

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** 1648 Bush Nonconforming Duplex Reestablishment **ZONING FILE #** 21-263-294
 2. **APPLICANT:** Edward Robinson **HEARING DATE:** June 3, 2021
 3. **TYPE OF APPLICATION:** Nonconforming Use Permit - Reestablishment
 4. **LOCATION:** 1648 Bush Avenue, between Kennard Street and Germain Street
 5. **PIN & LEGAL DESCRIPTION:** 27.29.22.43.0051; Lot 3, Block 3, J. N. Rogers 3rd Addition
 6. **PLANNING DISTRICT:** 2
 7. **ZONING CODE REFERENCE:** § 62.109(e) **PRESENT ZONING:** R4
 8. **STAFF REPORT DATE:** May 25, 2021 **BY:** Mike Richardson
 9. **DATE RECEIVED:** May 13, 2021 **60-DAY DEADLINE FOR ACTION:** July 15, 2021
-

- A. **PURPOSE:** Reestablishment of nonconforming use as a duplex with reduced parking.
- B. **PARCEL SIZE:** 4,953 sq. ft., plus ½ 600 sq. ft. alley, 5,253 sq. ft. (approximately 0.121 acres)
- C. **EXISTING LAND USE:** Duplex
- D. **SURROUNDING LAND USE:**
 - North: Single Family Detached Home (R4)
 - East: Single Family Detached Home (R4)
 - South: Single Family Detached Home (R4)
 - West: Single Family Detached Home (R4)
- 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:** Based on listings in the 1971 Polk Directory and subsequent records, the property existed as a duplex prior to 1971 and was a legally nonconforming use from 1975 through 2009. The property is first listed as “condemned/vacant” on March 3, 2007. In August 2007, gas/electric utilities were shut off (per Xcel Energy), and on September 12, 2007, the property was formally put on the City’s Registered Vacant Building List as a Category 3 duplex. At that time, the owner was listed as Bank of America. On November 17, 2009, the eventual purchaser of the property, Shinbay Yang, completed a Residential Use Affidavit stating that he would be converting the existing legal nonconforming duplex to a single family dwelling. By March 26, 2010, the property owner indicated a change of mind. Because of the desire to keep the property a duplex, Mr. Yang attempted to reestablish the legal nonconforming duplex through Zoning File 10-310741. In Resolution 10-51, the Planning Commission voted to deny the application. Following that decision, records indicate that the use of a duplex did not cease. The property was sold to the applicant in 2019. The applicant plans to sell the property again, but was made aware of the zoning inconsistency during the appraisal process and is seeking a permit for reestablishment of a nonconforming use as a duplex with reduced parking.
- G. **DISTRICT COUNCIL RECOMMENDATION:** The District 2 Community Council has not provided a recommendation at the time of the staff report.
- H. **FINDINGS:**
 1. Following decades of legal nonconforming use as a duplex, the property was sold in 2009 by Bank of America to Shinbay Yang, based in part on a signed Residential Use Affidavit stating his intention to convert the property from a duplex to a single-family home. After the property was purchased, Mr. Yang decided he wanted to use the building as a duplex and applied to the Planning Commission in 2010 to do so. The application was denied. Though the illegal use has been noted in the years since, the property has continued to be used as a duplex. The current owner, Edward Robinson, is attempting to sell the property and is applying for the appropriate permit to sell it as a duplex. Due to the lack of an alley and 10’ space between the house and the property line, off-street parking is nonconforming because it does not meet the minimum parking requirements.

2. Zoning Code 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 met. The cost of converting the property to a single-family home would be very high and involve extensive interior renovation and utility work. The existing driveway is 10' wide and bounded on the west by the house and the east by the property line and therefore cannot be reasonably used to meet the minimum parking requirements. While there is alley right-of-way, there is no improved alley present due to topographical issues.
 - (2) *The proposed use is equally appropriate or more appropriate to the district than the previous nonconforming use.* This finding is met, as the proposed use is the same as the previous nonconforming duplex use with reduced parking, and records indicate the property's long history as a duplex.
 - (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. The use as a duplex with reduced parking will serve to maintain the existing character of the immediate neighborhood since it has operated as such for decades. A curb cut was added since the 2009 application, improving access to the property.
 - (4) *The proposed use is consistent with the comprehensive plan.* This finding is met. The proposed and existing duplex use with reduced parking is consistent with the future land use designation of Urban Neighborhood, which is characterized by a range of lower-density residential uses, where "single-family homes and duplexes are most common." The proposed and existing use is also consistent with policy LU-34, which calls for "smaller multi-family developments, compatible with the general scale of Urban Neighborhoods." The Greater East Side (District 2) Plan identifies a need for well-maintained housing of various types.
 - (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 property has been submitted stating their support for the use.* This finding is met. A petition was not required at the time of the application due to Emergency Executive Order 2020-29, "Suspending Certain Requirements of the Zoning Code Pertaining to Consent Petitions."

3. The Planning Commission has established guidelines for applications to establish legal nonconforming use status for duplexes. While not themselves requirements, these guidelines lay out additional more objective factors the Planning Commission wishes to consider in determining if the required findings for granting nonconforming use permits listed in § 62.109 of the Zoning Code can be made. The Planning Commission's Duplex Conversion Guidelines state that for applications for nonconforming use permits for duplexes in residential districts, staff will recommend denial unless the following guidelines are met:

A. Lot size of at least 5,000 square feet with a lot width or front footage of 40 feet. This guideline is met. The lot size of 1648 Bush Avenue is 5,253 square feet, which includes half of the alley, and the lot is 40 feet wide.

B. Gross living area, after completion of duplex conversion, of at least 1,500 square feet. Neither unit shall be smaller than 500 square feet. This guideline is met. According to the information submitted by the property owner, the gross living area is approximately 2,228 square feet, or approximately 1,114 square feet per unit.

C. Three off-street parking spaces (non-stacked) are preferred; two spaces are the required minimum. This guideline is not met but is one of the requests in this application. A new curb cut, curb, and gutter was installed since the 2009 application. However, even with this improvement, the front paved driveway (40' deep by 10' wide) only provides adequate space for one non-stacked parking space. Per the applicant, two cars are usually parked in the driveway, one in front of the other. The application includes reestablishment of the legal nonconforming status of the parking provided for the duplex, which can be done under the provisions of Zoning Code § 62.109(e) noted in finding 2 above.

