March 9, 2010 60-DAY DEADLINE FOR ACTION: May 8, 2010
- 

- A. PURPOSE: Re-establishment of nonconforming use as a 4-unit residential building
- B. PARCEL SIZE: 43 ft. (Beech) and a lot area of 5,289 sq. ft. plus ½ alley (423 sq. ft), or (0.13 acres). Total lot area for density purposes is 5,712 sq. ft.
- C. EXISTING LAND USE: Three/Four Family
- D. SURROUNDING LAND USE:
  - North: Duplex (RT1)
  - East: Single Family Detached house (RT1)
  - South: Single Family Detached house (RT1)
  - West: Single Family Detached house (RT1)
- E. ZONING CODE CITATION: §62.109(d) lists the conditions under which the Planning Commission may grant a permit to re-establish a nonconforming use.
- F. HISTORY/DISCUSSION: The property has had a series of owners, but its most recent owner was Countrywide Home Loans (now Bank of America). The property has been vacant for more than one year, first put on the City's Registered Vacant Building List on February 20, 2009. Coldwell Banker Burnett Inc., the agent representing the seller, has accepted a purchase agreement on house from a new owner, Kuwaki Wang (also the applicant).
- G. DISTRICT COUNCIL RECOMMENDATION: The Dayton's Bluff District 4 Community Council has written a letter of support for this application.
- H. FINDINGS:
  1. The applicant, Kuwaki Wang, proposes to re-establish the previous nonconforming use as a 4-unit residential building. According to the applicant, the building has two one-bedroom units on the ground floor and two 2-bedroom units on the upper floor. The smaller of the two bedrooms within the two upper floor units measure 72.2 square feet and 83.8 square feet in size, both of which comply with the Fire Code's minimum gross sleeping room floor area requirement of 70 square feet per occupant.
  2. Section 62.109(e) states: *When a nonconforming use of a structure, or structure and land in combination, is discontinued or ceases to exist for a continuous period of three hundred sixty-five (365) days, the planning commission may permit the reestablishment of a nonconforming use if the commission makes the following findings:*
    - (1) *The structure, or structure and land in combination, cannot reasonably or economically be used for a conforming purpose.* This finding is met. The submitted building plans show two units on each floor across a single common wall; each unit has a simple, rectangular floor plan consisting of one or two bedrooms, a living room, a bathroom, and a kitchen. Given the property's RT1 Two-Family Residential zoning, the property would have to be de-converted to a duplex to be considered a conforming use. According to the pro forma submitted by the applicant, a de-conversion of the property from four to two units would

cost \$200,000, compared to the \$10,000 in improvements to the property if it were to remain as a 4-unit building – the latter including code corrections (plumbing, electrical, heating system corrections) and cosmetic updates (re-painting, new appliances, etc.). The annual cash flow associated with a deconverted, two-unit building is estimated by the applicant to be \$18,000, significantly less than that of a four-unit building, \$24,000.

- (2) *The proposed use is equally appropriate or more appropriate to the district than the previous nonconforming use.* This finding is met. The building was constructed in 1900, and DSI records indicate that the property received a Certificate of Occupancy (C. of O.) in 1979 for residential uses (at that time a C. of O. was only required for residential buildings with four or more units). Records suggest the property was used as a four-unit apartment building until possibly as late as February 20, 2009, when it was put on the City's Registered Vacant Building List as a Category II vacant building. While City records also indicate a series of complaints about property management including property graffiti, inadequate snow removal, rubbish, and tall grass occurring between 2001 and 2009, these complaints do not suggest that the property is inappropriate as a 4-unit residential use.
- (3) *The proposed use will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, or general welfare.* This finding is met. While the lot size does not meet the minimum required for RT1 zoning (3,000 square feet per unit), the property is on a corner lot with good street frontage, alley access, and four off-street parking spaces (i.e. one space per unit). The property is located in an area with a variety of residential and nonresidential uses, including several duplexes across the alley and across Beech Street, the commercial property across the Forest St/Beech St intersection, and a church one block away. If code corrections are completed by the applicant, the proposed four-unit property will not be detrimental to the immediate neighborhood or endanger the public health, safety or general welfare.
- (4) *The proposed use is consistent with the comprehensive plan.* This finding is met, as the property falls within the Residential Corridor Land Use Category of the City's Comprehensive Plan, which calls for a range of residential densities between 4 and 30 units/acre. The proposed 4-unit building is located on a 0.13-acre lot, resulting in a density of approximately 30.7 units/acre, i.e., consistent with the upper end of the density range. In addition, the property is on a corner and is situated in a walkable location less than one quarter mile from East 7<sup>th</sup> Street, which is designated as a Mixed Use Corridor. The Dayton's Bluff District 4 Plan Summary, approved in 2009, includes recommendations to identify problem properties and develop strategies for addressing issues associated with them; the plan also recommends that within the *Invest Saint Paul* areas, vacant buildings should be rehabilitated and new buildings should be constructed on vacant sites, with input from District 4, as appropriate.
- (5) *A notarized petition of two-thirds of the property owners within one hundred (100) feet of the property has been submitted stating their support for the use.* This finding is met. The petition was found sufficient on March 24, 2010: 15 parcels eligible; 10 parcels required; 10 parcels signed.

