

ZONING COMMITTEE STAFF REPORT

FILE NAME: Dominic Mackenroth

FILE # 17-046-419

APPLICANT: Mackenroth Enterprises

HEARING DATE: June 22, 2017

TYPE OF APPLICATION: Nonconforming Use Permit - Reestablishment

LOCATION: 1945 Ivy Ave E, NW corner at Furness Parkway

PIN & LEGAL DESCRIPTION: 232922310166; Hayden Heights Block 15, Lots 24 & 25, except the N 43 Ft

PLANNING DISTRICT: 2

ZONING CODE REFERENCE: §62.109(e)

PRESENT ZONING: R4

STAFF REPORT DATE: June 15, 2017

BY: Bill Dermody

DATE RECEIVED: June 5, 2017

60-DAY DEADLINE FOR ACTION: August 4, 2017

- A. **PURPOSE:** Reestablishment of nonconforming use as a triplex
- B. **PARCEL SIZE:** 7,840 sq. ft.
- C. **EXISTING LAND USE:** Vacant residence
- D. **SURROUNDING LAND USE:**
Single-family residential (R4) in all directions.
- 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- F. **HISTORY/DISCUSSION:** In 2009, the building's Certificate of Occupancy for a triplex was revoked due to its legal nonconforming status being lost after vacancy for more than one year. The building seems to have been vacant since then. The site and surrounding area have been zoned R4 since 1975.
- G. **DISTRICT COUNCIL RECOMMENDATION:** As of this writing, the District 2 Council has not provided a recommendation.
- H. **FINDINGS:**
1. The application requests reestablishment of a nonconforming use to permit a triplex residence.
 2. The Planning Commission's adopted Duplex and Triplex Conversion Guidelines set out the following guidelines that apply to this application:
 - (a) *Lot size of at least 6,000 square feet with a lot width or front footage of 50 feet.* This guideline is met. The 7,840 square foot lot has a frontage of 100 feet along Ivy Avenue and 92 feet along Furness Parkway.
 - (b) *Gross living area, after completion of triplex conversion, of at least 2,100 square feet. No unit shall be smaller than 500 square feet.* This guideline is met. The gross living area will be 2,660 square feet, with the smallest unit being 600 square feet.
 - (c) *Four off-street parking spaces (non-stacked) are preferred; three spaces are the required minimum.* The intent of this guideline is met. The site provides two non-stacked off-street parking spaces. Also, as a corner lot with 192 feet of frontage, it has more abutting on-street parking than a typical residential situation.
 - (d) *All remodeling work for the triplex is on the inside of the structure unless the plans for exterior changes are approved by the Board of Zoning Appeals/Planning Commission as part of the variance.* This guideline is met. No variance is requested, and no exterior changes are proposed.
 - (e) *For the purpose of protecting the welfare and safety of the occupants of any structure that*

has been converted into a triplex 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 through a recommended condition.

3. 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 building has been configured as a triplex, and substantial money was invested in bringing it up to code as such prior to losing its legal nonconforming status.*
 - (2) *The proposed use is equally appropriate or more appropriate to the district than the previous legal nonconforming use. This finding is met. Triplex is the previous legal nonconforming use.*
 - (3) *The proposed use will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, or general welfare. This finding is met. The residential use would fit with the surrounding residential character.*
 - (4) *The proposed use is consistent with the comprehensive plan. This finding is met. Comprehensive Plan Strategy H1.1 calls for increasing housing choices across the city to support economically diverse neighborhoods.*
 - (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 June 5, 2017:13 parcels eligible; 9 parcels required; 9 parcels signed.*

- I. **STAFF RECOMMENDATION:** Based on the findings above, staff recommends approval of the reestablishment of nonconforming use as a triplex subject to the following condition:
 1. Compliance with building and fire code standards for the entire structure, as enforced through City inspection, including any necessary permits and work to achieve such compliance.