D. All remodeling work for the duplex is on the inside of the structure unless the plans for exterior changes are approved by the Board of Zoning Appeals as part of the variance. (The Planning Commission will approve these changes for the cases they handle.) This guideline is met. The majority of remodeling work required for code compliance would occur inside. Any exterior work would be minor not significantly alter the appearance of the building.

E. For the purpose of protecting the welfare and safety of the occupants of any structure that has been converted into a duplex without the necessary permits, a code compliance inspection shall be conducted and the necessary permits obtained to bring the entire structure into conformance with building and fire code standards; or the property owner must, as a condition of the approval, make the necessary improvements to obtain the necessary permits and bring the entire structure into building and fire code compliance within the time specified in the resolution. This guideline can be met if the necessary repairs identified in a Code Compliance Report are completed.

- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the reestablishment of nonconforming use as a duplex with reduced parking subject to the following condition:

1. The applicant shall obtain a code compliance inspection and any necessary permits, and bring the entire structure into building and fire code compliance within six months.



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) 266-6583

Zoning Office Use Only

File # _____
Fee Paid \$ _____
Received By / Date _____
Tentative Hearing Date _____

APPLICANT

Name Edward Robinson
(must have ownership or leasehold interest in the property, contingent included)
Address 11048 Bush Avenue City Saint Paul State MN Zip 55106
Email mercy me 1981@gmail.com Phone 612-457-7455
Name of Owner (if different) _____ Email _____
Contact Person (if different) Shona Jackson Email realtorshonajackson@gmail.com
Address _____ City _____ State _____ Zip _____

PROPERTY INFO

Address/Location 11048 Bush Avenue Saint Paul MN 55106
PIN(s) & Legal Description 272922430051 LOT 3 BIK 3
(attach additional sheet if necessary)
Lot Area _____ Current Zoning _____

TYPE OF PERMIT: Application is hereby made for a Nonconforming Use Permit under provisions of Zoning Code § 62.109.

- The permit is for: Establishment of legal nonconforming use status for use in existence at least 10 years (para. a)
 ~~Change of nonconforming use (para. c)~~
 Expansion or relocation of nonconforming use (para. d)
 Reestablishment of a nonconforming use vacant for more than one year (para. e)

Changed per 5/17
Sj email. -MER

Present / Past Use Duplex with reduced parking

Proposed Use Duplex with reduced parking

SUPPORTING INFORMATION: Demonstrate that each of the requirements in Zoning Code § 62.109 for the type of nonconforming use permit being requested is met. Attach additional sheets if necessary.

Attachments as required: Site Plan Consent Petition Affidavit

If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Applicant's Signature Edward Robinson Date 5-13-21

Dubruiel, Paul (CI-StPaul)

From: Richardson, Mike (CI-StPaul)
Sent: Monday, May 17, 2021 2:35 PM
To: shona.jackson; Dubruiel, Paul (CI-StPaul)
Subject: Re: 1648 Bush Non Confirming Use Permit Application

Thank you, Shona!

From: shona.jackson <realtorshonajackson@gmail.com>
Sent: Monday, May 17, 2021 2:32 PM
To: Richardson, Mike (CI-StPaul) <mike.richardson@ci.stpaul.mn.us>; Dubruiel, Paul (CI-StPaul) <paul.dubruiel@ci.stpaul.mn.us>
Subject: Re: 1648 Bush Non Confirming Use Permit Application

Think Before You Click: This email originated outside our organization.

yes thats fine thanks for correcting that for us

On Thu, May 13, 2021 at 1:24 PM Richardson, Mike (CI-StPaul) <mike.richardson@ci.stpaul.mn.us> wrote:
Hi Shona,

Thanks for sending this over. We'll check it for completeness and let you know if there are any issues. I did notice that you selected the incorrect application type (change instead of reestablishment). Is it alright with you and Edward if we make the change to the application and initial and date it?

Thanks again!



**SAINT PAUL
MINNESOTA**

Mike Richardson

Senior City Planner
Pronouns: he/him/his
Department of Planning and Economic Development
25 West 4th Street
Saint Paul, MN 55102
P: 651-266-6621
mike.richardson@ci.stpaul.mn.us
www.StPaul.gov

From: shona.jackson <realtorshonajackson@gmail.com>
Sent: Thursday, May 13, 2021 3:03 PM
To: Dubruiel, Paul (CI-StPaul) <paul.dubruiel@ci.stpaul.mn.us>; Richardson, Mike (CI-StPaul) <mike.richardson@ci.stpaul.mn.us>
Subject: 1648 Bush Non Confirming Use Permit Application

Think Before You Click: This email originated outside our organization.

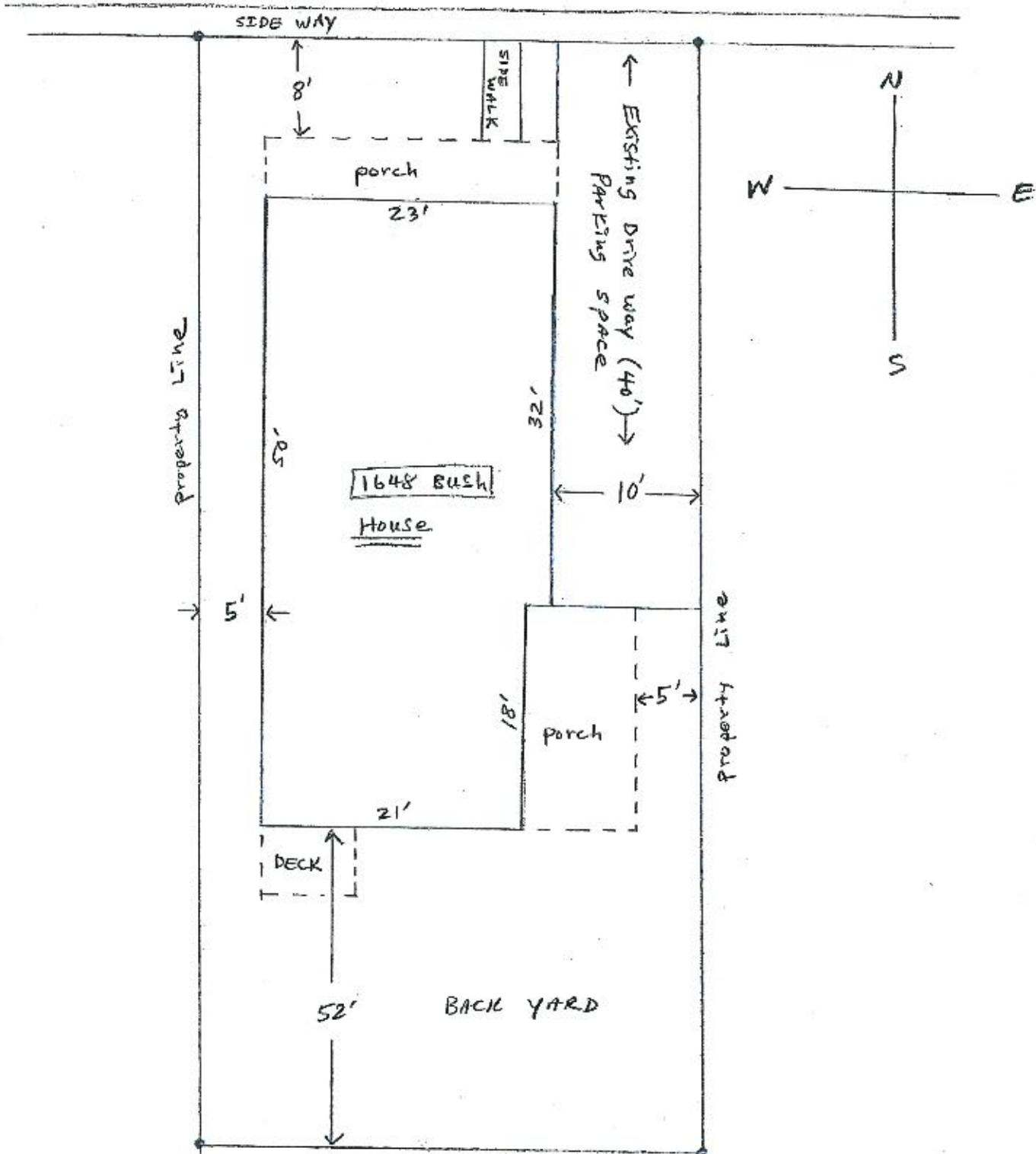
Hello and thanks for taking time to review my file.