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

- I. **STAFF RECOMMENDATION:** Based on the findings above, staff recommends approval of the re-establishment of nonconforming use as a 4-unit residential building subject to the following conditions:

1. Prior to the property being re-occupied, the applicant must comply with the code correction items identified through a Team Inspection performed by the City's Fire Inspections unit.
2. The number of bedrooms within each of the two residential units on the building's top floor must be reviewed and approved by the Fire Inspections unit.
3. A Certificate of Occupancy must be approved by the City prior to the property being re-occupied.

\* example submitted by applicant \*

03-09-10

To whom it may concern

This structure was existed as a 4-plex since 1900. It is not able to converted into Duplex.

There are more than 8 duplex and one commercial building around this property.

This building will be renovated and safe for the neighborhood under the new management.

Truely yours

Kucwaki Wang

\* example submitted by applicant \*

PRO FORMA INFORMATION SHEET  
FOR DUPLEX AND TRIPLEX CONVERSION CASES

MAR 24 2010

Continuation of Extra Units

2 units 4 plex

Required Information	With Continuation of Extra Units in Structure	With Conversion of Structure to Legal Number of Units
Income		
Total monthly rent income for all units	2,100	\$ 2,800
Monthly income from structure other than rent	—	—
Existing vacancy (if any)	—	—
Effective gross income (EGI) / month <sup>1</sup>	\$ 2,100	\$ 2,800
Effective Gross Income / year	\$ 24,000	\$ 3,600
Operating Expenses (Annual) <sup>2</sup>	\$ —	\$ —
Maintenance	1,200	1,200
Insurance	1,900	1,900
Utilities (only include amount paid by landlord)	—	—
Other (Identify)	—	—
Taxes	4,100	\$ 4,500
Net Operating Income (Annual) <sup>3</sup>	\$ —	\$ —
Monthly debt / mortgage payment	—	—
Annual debt payment	\$ —	\$ —
Rehab projects	Rehab + 2000	10,000
Total cost of improvements	21,000	10,000
Monthly rehab debt payment	—	—
Annual rehab debt payment	\$ —	\$ —
Cash Flow: profit, (loss) <sup>4</sup>	\$ 1,500/m	\$ 2,000/m

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 payment)

ZONING PETITION SUFFICIENCY CHECK SHEET

REZONING

SCUP

NCUP

1-3-14  
New applic

FIRST SUBMITTED

RESUBMITTED

DATE PETITION SUBMITTED: 9-26-13

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

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

DATE OFFICIALLY RECEIVED: 10-10-13

16

PARCELS ELIGIBLE: 16

PARCELS ELIGIBLE: 16

11

PARCELS REQUIRED: 11

PARCELS REQUIRED: 11

11

PARCELS SIGNED: 10

PARCELS SIGNED: 11

CHECKED BY: Paul Dubroiel

DATE: 10-10-13

Paul Dubroiel

1-6-14

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 Brett Ripley,  
(name of applicant)

to establish a 4-unit building,  
(proposed use)

located at 1685 Taylor Ave.,  
(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
1679 TAYLOR	RICHARD NOLAN	Richard Nolan	08-16-13
1683 Taylor Ave	Robert Nolan	Robert Nolan	08-16-13
904 Aldine	Jason & Jeff Simick	Jason & Jeff Simick	8-21-2013
1689 Taylor	April Zaspahl	April Zaspahl	8/21/13
1692 Taylor	Nancy Wood	Nancy Wood	8/21/13
1682 Taylor	Stephanie Drake	Stephanie Drake	8/21/13
905 Charlotte	Leung Lun	Leung Lun	8/21/13
1688 Taylor	Salina Khatek	Salina Khatek	8/21/13
1672 Taylor	Steve Tschida	Steve Tschida	8-24-13
1693 Taylor	Chloe Wille	Chloe Wille	9/4/13
1697 Taylor	Carl D. Nelson	Carl D. Nelson	9/4/13
1685 Taylor	Brett Ripley	Brett Ripley	9/13/13

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

CITY OF SAINT PAUL

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

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

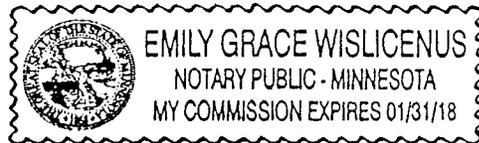
The petitioner, Brett Ripley, being first duly sworn, deposes and states that the consent petitioner is informed and believes the parties described on the consent petition are owners of the parcels of real estate described immediately before each name; each of the parties described on the consent petition 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.

Brett Ripley  
NAME

1685 Taylor Ave.  
ADDRESS

218-329-7759  
TELEPHONE NUMBER

Subscribed and sworn to before me this  
13 day of September, 2013.