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 #: 17-046419
 Fee: 735.00
 Tentative Hearing Date:
 - 6-22-17

PD = 2

#23292231 0166

APPLICANT

Name Dominic Mackenroth Email MN Home Investors LLC@gmail.com
 Address 10698 Grey Cloud Island Dr S
 City St. Paul Park St. MN Zip 55071 Daytime Phone 651-285-3307
 Name of Owner (if different) Mackenroth Enterprises, LLC
 Contact Person (if different) Dominic Mackenroth Phone 813-541-0315

PROPERTY LOCATION

Address/Location 1945 Ivy Ave E St. Paul MN 55119
 Legal Description _____
 _____ Current Zoning _____
 (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: 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)

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

Present/Past Use Legal non conforming triplex
 Proposed Use Legal non conforming triplex

Attach additional sheets if necessary

Attachments as required Site Plan Consent Petition Affidavit

Applicant's Signature Dominic Mackenroth Date 5-9-17 City Agent pdd 5/9/17
Dominic Mackenroth 6-1-17 pdd Rev 9/4/14

Department of Planning and Economic Development,

My name is Dominic Mackenroth. I am seeking re-establishment of my non-conforming triplex zoning status for the property know as 1945 Ivy Ave E Saint Paul, MN 55119. This is the main address as identified by the city of St. Paul. I will refer to the building as such, although the second and third units of this property, also have their own separate addresses: 1943 Ivy Avenue E, and 1322 Furness Pkwy.

1945 Ivy Ave E

The entire building consists of just over 2,660 SqFt. The entire second story, contains 1,300 plus SqFt, three medium to large bedrooms, one bathroom, a large living space, formal dining room, an eat-in kitchen with space for an additional dining area, a recently rebuilt external staircase, one of two entries for this unit. This also includes a small exterior deck. The second entry for this unit, facing Ivy Ave E has an internal staircase. All of the roughly 15 windows in this unit have been replaced and were done so in partnership with the city lead abatement program and their approved contractors. This unit has its own dedicated electrical/breaker panel, dedicated meter for heat and electrical service, as well as it's own dedicated hot water heater, among numerous other improvements.

1321 Furness Pkwy

Consists of roughly 600 SqFt. It has one bedroom and one bathroom. This unit contains its own dedicated meter for electrical and heating usage, a dedicated new hot water heater, dedicated electric/breaker panel, new windows, new kitchen cabinets with granite tops, additional new built-in kitchen cabinets, which create additional eating or storage space, newly tiled kitchen floor, and authentic new hickory hardwood flooring for the living area, hallway and bedroom. Completely new bathroom with new bathtub, vanity, light fixtures and ceramic/mosaic tiled walls, floors and numerous additional improvements. This unit also has two points of entry. One exterior door faces the parking lot, and the other off the living room faces Furness Pkwy.

1943 Ivy Ave E

Consists of roughly 600 SqFt. This unit contains one bedroom and one bathroom. It also contains its own dedicated meter for electrical and heating usage, dedicated electric/breaker panel, and a dedicated new hot water heater. The unit has a large eat-in kitchen area with new cabinets and ceramic tile. The bathroom has been completely remodeled and features a new bathtub, ceramic tiled walls with mosaic designs, new toilet, and vanity. This unit has a massive bedroom with new Cocoa oak solid hardwood flooring throughout the bedroom and living area, among numerous additional updates. Like the other two addresses, this has two points of entry via an entry door from the parking lot, as well as a door on the side of the property closest to Ivy Ave E.

At the time I purchased this property, and per my research, the desired non-conforming zoning use was approved and in place since the early 1970's. All of the requirements for lot size, parking space, living space, and all improvements necessary for this zoning were properly done through the correct channels in 1970's, and have remained as such. Accompanying this letter are drawings of the floor plans (which have remained unchanged) and pictures of the property showing that it meets the written and physical requirements. My research also shows that Permit#85173 pulled May 8th, 1922 was the permit for the final addition made to the building structure. This permit had a value of \$4,000 in 1922.

The property has a rich history within the neighborhood. While obtaining signatures from neighbors to get zoning approval, most reported fond memories and wanted to see the building put back to use. Not one person I spoke with had any reservations about keeping or re-obtaining the zoning as a triplex.

As I spoke with my neighbors, they told me stories about 1945 Ivy. One family told me their grandparents met for the first time at this location, and later married. Another family stated they rented the upstairs apartment before they could afford to purchase their own home, which they now own a few years later, and is directly across the street. Others brought out old pictures of the property, and spoke of its ties to their family.