My name is Edward Robinson. I purchased 1648 Bush in June of 2019. It was listed on the Multiple Listing Service (MLS) as a duplex property and I purchased it with no appraisal issues or concerns from the city. Now that I'm in the process of selling the property, I'm having issues which I'm looking to rectify regarding the property being a legal duplex or not. According to the City of Saint Paul, 1648 Bush has been operating as a multi-family unit property since 1996. We have attached public records of the property being bought and sold as a multi-family on the MLS . We have also attached the public tax records identifying the property as a multi-family dwelling. And we have attached photos of separate mailboxes and trash cans which also shows that the post office and City of Saint Paul trash collectors have been recognizing the property as a duplex as well. You will also see included separate furnaces, water heaters, electrical panels, and water meter.

Thank you for your consideration,

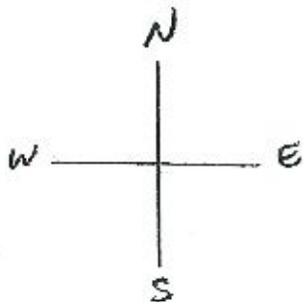
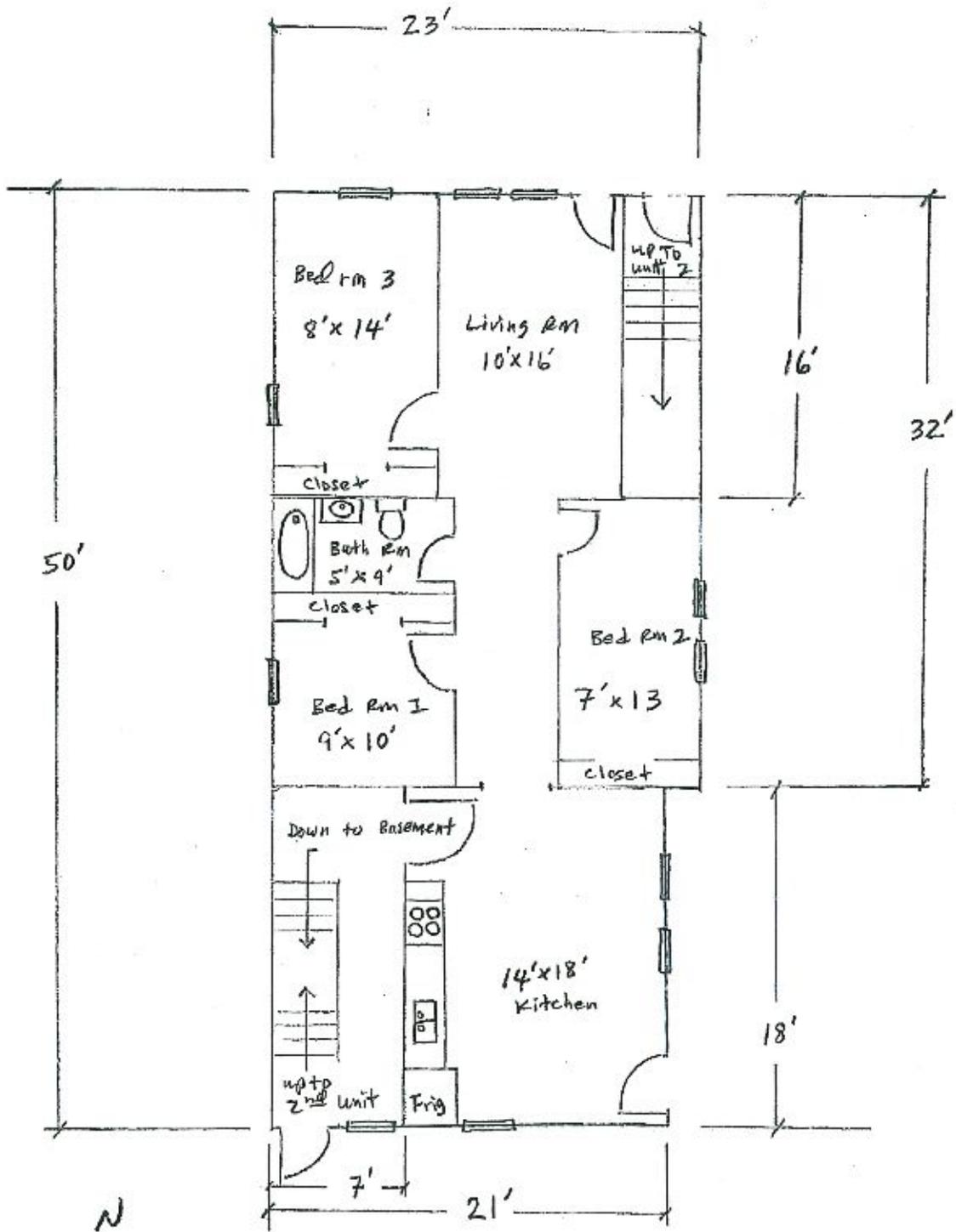
Edward Robinson