Emily Wislicenus  
NOTARY PUBLIC

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

Required Information	With Continuation of Extra Units in Structure (4)	With Conversion of Structure to Legal Number of Units (3)
<b>Income</b>		
Total monthly rent income for all units	3000	2500
Monthly income from structure other than rent	450	400
Existing vacancy (if any)		
Effective gross income (EGI) / month <sup>1</sup>	\$ 3450	\$ 2900
<b>Effective Gross Income / year</b>	\$ 41400	\$ 34,800
<b>Operating Expenses (Annual) <sup>2</sup></b>		
Maintenance	7500	6500
Insurance (including PMI)	5296	5296
Utilities (only include amount paid by landlord)	9840	8640
Other (Identify)	2300	2000
Taxes	3660	4500
<b>Net Operating Income (Annual) <sup>3</sup></b>	\$ 12,804	\$ 7864
Monthly debt / mortgage payment	1062	1062
<b>Annual debt payment</b>	\$ 12744	\$ 12744
<b>Rehab projects</b>		
Total cost of improvements		30,000
Monthly rehab debt payment		580
<b>Annual rehab debt payment</b>	\$	\$ 6960
<b>Cash Flow: profit, (loss) <sup>4</sup></b>	\$ +60	\$ -11,840

et (no homestead credit)

- 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	4 (1 vacant)	4
Number of bedrooms in each unit		
Unit 1	2	2
Unit 2	2	2
Unit 3	2	2
Unit 4	1	1
Size of each unit in square feet		
Unit 1	1250	1250
Unit 2	1150	1150
Unit 3	600	600
Unit 4	600	600
<b>Debt:</b>		
Initial principal amount	233,500	
Initial Interest rate	3.75 + PMT ≈ 6%	
Term of mortgage/debt financing	30 yrs	
Time remaining on note	29 yrs	
Balance on existing debt	224,000	
Rehabilitation: None needed (no change to structure)		
Type of improvements:		

			reinspection) - Severity 9 07/29/2011: Correction Orders	
04 163613 100 00 RF	1685 TAYLOR AVE	Follow up on C of O folder approved with corrections.	Referral Type: C of O Entered on: 10/05/2004 Closed on: 09/15/2005	Closed
04 163612 000 00 CO	1685 TAYLOR AVE	282923410037	Certificate of Occupancy Type: Residential 3+ Units Occupancy Type: Dwelling Units Residential Units: 3 Class: A Completed on: 10/23/2006 Paid In Full = Yes  Inspection Results (most recent first): 10/23/2006: Approved w/Corrections 1. EXTERIOR(GARAGE): Address - Not posted SPLC 71.01 (Deficiency - 1st inspection) - Severity 5 2. Required Smoke Detector Affidavit SPLC 39.02(c) (Abated - 1st inspection) - Severity 9 3. Residential Occupancy Affidavit (Abated - 1st inspection) - Severity 9 4. Heating Equipment Maintenance SPLC 34.11 (6), 34.34 (Abated - 1st inspection) - Severity 5	Certified
02 226253 100 00 RF	1685 TAYLOR AVE	Follow up on C of O folder approved with corrections.	Referral Type: C of O Entered on: 09/26/2002 Closed on: 11/27/2002	Closed
02 226252 000 00 CO	1685 TAYLOR AVE	282923410037	Certificate of Occupancy Type: Residential Occupancy Type: Dwelling Units Residential Units: 4 Class: B Completed on: 10/05/2004 Paid In Full = Yes  Inspection Results (most recent first): 10/05/2004: Approved w/Corrections 1. LAUNDRY ROOM: Provide Elect. Panel Clearance NEC 110-26 (Deficiency - 1st inspection) - Severity 2 2. UNIT 3: No Backflow Device SPC 4715.2000, 2110 (Deficiency - 1st inspection) - Severity 5 3. Required Smoke Detector Affidavit SPLC 39.02(c) (Abated - 1st inspection) - Severity 9 4. Ext. Walls SPLC 34.09 (1) b,c, 34.32 (1) b,c (Deficiency - 1st inspection) - Severity 7 5. Heating Equipment Maintenance SPLC 34.11 (6), 34.34 (Deficiency - 1st inspection) - Severity 5	History
01 020589 000 00 CO	1685 TAYLOR AVE	282923410037	Certificate of Occupancy Type: Residential Occupancy Type: Dwelling Units Residential Units: 4 Class: A Completed on: 09/26/2002 Paid In Full = Yes  Inspection Results (most recent first): 09/26/2002: Approved w/Corrections 1. ATTIC-- 1 FURNACE: Heating Equipment Maintenance SPLC 34.11 (6), 34.34 (Deficiency - 1st inspection) - Severity 5 2. BASEMENT-- 1 BOILER & 1 FURNACE: Heating Equipment Maintenance SPLC 34.11 (6), 34.34 (Deficiency - 1st inspection) - Severity 5 3. Required Smoke Detector Affidavit SPLC 39.02(c) (Abated - 1st inspection) - Severity 9	History



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

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

Telephone: 651-266-8989  
Facsimile: 651-266-8951  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