I would like to keep the building a part of the community, to help create

these same type of memories and affordable housing for the future.

My initial goal was to update the property to St. Paul code standards and provide affordable housing (which is currently of great need in the area). I also hope to occupy one of the three apartments myself. This is a goal for the neighborhood as well as myself.

When I purchased the property, the building was a category 2 vacant building and needed an extensive amount of code and cosmetic updates. I worked with the city to bring the property back into code compliance until my zoning status was lost.

The only reason my zoning was lost, was a result of a rule I was not aware of. I learned that if a property with my zoning status does not have an active permit for one year and one day, the zoning automatically reverts back to a single family. This is what I was told after speaking to a city official while attempting to have the aforementioned permit re-issued. I had all of my contractors in place and ready to finish all remaining work. We were notified that the permit that was pulled had expired. I needed to go through the proper channels to renew this permit or have a new one issued. I was informed that I missed the cut off by just three days and as a result, the zoning status for the property had been reverted to a single family. This caused me to stop everything I was doing and start the process of re-establishing the non conforming use of the property. I would not be writing this letter if I had made the permit request just three days earlier.

The building at the time of zoning loss and currently, in my estimation is 80-85% complete. The work completed to the property consists of, but is not limited to: all new windows, new siding (with one half of an exterior wall remaining), 100% new plumbing throughout the entire building including three new hot water heaters, with the plumbing permit being finalized out and complete by the city inspector, new electric heating system which is individually metered to each apartment, three new kitchen remodels, all new interior and exterior doors, ceramic tile in the kitchens, solid hardwood flooring installed with different varieties of wood in each unit, electrical work per code, plus many more code and cosmetic updates. When complete, this should be one of the most updated (per St. Paul code and aesthetically) properties in the area.

This property has been a legal triplex since the early 1970's. In my opinion,

it would not be economically feasible or aesthetically pleasing as a single family or duplex. The heating system that was recently installed is an electric based system that is individually metered to each unit. As a single family property, it would cost a family in excess of \$6,000 plus per year for heating/electricity costs. The plumbing (which has already been given final approval from the city inspector) is all newly installed and also was done for three different apartments. There would be three hot water heaters or need to be completely reconfigured. The layout of the interior would not make reasonable sense as a single family home or duplex. You would need to exit the building if you wanted to reach the upstairs or the other side of the property, there are six exterior doors in total. If you somehow combined the two lower units, you would have ridiculous interior layout that no reasonable person would enjoy, there would be bathrooms in odd places, large open spaces with no purpose and mismatched finishings. There would be different types of finishes “thrown together” that currently makes each apartment unique. I couldn’t begin to imagine the financial cost this project would require and destruction of newly installed materials to convert this to a single family or duplex.

The way it all flows properly, makes it affordable for everyone, provides much needed family housing for the area, makes economical and common sense, is as the property has been for the last 40 plus years, a triplex. Each family has their own two ways of entering or exiting their property, each has their own unique finish to their living space, it flows properly, and with a practical layout with plenty of living space for all.

The extreme length of time this project has taken is due to multiple factors. Some have in my control and others were not. Some of the delays were caused by a partnership that went bad (this has now been taken care of), vandals who broke in and damaged the property, and issues with contractor delays. These are now issues which have been solved. Should I receive approval for reinstatement of the non-conforming triplex zoning, my estimation is the property can be finished in 90-120 days.

My life savings has been put into making these three apartments “come back to life”. All the repairs were approved and made with there being three apartments as the desired outcome. The neighborhood as well as I would like to see this project come to completion since it is not far from being finished. My personal belief is that everyone deserves a reasonable second chance,

which I hope I have with this property.

I appreciate your time and consideration in this matter.

Dominic Mackenroth

5-9-17

To Department of Planning and Economic Development,

My name is Dominic Mackenroth. I am seeking Re-establishment of my non-conforming triplex zoning status for the property know as 1945 Ivy Ave E Saint Paul, MN 55119. This is the main address that identifies the building by the city of St. Paul. I will refer to the building in this letter as 1945 Ivy Ave E. The property is also recognized as 1943 Ivy Avenue E, as well as 1322 Furness.