← BUSH AVE →



SITE PLAN

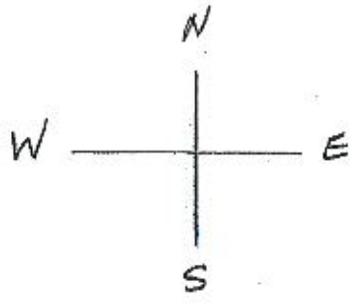
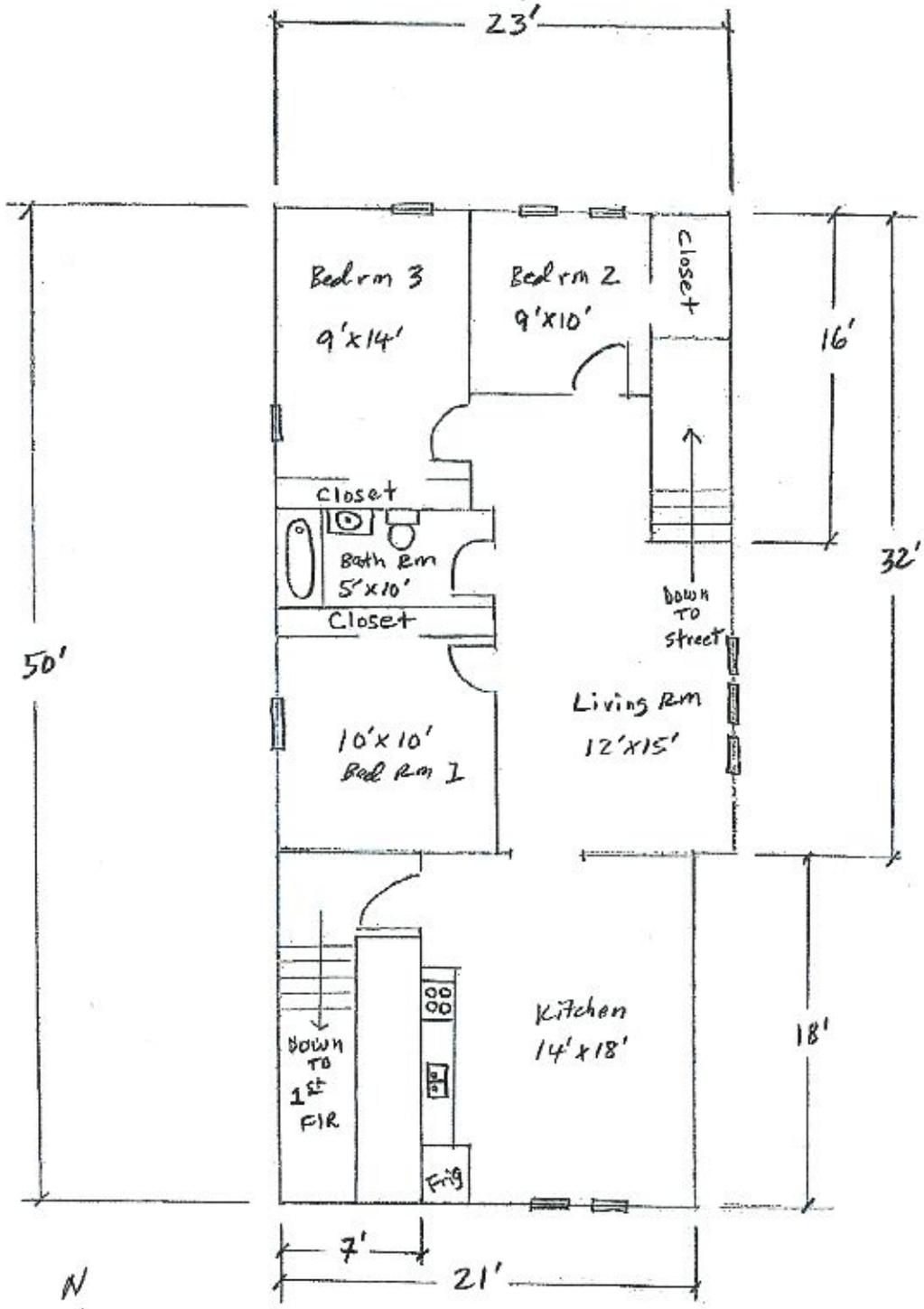
SCALE 1" = 9.5'



Unit #1, 1st Floor Existing & propose

SCALE 1/8" = 1'

1648 Bush Ave



Unit #2, 2nd Floor Existing & propose
 SCALE 1/8" = 1'

1648 • Bush Ave.

Tax Property 360 Property View

1648 Bush Avenue #B, Saint Paul, MN 55106-4210  04/19/2021

Tax

Owner Information

[Data Currency Report](#)

Owner Name:	Robinson Edward G Jr	Owner Occupied:	O
Mailing Address:	1648 Bush Ave #B	Tax Billing City & State:	Saint Paul Mn
Tax Billing Zip:	55106	Tax Billing Zip+4:	4210

Location Information

Subdivision:	J N Rogers 3rd Add	Municipality:	Saint Paul
School District:	St Paul	County:	Ramsey
Census Tract:	031801	Extra Feature Topography Type:	ROLLING/HILLY
Location:	BUSINESS CLUSTER	Section #:	27

Estimated Value

Value As Of: **05/03/2021**

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Tax Information

Parcel ID:	27-29-22-43-0051	Block #:	3
Lot #:	3	Tax District:	625
Tax District:	0156	% Improved:	93
Legal Description:	LOT 3 BLK 3		

Assessment & Taxes

Assessment Year	2019	2018	2017
Assessed Value - Total	\$145,900	\$129,200	\$116,100
YOY Assessed Change (\$)	\$16,700	\$13,100	
YOY Assessed Change (%)	13%	11%	
Tax Year	2020	2019	2018
Total Tax	\$2,708.00	\$2,290.00	\$2,122.00
Change (\$)	\$418	\$168	
Change (%)	18%	8%	