July 29, 2011

SCOTT HUESTIS  
2147 UNIVERSITY AVE W  
ST PAUL MN 55114-1313

### FIRE INSPECTION CORRECTION NOTICE

RE: 1685 TAYLOR AVE  
Ref. #16008  
Residential Class: C

Dear Property Representative:

Your building was inspected on July 29, 2011 for the renewal of your Fire Certificate of Occupancy. Approval for occupancy will be granted upon compliance with the following deficiency list. The items on the list must be corrected prior to the re-inspection date. **A re-inspection will be made after September 15, 2011.**

Failure to comply may result in a criminal citation or the revocation of the Fire Certificate of Occupancy. The Saint Paul Legislative Code requires that no building shall be occupied without a Fire Certificate of Occupancy. The code also provides for the assessment of additional re-inspection fees.

**YOU WILL BE RESPONSIBLE FOR NOTIFYING TENANTS IF ANY OF THE FOLLOWING LIST OF DEFICIENCIES ARE THEIR RESPONSIBILITY.**

#### DEFICIENCY LIST

1. Basement - Dryer - UMC 504.6 - Provide, repair or replace the dryer exhaust duct. Exhaust ducts for domestic clothes dryers shall be constructed of metal and shall have a smooth interior finish. The exhaust duct shall be a minimum nominal size of four inches (102 mm) in diameter. This work may require a permit(s). Call DSI at (651) 266-8989.
2. Basement - MSFC 703 - Provide, repair or replace the fire rated door and assembly.- Repair and maintain the door closer and latch on both doors to utility rooms.
3. Basement Unit - MSFC 703 - Repair and maintain the required fire resistive construction with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-9090.-Repair and maintain ceiling in unit in an approved manner.

An Equal Opportunity Employer

4. Rear Entryway - MSFC 703 - Repair and maintain the required fire resistive construction with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-9090.-Patch wall and underneath stairway in an approved manner.
5. Throughout - MN State Statute 299F.50 Immediately provide and maintain an approved Carbon Monoxide Alarm in a location within ten (10) feet of each sleeping area. Installation shall be in accordance with manufacturers instructions.
6. Throughout - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work will require a permit(s). Call DSI at (651) 266-8989.-Repair all incorrectly wired receptacles throughout the building. Multiple 3-prong receptacles have open ground connection. Reversed polarity at other receptacles.
7. Throughout - NEC 410-8 (b) (1) Provide for the incandescent light fixtures in closets to have a completely enclosed lamp.-This work may require a permit. Contact DSI at (651) 266-8989.
8. Throughout - MSFC 1008.1.8.4 - Bolt Locks - Manually operated flush bolts or surface bolts are not permitted. - Remove slide bolt locks.
9. Throughout - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window in good condition.-Repair windows as needed so that all double-hung windows throughout the building are easily openable without excessive effort. At least one window in each bedroom must easily open to a full height of 24 inches or greater to meet egress requirements.
10. Throughout - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.-Repair all smoke detectors throughout the building as needed where giving low battery sign or where non-working.
11. Unit 1 - 1st Floor - Bathroom - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-9090.-Replace GFCI outlet with non-working breaker.
12. Unit 1 - 1st Floor - Side Bedroom - MSFC1026.1 - Provide and maintain an approved escape window from each sleeping room. The minimum size must be 5 square feet of glazed area with a minimum of 24 inches of openable height and 20 inches of openable width. With a finished sill height not more than 48 inches. This work may require permit(s). Call DSI at (651)- 266-9090. Refer to the Escape Windows for Residential Occupancies handout for more information.-

Existing casement window does not meet glazed area requirement. Window has an openable and glazed area of 21 inches wide by 28 inches high, 4.1 square feet.

13. Unit 1 - 2nd Floor - MSFC 605.1 - Remove unapproved exposed wiring and install in accordance with the electrical code. This work may require a permit(s). Call DSI at (651) 266-9090.-Repair non-metallic cable (Romex) run along floor exposed across doorway by kitchen.

14. Unit 1 - 2nd Floor - Kitchen - MFGC 404.12 - Provide leak tight caps or plugs on disconnected or unused gas lines.
15. Unit 1 - 2nd Floor - Rear Door - SPLC 34.09 (3) i- Provide and maintain an approved one-inch throw single cylinder deadbolt lock.-Deadbolt locks are required on all unit doors leading to exterior or to common area.
16. Unit 3 - 2 Bedrooms - MSFC1026.1 - Provide and maintain an approved escape window from each sleeping room. The minimum size must be 5 square feet of glazed area with a minimum of 24 inches of openable height and 20 inches of openable width. With a finished sill height not more than 48 inches. This work may require permit(s). Call DSI at (651)- 266-9090.

Front Bedroom: Double-hung window has an openable area of 16 inches high by 33.5 inches wide and a glazed area of 36 inches high by 33.5 inches wide, 8.4 square feet.

Side Bedroom: Casement window has an openable area of 37.5 inches high by 17 inches wide and a glazed area of 37.5 inches high by 20.5 inches wide, 5.3 square feet.