At the time I purchased this property, and per my research, the desired non-conforming zoning use was approved and in place since the early 1970's. All of the requirements for lot size, parking space, living space, and all improvements necessary for this zoning were properly done through the correct channels in 1970's, and have remained as such. Accompanying this letter are drawings of the floor plans (which have remained unchanged) and pictures of the property showing that it meets the written and physical requirements. My research also shows that Permit#85173 pulled May 8th, 1922 was the permit for the final addition made to the building structure. This permit had a value of \$4,000 in 1922.

The property has a rich history within the neighborhood. While obtaining signatures from neighbors to get zoning approval, most reported fond memories and wanted to see the building put back to use.

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When I purchased the property, the building was a category 2 vacant building and needed an extensive amount of code and cosmetic updates. I worked with the city to bring the property back into code compliance until my zoning status was lost.

The building at the time of zoning loss and currently, in my estimation is 80-85% complete. The rehab to the property consists of, but is not limited to: all new windows, new siding (with one half of an exterior wall remaining), 100% new plumbing throughout the entire building including three new hot water heaters, with the plumbing permit being finaled out and complete, new heating system which is individually metered to each apartment, three new kitchen remodels, all

new interior and exterior doors, ceramic tile in the kitchens, authentic hardwood flooring installed with different varieties of wood in each unit, electrical work, plus much more.

My life savings has been put into making these three apartments "come back to life". All the repairs were approved and made with there being three apartments as the desired outcome. The neighborhood as well as I would like to see this project come to completion since it is not far from being finished.

The extreme length of time this project has taken is due to multiple factors. Some were in my control and others were not. Some of the delays were caused by a partnership that went bad (this has now been taken care of), vandals who broke in and damaged the property, and issues with contractor delays. These are now issues which have been solved. Should I receive approval for reinstatement of the non-conforming triplex zoning, my estimation is the property can be finished in 60-90 days.

I appreciate your time and consideration in this matter.

Dominic Mackenroth

A handwritten signature in blue ink, appearing to read "Dominic Mackenroth", with a stylized, cursive script.

Dubruiel, Paul (CI-StPaul)

From: Dominic Mackenroth [REDACTED]
Sent: Tuesday, June 06, 2017 9:02 AM
To: Dubruiel, Paul (CI-StPaul)
Subject: 1945 Ivy Ave E Triplex Conversion Guidelines

Hi Paul,

This is Dominic Mackenroth. I would like to formally answer the questions on the Triplex Conversion Guidelines sheet. Please see my answer below.

1. A. I far surpass the minimum standards for the lot size. I have a lot size of 9,072 SqFt. I believe I have two or the equivalent of two lots attached, which leaves extra lot size.

1. B. The building consists of slightly over 2,660 SqFt and the two smaller apartments are roughly 600 SqFt each. This far surpasses the minimum conversion requirements/ minimum standards.

1. C. The building has an asphalt parking lot in the back of the building. This has been in place for several years and does contain a curb cut, so residents can easily pull into their parking spaces. There is plenty of room for four individual off street parking spaces. There is also ample on street parking if ever needed.

1. D. The only exterior work done did not change the structure or change any floor plans and was all approved by the city before the work started. New siding has been installed on roughly 90% of the building. There are no future exterior or structural changes needed in the near future.

1. E. I have had two code compliance inspections with lists of code updates or changes needed. I assume that I will need to have one final inspection. The last inspection I had left the inspectors confused as to why they were back and little to nothing had changed from the last inspection as far as additional work required.