Characteristics

Land Use - County:	Two Family Dwelling Platted L	Land Use - CoreLogic:	Duplex
Lot Sq Ft:	4,953	Lot Acres:	0.114
Lot Depth:	127	Lot Frontage:	39
Effective Year Built:	1952	Year Built:	1905
Total Units:	2	# of Buildings:	1
Building Sq Ft:	1,799	Stories:	1.8
Ground Floor Area:	1,028	Building Sq Ft:	1,799
Gross Sq Ft:	1,799	Gross Sq Ft:	1,799
Full Baths:	2.000	Bedrooms:	4
Total Rooms:	9.000	Total Baths:	2
Cooling Type:	Central	Fuel Type:	GAS
Exterior:	Aluminum/Vinyl	Basement Type:	Full
		Condition:	Average

Multi-Family 360 Property View

1648 Bush Avenue, Saint Paul, MN 55106

Listing

Property Full Display, Multi-Family Residential, MLS #: **1152918**

1648 Bush Avenue, Saint Paul, MN 55106-4210

Status: **Sold** List Price: **\$46,900** Sold Price: **\$48,500** Original List Price: **\$46,900**
 Seller Cont: \$

Total Units: **0** Garage: Year Built: **1905**

Map Page: **108** Map Coord: **E3**

Directions:
4 BL W OF WHITEBEAR AVE ON BUSH AVE

Neighborhood: **Greater East Side**
 Style: **(MF) Duplex Up and Down**
 Const Status: **Previously Owned**
 Foundation Size:
 AbvGrdFinSqFt:
 BelGrdFinSqFt:
 Total Fin SqFt:
 Acres: **0.11**
 Lot Size: **30 X 127**

TAX INFORMATION
 Property ID: **272922430051** Short Format
 Tax Year: **2000**
 Tax Amt: **\$1,780**
 Assess Bal: **\$**
 Tax w/assess: **\$2,020**
 Assess Pend: **No**
 Homestead:

Total Beds:
 Total Baths:
 List Date: **10/27/1995** Received By MLS: **10/30/1995** Days On Market: **162** PDOM:
 Off Market Date: **04/05/1996**
 Projected Close Date: **05/31/1996** Selling Agent: **Walter Olson**
 Date Closed: **05/31/1996** Selling Office: **Edina Realty, Inc.**

General Property Information

Legal Description: **Lot 3 Bl 3 J.N. Rodgers 3rd Addition To St. Paul**
 County: **Ramsey**
 Postal City: **Saint Paul**
 School District: **625 - St. Paul, 651-632-3701**
 Rental License Y/N:
 Complex/Dev/Sub: Owner Occupied: **N**
 Restrictions/Covts:
 Lot Description:
 Road Frontage:
 Zoning: Accessibility:

Remarks

Agent Remarks: **SPACIOUS DUPLEX WITH MUCH UPDATING. FURNACE, ROOF, WINDOWS, WIRING UPDATED 10 YRS AGO. NEW CARPET UP 1 YR AGO, EXT PAINT**

Public Remarks:

Structure Information

Heat: **Forced Air** No. of Ranges:
 Fuel: **Natural Gas** No. of Refrig:
 Water: **City Water/Connected** Basement: **Full**
 Sewer: **City Sewer/Connected** Exterior: **Wood**
 Garage:
 Parking Char: **None** Fencing:
 Roof:

Unit Information

Number of Units Like This:

Total Rooms: Monthly Expense:
 Total Bedrooms: Monthly Rent:
 Total Baths: Annual Rent:
 Bath Char: Finished Sq Ft:
 Fireplaces: Oth Park Spaces:
 Fireplace Char: Air Conditioning:
 Appliances:
 Amenities:
 Special Search:

Room	Level	Dimen	Room	Level	Dimen	Room	Level	Dimen
Living Rm			Bedroom 1					
Dining Rm			Bedroom 2					

Family Rm
Kitchen
Dining Room Desc:
Family Room Char:

Bedroom 3
Bedroom 4

Financial

Cooperating Broker Compensation

Buyer Broker Comp: **3.15 %** Sub-Agent Comp: **3.15 %** Facilitator Comp: **0.00 %**
Variable Rate: List Type: **Exclusive Right**

Existing Mortgage Information

Existing Mortgage Amt: **\$19,800** Secondary Financing: **N**
Loan Origination Date:

Sale Mortgage Information

Sale Financial Terms: **FHA**
Sale Loan Amount: **\$48,926**
Seller Contribution: **\$**

Financial Remarks:

Sellers Terms: **FHA, DVA, Conventional, Assumable**
Existing Financing: **FHA**
Owner is an Agent?: **No**

Expenses

Owner Expense:	Trash		
Tenant Expense:	Trash		
Annual Electric Expense:	\$	Annual Repair Expense:	\$500
Annual Fuel Expense:	\$	Annual Trash Expense:	\$340
Annual Insurance Expense:	\$432	Annual Water/Sewer Expense:	\$999
Annual Maintenance Expense:	\$500	Annual Caretaker Expense:	\$
Annual Gross Expense:	\$2,771		
Total Annual Expenses:	\$2,771		

Income

Annual Gross Income:	\$9,420	Monthly Misc. Income:	\$
Annual Net Income:	\$6,649	Annual Misc. Income:	\$

Contact Information

Listing Agent: **Marvin Karth, Jr**
Listing Office: **RE/MAX Specialists** Office Phone: **651-455-1256**

MLS #: **1152918** Address: **1648 Bush Avenue , Saint Paul, MN 55106**

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Dining Rm
 Family Rm
 Kitchen Main 18x10
 Dining Room Desc: **Eat In Kitchen**
 Family Room Char:

Bedroom 2 Main 13x10
 Bedroom 3 Main 14x9
 Bedroom 4

Number of Units Like This: 1

Total Rooms: **5** Monthly Expense: **\$**
 Total Bedrooms: **3** Monthly Rent: **\$950**
 Total Baths: **1** Full: **1** 3/4: **0** 1/2: **0** 1/4: **0** Annual Rent: **\$**
 Bath Char: **Upper Level Bath** Finished Sq Ft: **1,000**
 Fireplaces: **0** Oth Park Spaces: **1**
 Fireplace Char: Air Conditioning: **None**
 Appliances: **Range, Refrigerator**
 Amenities: **Deck, Porch, Kitchen Window**
 Special Search: **3 BR on One Level**

Room	Level	Dimen	Room	Level	Dimen	Room	Level	Dimen
Living Rm	Upper	16x10	Bedroom 1	Upper	15x8			
Dining Rm			Bedroom 2	Upper	13x10			
Family Rm			Bedroom 3	Upper	14x0			
Kitchen	Upper	18x12	Bedroom 4					
Dining Room Desc:	Eat In Kitchen							
Family Room Char:								