17. SPLC 34.11 (6), 34.34 (3) - Provide service of heating facility by a licensed contractor which must include a carbon monoxide test. Submit a completed copy of the Saint Paul Fire Marshal's Existing Fuel Burning Equipment Safety Test Report to this office.
18. SPLC 39.02(c) - Complete and sign the smoke detector affidavit available on website and return it to this office.
19. SPLC 62.101 - Use of this property does not conform to zoning ordinance. Discontinue unapproved use or call DSI Zoning at (651) 266-8989 to convert to legal use.- Discontinue use of property was four (4) units and convert to legal occupancy of three (3) units in accordance with all Zoning Dept. requirements.  
This includes:
  - Remove deadbolt and keyed lock from doorway between 1st floor and 2nd floor in Unit 1.
  - Completely remove 2nd kitchen from Unit 1 including sink, cabinets, countertops and appliances.
  - Cap gas line, plumbing lines, and drain line from de-converted kitchen under any necessary DSI permit(s). Contact DSI at (651) 266-8989 for permits.

For an explanation or information on some of the violations contained in this report, please visit our web page at: <http://www.ci.stpaul.mn.us/index.aspx?NID=211>

You have the right to appeal these orders to the Legislative Hearing Officer. Applications for appeals may be obtained at the Office of the City Clerk, 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102 Phone: (651-266-8688) and must be filed within 10 days of the date of this order.

If you have any questions, email me at: [mitchell.imbertson@ci.stpaul.mn.us](mailto:mitchell.imbertson@ci.stpaul.mn.us) or call me at 651-266-8986 between 7:30 a.m. - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Mitchell Imbertson  
Fire Inspection

Reference Number 16008

ZF #13-240-134  
Brett Ripley

**Langer, Samantha (CI-StPaul)**

---

**From:** Radel, Jamie (CI-StPaul)  
**Sent:** Monday, October 21, 2013 9:27 AM  
**To:** Langer, Samantha (CI-StPaul)  
**Subject:** FW: Re-Zoning of 1682 Taylor

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**From:** Lisa Belvito [<mailto:lisa@belvito.com>]  
**Sent:** Saturday, October 19, 2013 3:45 PM  
**To:** Radel, Jamie (CI-StPaul)  
**Subject:** Re-Zoning of 1682 Taylor

Jamie - I just received a note from Jo Perry about a zoning hearing next Thursday. I am not available that night but feel VERY strongly against this rezoning.

I'm at 1652 Hewitt and have already seen what happens when a single family house turns into a 4 plex. The student rental property 2 doors west of us has created numerous problems and needs to call the police. Over the years since it became a group rental property it has turned into a house that has huge parties and attracts dozens of students moving enmasse searching for parties. The result has been people screaming in the streets at 2AM, throwing bottles and cans on our lawns and actually urinating on our lawns. When approached the students have been disrespectful and at times threatening to the owners of property in this neighborhood. Absentee LL's have little control over how their tenants behave and the home owners in the neighborhood pay the price.

The last thing we need in this neighborhood is another house that attracts roving parties and destructive, irresponsible tenants.

I hope you will take my thoughts into consideration as this potential rezoning is considered.

Lisa

When you retire will you stop working, or will you stop calling it work?



ZF#13-240-134  
B. Ripley

**Langer, Samantha (CI-StPaul)**

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**From:** Radel, Jamie (CI-StPaul)  
**Sent:** Monday, October 21, 2013 9:26 AM  
**To:** Langer, Samantha (CI-StPaul)  
**Subject:** FW: 1685 Taylor St. Paul

-----Original Message-----

**From:** Carol Imsdahl [<mailto:cimsdahl123@gmail.com>]  
**Sent:** Saturday, October 19, 2013 4:26 PM  
**To:** Radel, Jamie (CI-StPaul)  
**Subject:** 1685 Taylor St. Paul

Hi Jamie,

I wanted to comment on the proposal of restoring 1685 Taylor back to a four plex. I live next door to the house and have no problem with what they are proposing. The owners are very responsible and I love that they live in the home so they can take care of any problems right away that may arise.

Thank you,  
Carol

ZF # 13-240-134  
Bre#Ripley

**Langer, Samantha (CI-StPaul)**

---

**From:** Radel, Jamie (CI-StPaul)  
**Sent:** Monday, October 21, 2013 9:27 AM  
**To:** Langer, Samantha (CI-StPaul)  
**Subject:** FW: Rezoning 1685 Taylor Ave Saint Paul, MN

-----Original Message-----

**From:** Henry Newman [<mailto:hsn@hsnewman.com>]  
**Sent:** Saturday, October 19, 2013 3:55 PM  
**To:** Radel, Jamie (CI-StPaul)  
**Cc:** Lisa.Garlepy  
**Subject:** Rezoning 1685 Taylor Ave Saint Paul, MN

Mr. Radel,

I cannot attend the meeting at 3:30 October 24th given work commitments. I would however like to go on record that I am opposed to rezoning the property. Our neighborhood has experienced numerous problems with Hamline University students year after year with this year being the worse in memory having lived in the neighborhood for over 15 years. This year students walk the streets shouting and drinking Friday and Saturday nights urinating on lawns and seemingly know when the police are called and disperse. I have found beer cans on our front lawn 3 out of the last 5 weekends. The last thing this neighborhood needs is more off campus student housing.