Thank you,

Dominic Mackenroth

1937 IVY AVE (NEIGHBOR)

← 84'-0" →

NEIGHBOR 6'-0" HIGH CHAIN LINK FENCE

GRASS + LANDSCAPE

4'-0" HIGH RETAINING WALL (LENGTH OF PROPERTY)

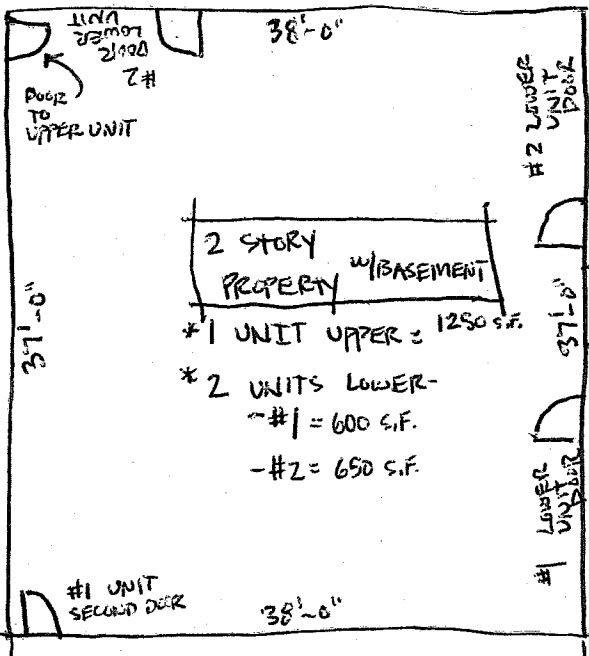
~ IVY AVE ~

80'-0" SIDEWALK

40'-0"

SIDEWALK

6' CONCRETE WALKWAY



25'-0" ASPHALT DRIVEWAY

GRASS + LANDSCAPE

~ IVY AVE ~ (NEIGHBOR)