Financial

Cooperating Broker Compensation

Buyer Broker Comp: **2.70 %** Sub-Agent Comp: **0.00 %** Facilitator Comp: **0.00 %**
 Variable Rate: **N** List Type: **Exclusive Right**

Sale Mortgage Information

Sale Financial Terms: **Conventional**
 Sale Loan Amount: **\$219,000**
 Seller Contribution: **\$**

Financial Remarks: **Requires New Financing.**
 Sellers Terms: **Conventional**
 Existing Financing: **Conventional**
 Owner is an Agent?: **No**

Expenses

Owner Expense: **Taxes, Insurance, Water/Sewer, Maintenance/Repair, Janitorial, Trash, Snow, Lawn**
 Tenant Expense: **Electric, Fuel, Cable T.V.**

Annual Electric Expense:	\$	Annual Repair Expense:	\$
Annual Fuel Expense:	\$	Annual Trash Expense:	\$
Annual Insurance Expense:	\$	Annual Water/Sewer Expense:	\$
Annual Maintenance Expense:	\$	Annual Caretaker Expense:	\$
Annual Gross Expense:	\$		
Total Annual Expenses:	\$		

Income

Annual Gross Income: **\$** Monthly Misc. Income:
 Annual Net Income: Annual Misc. Income:

Contact Information

Listing Agent: **Robert E Lentsch, GRI 651-407-7810**
 Listing Office: **RE/MAX Specialists** Office Phone: **651-429-7777**

MLS #: **2208027** Address: **1648 Bush Avenue, Saint Paul, MN 55106**

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Multi-Family 360 Property View

1648 Bush Avenue, Saint Paul, MN 55106

Listing |

Property Full Display, Multi-Family Residential, MLS #: **3817771**

1648 Bush Avenue, Saint Paul, MN 55106

Status: **Sold** List Price: **\$32,900** Sold Price: **\$27,500** Original List Price: **\$97,900**
 Seller Cont: **\$**

Total Units: **2** Garage: Year Built: **1905**

Map Page: **108** Map Coord: **E3**
 Directions:
White Bear Ave. to Bush, West to Property

Neighborhood: **Greater East Side**
 Style: **(MF) Other**
 Stories: **2 Stories**
 Const Status: **Previously Owned**
 Foundation Size: **1,028**
 AbvGrdFinSqFt: **2,056**
 BelGrdFinSqFt:
 Total Fin SqFt: **2,056**
 Acres:
 Lot Size: **39X127**
 Total Beds: **6**
 Total Baths: **2**
 List Date: **07/29/2009** Received By MLS: **07/30/2009**
 Off Market Date: **10/21/2009**
 Projected Close Date: **11/20/2009**
 Date Closed: **11/23/2009**

TAX INFORMATION
 Property ID: **272922430051** Short Format
 Tax Year: **2009**
 Tax Amt: **\$2,964**
 Assess Bal: **\$3,290**
 Tax w/assess: **\$6,254**
 Assess Pend: **Yes**
 Homestead: **No**

Days On Market: **82** PDOM: CDOM: **561**

Selling Agent: **Staci Vanu**
 Selling Office: **Real Estate Masters, Ltd.**

General Property Information

Legal Description: **Jn Rogers 3rd Addn. Lot 3 Block 3**
 County: **Ramsey**
 Postal City: **Saint Paul**
 School District: **625 - St. Paul, 651-632-3701**
 Rental License Y/N:
 Complex/Dev/Sub: Owner Occupied: **N**
 Restrictions/Covts:
 Lot Description: **Tree Coverage - Light**
 Road Frontage: **City**
 Zoning: Accessibility: **None**

Remarks

Agent Remarks: **FORECLOSURE - Cash offers only. Cash offers must have proof of funds. Allow 0-3 days for seller response. Buyer to assume city repair requirements.**

Public Remarks: **FORECLOSURE - Two units at a great price! Awesome opportunity for great cash flow! Investor's dream! Come see me!**

Structure Information

Heat: **Forced Air** No. of Ranges:
 Fuel: **Natural Gas** No. of Refrig:
 Water: **City Water/Connected** Basement: **Full**
 Sewer: **City Sewer/Connected** Exterior: **Wood**
 Garage:
 Parking Char: **Driveway - Asphalt** Fencing: **Chain Link**
 Pool: **None** Roof: **Asphalt Shingles**
 Amenities-Shared: **Deck, Patio, Porch**

Unit Information

Number of Units Like This: 2
 Total Rooms: **6** Monthly Expense: **\$**
 Total Bedrooms: **3** Monthly Rent: **\$**
 Total Baths: **1 Full: 1 3/4: 0 1/2: 0 1/4: 0** Annual Rent: **\$**
 Bath Char: **Upper Level Bath** Finished Sq Ft: **980**
 Fireplaces: **0** Oth Park Spaces: **1**
 Fireplace Char:
 Appliances:
 Amenities: **Deck, Kitchen Window, Washer/Dryer Hookup**

Special Search: **3 BR on One Level, All Living Fac. on One Level**

Room	Level	Dimen	Room	Level	Dimen	Room	Level	Dimen
Living Rm	Upper	16x10	Bedroom 1	Upper	15x8			
Dining Rm			Bedroom 2	Upper	13x10			
Family Rm			Bedroom 3	Upper	14x9			
Kitchen	Upper	18x12	Bedroom 4					
Dining Room Desc:								
Family Room Char:								

Number of Units Like This: 2

Total Rooms:	6	Monthly Expense:	\$1
Total Bedrooms:	3	Monthly Rent:	\$1
Total Baths:	1 Full: 1 3/4: 0 1/2: 0 1/4: 0	Annual Rent:	\$1
Bath Char:	Upper Level Bath	Finished Sq Ft:	990
Fireplaces:		Oth Park Spaces:	1
Fireplace Char:		Air Conditioning:	
Appliances:			
Amenities:	Deck, Porch, Klitchen Window, Washer/Dryer Hookup		

Special Search: **3 BR on One Level**

Room	Level	Dimen	Room	Level	Dimen	Room	Level	Dimen
Living Rm	Main	16x10	Bedroom 1	Main	15x8			
Dining Rm			Bedroom 2	Main	13x10			
Family Rm			Bedroom 3	Main	14x9			
Kitchen	Main	18x10	Bedroom 4					
Dining Room Desc:								
Family Room Char:								