Sincerely,

Henry Newman

Henry Newman | CEO/CTO  
1652 Hewitt Ave.  
Saint Paul, MN 55104

2F# 13-240-134  
B. Ripley

**Langer, Samantha (CI-StPaul)**

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**From:** Radel, Jamie (CI-StPaul)  
**Sent:** Wednesday, October 23, 2013 5:19 PM  
**To:** Langer, Samantha (CI-StPaul)  
**Subject:** FW: 1685 Taylor Ave W

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**From:** Justin Sundberg [mailto:[justin@jdsundberg.com](mailto:justin@jdsundberg.com)]

**Sent:** Wednesday, October 23, 2013 4:12 PM

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

**Subject:** 1685 Taylor Ave W

Dear Jamie,

My name is Justin Sundberg, and I am the resident of 1711 Taylor Ave W, and I am neighbors of Mr. Brett Ripley.

I was notified that there is a meeting tomorrow regarding the classification of the 1685 building. I would like to weigh in with my thoughts: I fully support the building as a 4-plex. If you saw the building, you would note that it really is more fit to house 4 tenants, and changing it to a triplex would require significant structural changes to the building. I know Mr. Ripley, and he is an upstanding individual and a wonderful neighbor.

If you have any questions for me regarding this issue, feel free to contact me at this email or call me at (612) 964-1741.

Regards,

Justin

Justin D. Sundberg, CPA

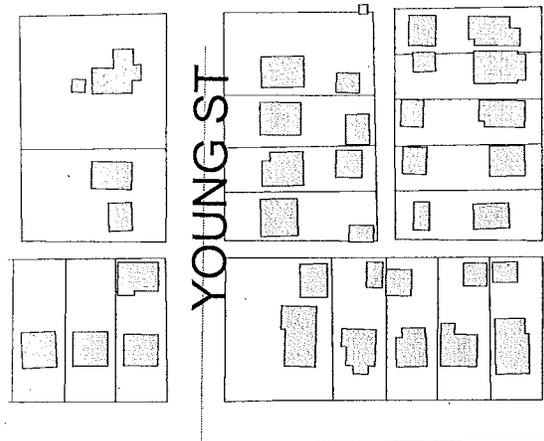
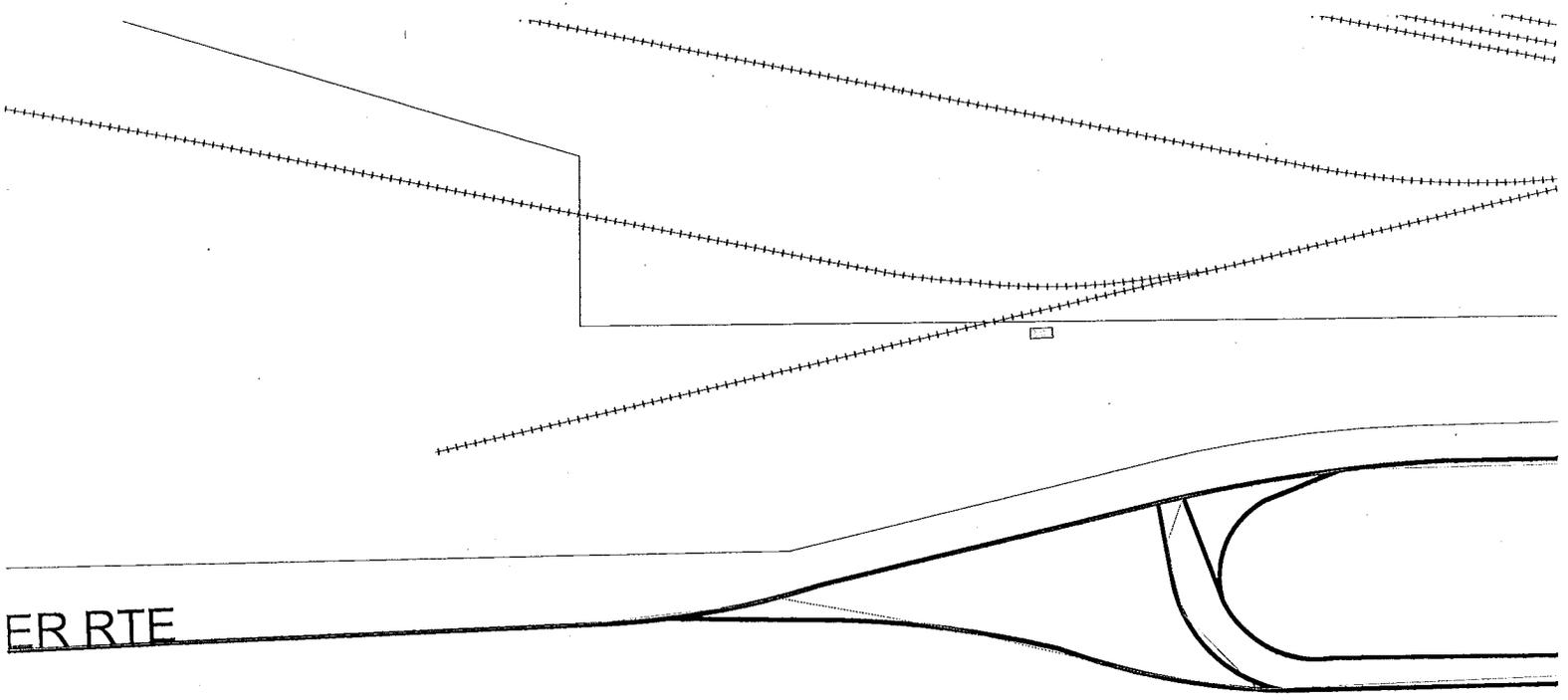
612.964.1741