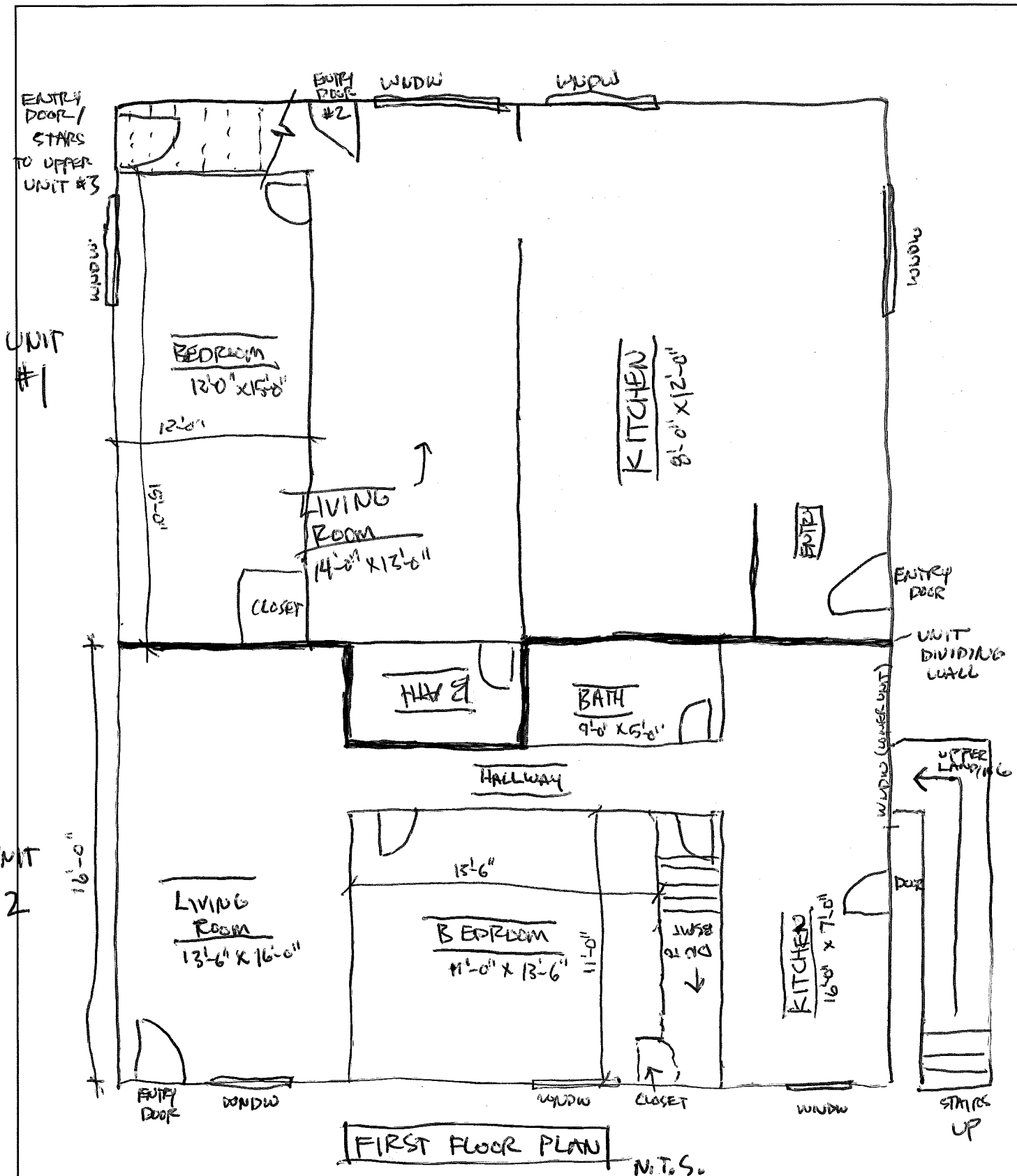
← NORTH

~ FURNESS PKWY ~

NTS

Project/Description PROPERTY SKETCH w/DIMENSIONS		Project No.	Date 3/17/15
1/4 Inch Calc Sheet		Design By	Checked By
Notes / Other 1945 IVY AVE EAST ST. PAUL, MN		LOT SIZE - 9,072 S.F.	