Financial

Cooperating Broker Compensation

Buyer Broker Comp:	3.0000 %	Sub-Agent Comp:	3.0000 %	Facilitator Comp:	3.0000 %
Variable Rate:	N	List Type:	Exclusive Right		

Sale Mortgage Information

Sale Financial Terms:	Cash
Sale Loan Amount:	\$
Seller Contribution:	\$

Financial Remarks:

Sellers Terms:	Cash
Existing Financing:	
In Foreclosure?:	No
Lender Owned?:	Yes
Potential Short Sale?:	No
Owner is an Agent?:	No

Expenses

Owner Expense:			
Tenant Expense:			
Annual Electric Expense:	\$	Annual Repair Expense:	\$
Annual Fuel Expense:	\$	Annual Trash Expense:	\$
Annual Insurance Expense:	\$	Annual Water/Sewer Expense:	\$
Annual Maintenance Expense:	\$	Annual Caretaker Expense:	\$
Annual Gross Expense:	\$		
Total Annual Expenses:	\$		

Income

Annual Gross Income:	\$	Monthly Misc. Income:	\$
Annual Net Income:	\$	Annual Misc. Income:	\$

Contact Information

Listing Agent: Roxie Robertson 763-862-8910
 Listing Office: RE/MAX Advantage Plus Office Phone: 952-224-8800
 MLS #: 3817771 Address: 1648 Bush Avenue, Saint Paul, MN 55106

Multi-Family 360 Property View

1648 Bush Avenue, Saint Paul, MN 55106

Listing

Property Full Display, Multi-Family Residential, MLS #: **5217131**

1648 Bush Avenue, Saint Paul, MN 55106-4210

Status: **Sold** List Price: **\$239,000** Sold Price: **\$240,000** Original List Price: **\$209,900**
 Seller Cont: **\$7,200**

Total Units: **2** Garage: Year Built: **1905**

Map Page: **108** Map Coord: **E3**

Directions:

NA

TAX INFORMATION

Property ID: **272922430051** Short Format

Tax Year: **2018**

Tax Amt: **\$2,122**

Assess Bal: **\$**

Tax w/assess: **\$2,122**

Assess Pend: **No**

Homestead: **Yes**

Neighborhood: **Greater East Side**
 Style: **(MF) Duplex Up and Down**
 Stories: **2 Stories**
 Const Status: **Previously Owned**
 Foundation Size: **1,028**
 AbvGrdFinSqFt: **2,056**
 BelGrdFinSqFt:
 Total Fin SqFt: **2,056**
 Acres: **0.114**
 Lot Size: **39X127**
 Total Beds: **5**
 Total Baths: **2**
 Yearly/Seasonal: **Yearly**

List Date: **04/19/2019**

Received By MLS: **04/19/2019**

Days On Market: **2** PDOM: **0**

CDOM: **2**

Off Market Date: **04/29/2019**

Selling Agent: **Shona Jackson**

Projected Close Date: **05/31/2019**

Selling Office: **Keller Williams Integrity Realty**

Date Closed: **06/04/2019**

General Property Information

Legal Description: **Lot 3 Blk 3**
 County: **Ramsey**
 Postal City: **Saint Paul**
 School District: **625 - St. Paul, 651-767-8100**
 Section/Township/Range: **27/29/22**
 Rental License Y/N: **No**
 Complex/Dev/Sub: **1 N Rogers 3rd Add**
 Restrictions/Covts:
 Lot Description:
 Road Frontage:
 Zoning:

Owner Occupied: **Y**

Accessibility: **None**

Remarks

Agent Remarks: **Multiple offers received, please send in your highest and best offer by noon Monday, April 22. Thank you.**

Public Remarks: **This unique two-story duplex is spacious, cute, and a perfect move-in for the Summer. The main level boasts an artist studio/home that makes coming home extra special. Upstairs is comfortable, cozy, and customizable. This unique home will go quickly! *Buyer and buyer's agent to verify all measurements***

Structure Information

Heat:	Forced Air	No. of Ranges:	
Fuel:	Natural Gas	No. of Refrig:	
Water:	City Water/Connected	Basement:	Unfinished
Sewer:	City Sewer/Connected	Exterior:	Vinyl
Garage:		Fencing:	
Parking Char:		Roof:	

Unit Information

Number of Units Like This: **1**

Total Rooms: **4**
 Total Bedrooms: **2**
 Total Baths: **1 Full; 1 3/4; 0 1/2; 0 1/4; 0**
 Bath Char:
 Fireplaces:
 Fireplace Char:
 Appliances:
 Amenities:

Monthly Expense: **\$**
 Monthly Rent: **\$**
 Annual Rent: **\$**
 Finished Sq Ft: **1,028**
 Oth Park Spaces:
 Air Conditioning:

Special Search:

Room	Level	Dimen	Room	Level	Dimen	Room	Level	Dimen
Living Rm			Bedroom 1					
Dining Rm			Bedroom 2					
Family Rm			Bedroom 3					
Kitchen			Bedroom 4					
Dining Room Desc:								
Family Room Char:								

Number of Units Like This: 1

Total Rooms:	5	Monthly Expense:	\$
Total Bedrooms:	3	Monthly Rent:	\$1,100
Total Baths:	1 Full: 1 3/4: 0 1/2: 0 1/4: 0	Annual Rent:	\$13,200
Bath Char:		Finished Sq Ft:	1,028
Fireplaces:		Oth Park Spaces:	
Fireplace Char:		Air Conditioning:	
Appliances:			
Amenities:			

Special Search:

Room	Level	Dimen	Room	Level	Dimen	Room	Level	Dimen
Living Rm			Bedroom 1					
Dining Rm			Bedroom 2					
Family Rm			Bedroom 3					
Kitchen			Bedroom 4					
Dining Room Desc:								
Family Room Char:								

Financial

Cooperating Broker Compensation

Buyer Broker Comp:	2.5 %	Sub-Agent Comp:	0 %	Facilitator Comp:	0 %
Variable Rate:	N	List Type:	Exclusive Right		

Lockbox Type: **Combination** Lockbox Source:

Sale Mortgage Information

Sale Financial Terms:	FHA
Sale Loan Amount:	\$240,000
Seller Contribution:	\$7,200

Financial Remarks: **Pre-Approved Buyers Only**
 Sellers Terms: **FHA, DVA, Cash, Conventional**

Existing Financing:	
In Foreclosure?:	No
Lender Owned?:	No
Potential Short Sale?:	No
Owner is an Agent?:	Yes