[www.jdsundberg.com](http://www.jdsundberg.com)

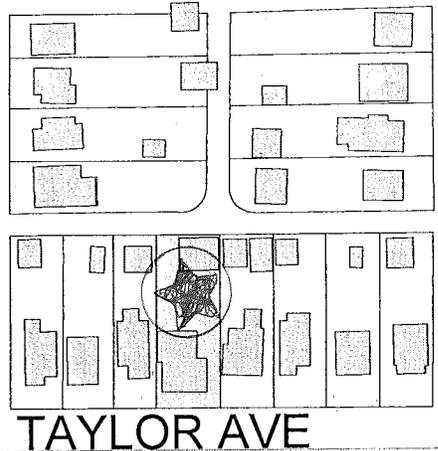


- Building
- Boundary
- Street
- Street Name, also
- Street Number
- Intersection
- Address
- 1200
- 1202
- 1204
- 1206
- 1208
- 1210
- 1212
- 1214
- 1216
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- 1300

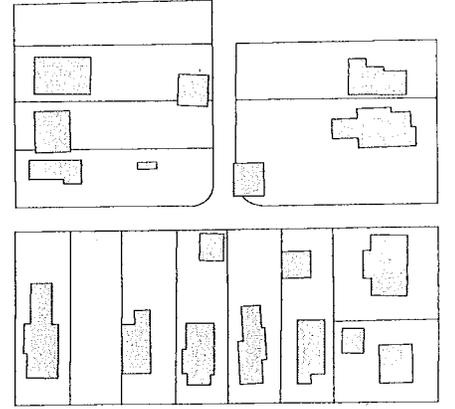
ER RTE



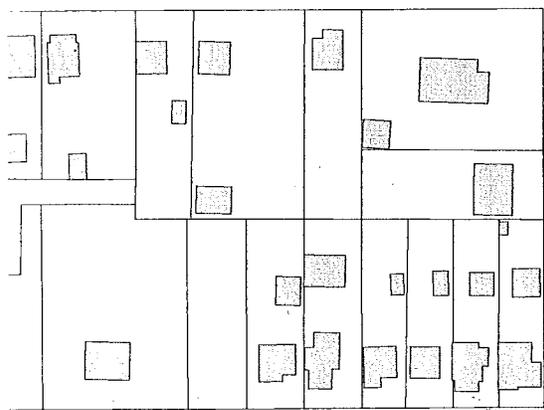
YOUNG ST



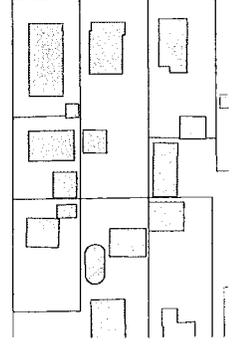
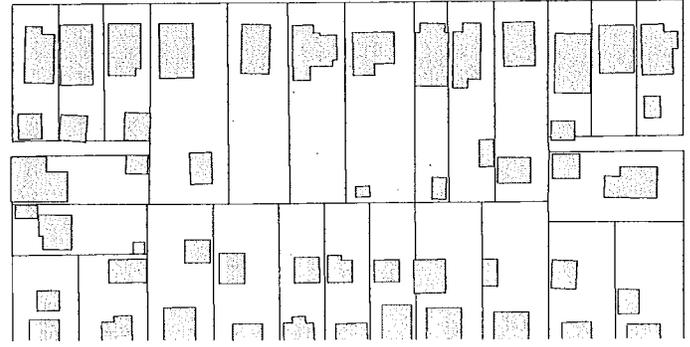
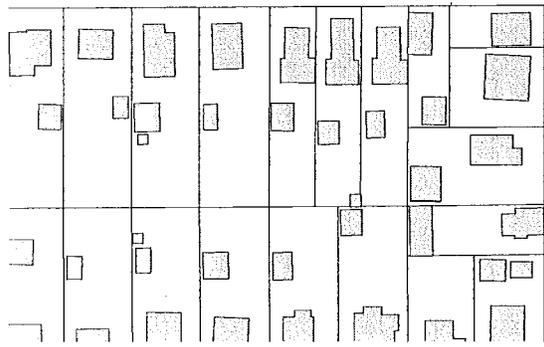
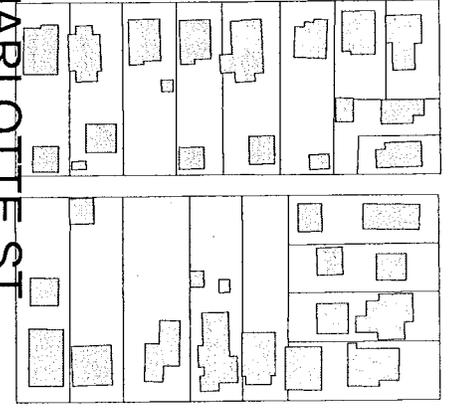
TAYLOR AVE