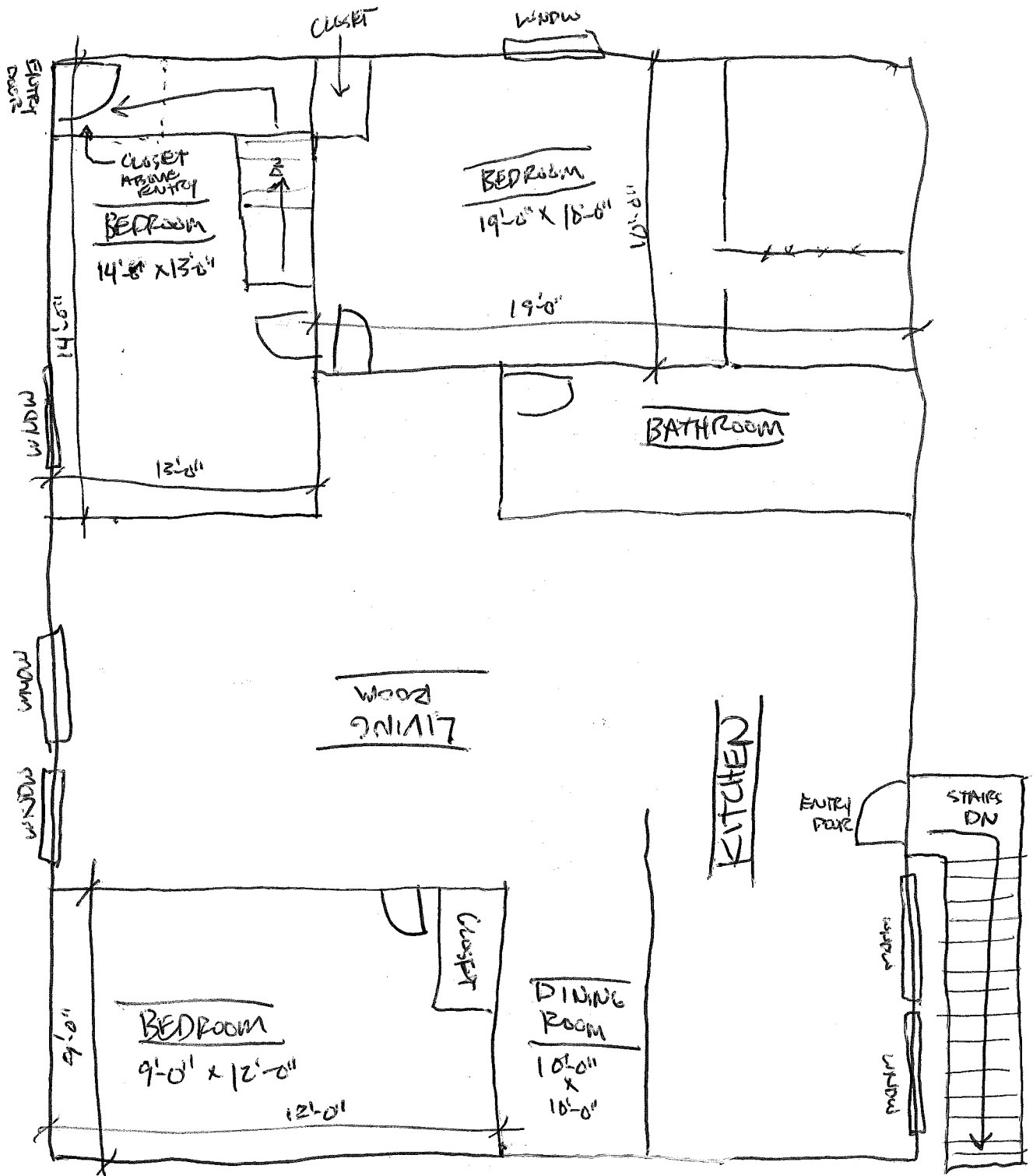


Project/Description **PROPERTY SKETCH - INTERIOR #1** Project No. _____ Date _____

1/4 Inch Calc Sheet Sheet _____ Design By _____ Checked By _____

Notes / Other **1945 IVY AVE EAST / FURNESS**





SECOND FLOOR PLAN N.T.S.

Project/Description: **PROPERTY SKETCH - INTERIOR #2** Project No. _____ Date _____

1/4 Inch Calc Sheet Sheet _____ Design By _____ Checked By _____

Notes / Other: **1945 IVY AVE EAST / FURNESS**



1945 Ivy Ave E, Saint Paul, MN 55119-3223, Ramsey County



4	2,592	7,841	\$23,000
MLS Beds	MLS Sq Ft	Lot Sq Ft	MLS Sale Price
3	1913	MLT FAM DW	11/06/2009
MLS Baths	Yr Built	Type	MLS Sale Date

Owner Information

Owner Name:	Mackenroth Enterprises LLC	Taxpayer ZIP+4:	1137
Taxpayer Address:	10698 Grey Cloud Island Dr S	Taxpayer Carrier Route:	C002
Taxpayer City and State:	Saint Paul Park, MN	Owner Occupied:	No
Taxpayer Zip:	55071		

Location Information

Municipality:	Saint Paul	Block:	15
Zip Code:	55119	School District Name:	St Paul
Carrier Route:	C008	School District:	625
Census Tract:	307.02	Section #:	23
Subdivision:	Hayden Heights	Township #:	29
Lot:	24	Range #:	22

Tax Information

PID#:	232922310166	% Improved:	74%
PID:	23-29-22-31-0166	Special Assessment:	\$2,386
Legal Description:	EX THE N 43 FT; LOT 24 & LOT 2 5 BLK 15		

Assessment & Tax

Assessment Year	2015 - Preliminary	2014	2013	2012
Estimated Mkt. Value - Total	\$87,800	\$85,000	\$70,000	\$77,800
Estimated Mkt. Value - Land	\$21,900	\$21,900	\$21,900	\$21,900
Estimated Mkt. Value - Building	\$65,900	\$63,100	\$48,100	\$55,900
Taxable Mkt. Value - Total	\$87,800	\$85,000	\$70,000	\$77,800
Taxable Mkt. Value - Land	\$21,900	\$21,900	\$21,900	\$21,900
Taxable Mkt. Value - Building	\$65,900	\$63,100	\$48,100	\$55,900
YOY Taxable Mkt. Value Chg (\$)	\$2,800	\$15,000	-\$7,800	
YOY Taxable Mkt. Value Chg (%)	3.29%	21.43%	-10.03%	

Payable Tax Year	Total Tax	Change (\$)	Change (%)
2013	\$3,178		
2014	\$4,046	\$868	27.31%
2015	\$4,146	\$100	2.47%