Expenses

Owner Expense:			
Tenant Expense:			
Annual Electric Expense:	\$1	Annual Repair Expense:	\$300
Annual Fuel Expense:	\$1	Annual Trash Expense:	\$800
Annual Insurance Expense:	\$1,200	Annual Water/Sewer Expense:	\$700
Annual Maintenance Expense:	\$600	Annual Caretaker Expense:	\$1
Annual Gross Expense:	\$400		
Total Annual Expenses:	\$1		

Income

Annual Gross Income:	\$13,200	Monthly Misc. Income:	
Annual Net Income:		Annual Misc. Income:	

Contact Information

Listing Agent: **Paochoua Ethan Vang 651-788-6374**
 Listing Office: **Partners Realty Inc.** Office Phone: **651-340-5026**

MLS #: **5217131** Address: **1648 Bush Avenue, Saint Paul, MN 55106**



1648 BUSH
Electrical PANELS

1648 BOSH
Upper level furnace





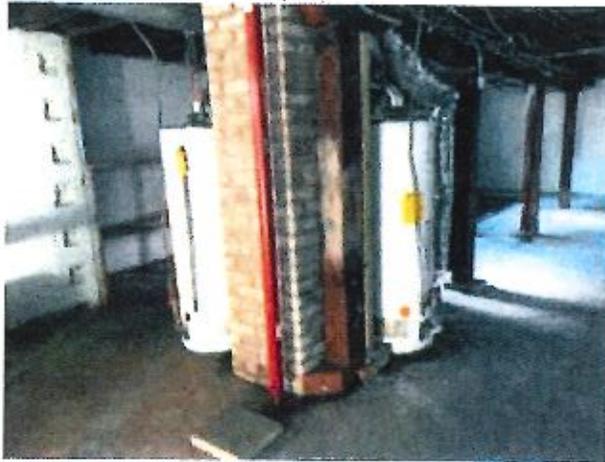
1648 BUSH A
Mailbox



1648 BUSH B
Mail box

5/13/2021

IMG_0983.jpg



1648 BUSH
Water heaters



1648 BUSH
TRASH CANS



1648 BUSH
Water Meters

5/13/2021

1648 Bush A 2nd EXIT

img_0984.jpg



5/13/2021

1648 BUSH B 2ND EXIT

IMG_0885.jpg





FILE #21-263-294 Zoning Map
Application of Edward Robinson

Application Type: Reest. NCUP
 Application Date: May 13, 2021
 Planning District: 2



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Subject Parcel(s) Outlined in Blue

- | | | | |
|-------------------------|-----------------------------------|-----------------------------|------------------------------|
| Parcel Boundary | RM3 Multiple-Family | B2 Community Business | F2 Residential Low |
| RL One-Family Large Lot | T1 Traditional Neighborhood | B3 General Business | F3 Residential Mid |
| R1 One-Family | T2 Traditional Neighborhood | B4 Central Business | F4 Residential High |
| R2 One-Family | T3 Traditional Neighborhood | B5 Central Business Service | F5 Business |
| R3 One-Family | T3M T3 with Master Plan | IT Transitional Industrial | F6 Gateway |
| R4 One-Family | T4 Traditional Neighborhood | ITM IT with Master Plan | VP Vehicular Parking |
| RT1 Two-Family | T4M T4 with Master Plan | I1 Light Industrial | PD Planned Development |
| RT2 Townhouse | OS Office-Service | I2 General Industrial | CA Capitol Area Jurisdiction |
| RM1 Multiple-Family | B1 Local Business | I3 Restricted Industrial | |
| RM2 Multiple-Family | BC Community Business (converted) | F1 River Residential | |



Bush Ave

Kennard St

Reaney Ave



FILE #21-263-294 Existing Land Use Map
Application of Edward Robinson

Application Type: Reest. NCUP
 Application Date: May 13, 2021
 Planning District: 2



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Subject Parcel(s) Outlined in Blue

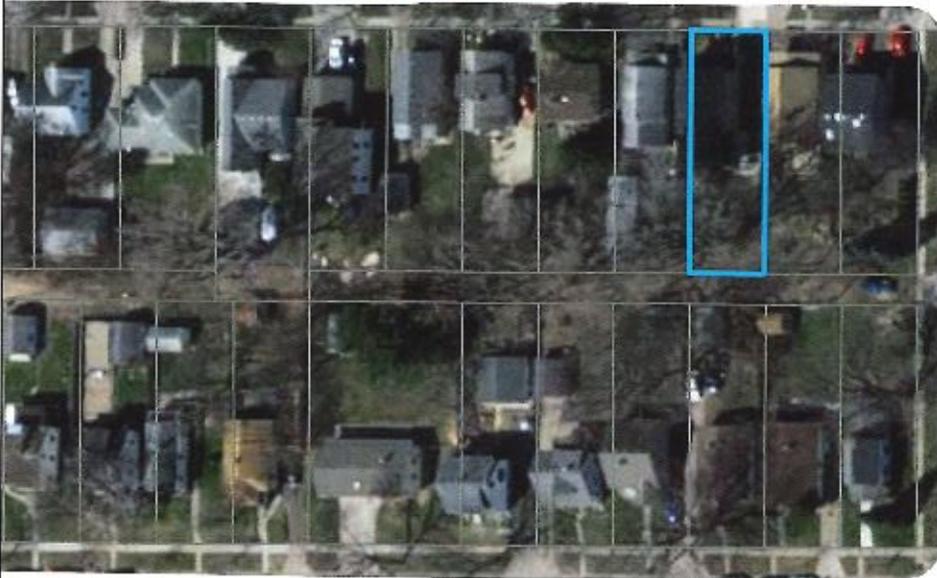
- | | | | |
|---------------------------|--------------------------------|--------------------------------|--------------|
| Parcel Boundary | Multifamily | Industrial and Utility | Railway |
| Farmstead | Office | Extractive | Airport |
| Seasonal/Vacation | Retail and Other Commercial | Institutional | Agricultural |
| Single Family Detached | Mixed Use Residential | Park, Recreational or Preserve | Undeveloped |
| Manufactured Housing Park | Mixed Use Industrial | Golf Course | Water |
| Single Family Attached | Mixed Use Commercial and Other | Major Highway | |



Bush Ave



Kennard St



Reaney Ave



FILE #21-263-294 Aerial Map

Application of Edward Robinson

Application Type: Reest. NCUP
Application Date: May 13, 2021
Planning District: 2

Subject Parcel(s) Outlined in Blue

Parcel Boundary



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