CHARLOTTE ST



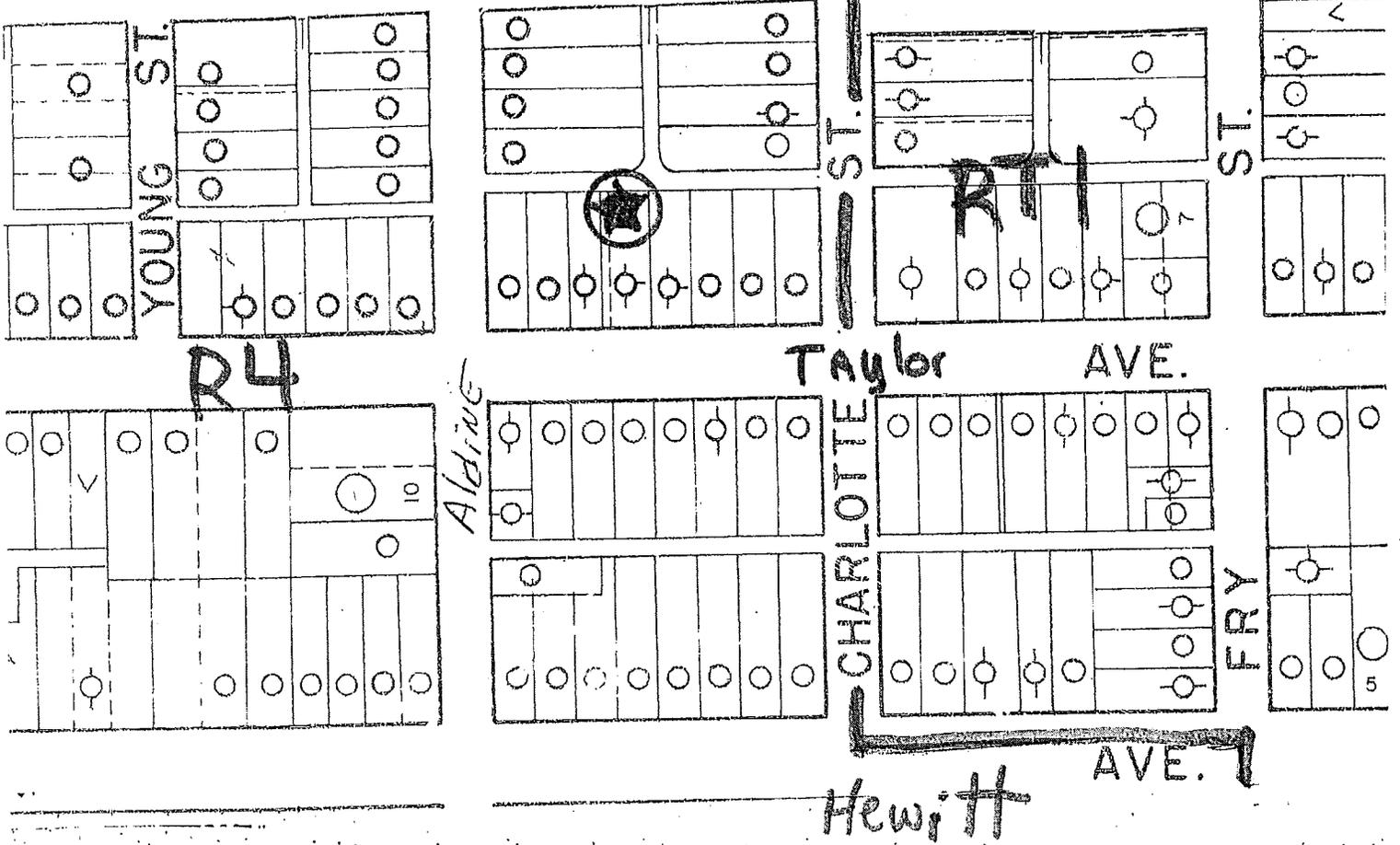
HEWITT AVE



I I

Pierce Butler

ROUTE



APPLICANT Brett Ripley  
 PURPOSE RE-EST NCUA  
 FILE # 13-240134 DATE \_\_\_\_\_  
 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'