Characteristics

Lot Acres:	0.18	Total Building Sq Ft:	2,664
Lot Sq Ft:	7,841	Total Rooms:	13
Lot Frontage:	40	Bedrooms:	Tax: 5 MLS: 4
Lot Depth:	185	Total Baths:	3
Lot Shape:	F	MLS Total Baths:	3

Courtesy of Andrew Mayamba, NorthstarMLS

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail

Land Use - County:	Three Family Dwelling Platted	Full Baths:	Tax: 3 MLS: 2
Land Use - CoreLogic:	Multi Family Dwelling	Exterior:	Aluminum/Vinyl
# of Buildings:	1	Cooling Type:	Central
Stories:	2	Heat Type:	Hot Water
Year Built:	1913	Fuel Type:	Gas
Finished Sq Ft:	Tax: 2,664 MLS: 2,592		

Listing Information

MLS Listing Number:	3819912	MLS Sale Price :	\$23,000
MLS Status:	Sold	MLS Sale Date :	11/06/2009
MLS Listing Date:	08/03/2009	MLS Listing Agent :	506002597-Brian Delisle Cdpe, SFR
MLS Current List Price:	\$29,900	MLS Listing Broker :	RE/MAX RESULTS
MLS Orig. List Price:	\$29,900	MLS Selling Agent:	Sue Vue, Cdpe
MLS Cancellation Date :	10/12/2009	MLS Selling Broker:	RE/MAX RESULTS
MLS Listing #	3578801	3011340	
MLS Status	Expired	Sold	
MLS Listing Date	07/30/2008	03/30/2005	
MLS Orig Listing Price	\$219,900	\$275,000	
MLS Listing Price	\$115,900	\$254,900	
MLS Sale Date		06/17/2005	
MLS Listing Sale Price		\$255,670	
MLS Listing Cancellation Date	07/22/2009	06/17/2005	

Last Market Sale & Sales History

Recording Date:	03/23/2010	Deed Type:	Limited Warranty Deed	
Sale Date:	Tax: 10/23/2009 MLS: 11/06/2009	Owner Name:	Mackenroth Enterprises LLC	
Sale Price:	\$23,000	Seller:	Harborview Mtg 2007-3	
Price Per Square Feet:	\$8.63			
Recording Date	03/23/2010	05/20/2009	00/2005	08/03/1988
Sale/Settlement Date	10/23/2009	05/20/2009	06/17/2005	07/30/1990
Sale Price	\$23,000	\$185,900	\$255,670	\$67,250
Buyer Name	Mackenroth Ents LLC	Wells Fargo Series Hbv 2007-3	Xiong Pheng	Hoffman Donald C
Seller Name	Harborview Mtg 2007-3	Sheriff Of Ramsey County	Zopf Jeffrey V & Margie B	
Document Type	Limited Warranty Deed	Certif Of Sale-Sheriff/ Marshal	Deed (Reg)	Deed (Reg)

Certificates of Real Estate Value

CREV Sale Date	Buyer Name	Signer Date	Filing Date	Deed Type	CREV Sale Price	CREV #	CREV ID
10/23/2009	Mackenroth Enterprises LLC	11/06/2009	04/21/2010	U	\$23,000	382477	2095449
06/17/2005	Xiong Pheng	06/17/2005	06/17/2005	Warranty Deed	\$255,670	338279	810822
12/18/2000	Zopf Jeffrey V/ Zopf Margie B	12/18/2000	12/18/2000	Warranty Deed	\$67,250	285589	880166
07/02/1990	Zopf Jeffrey V/ Zopf Margie B	07/20/1990	07/20/1990	Contract For Deed	\$67,250	165944	847130
CREV Sale Date	10/23/2009	06/17/2005	12/18/2000	07/02/1990			
CREV Sale Price	\$23,000	\$255,670	\$67,250	\$67,250			
Buyer Name	Mackenroth Enterprises LLC	Xiong Pheng	Zopf Jeffrey V/Zopf Margie B	Zopf Jeffrey V/Zopf Margie B			
Buyer Address	657 Plum St	1945 Ivy Ave E	10060 206th St N				
Buyer City/State/ZIP	Saint Paul, MN,	St Paul, MN, 55106	Forest Lake, MN, 55025				
Seller Name	Wells Fargo Bank Na	Zopf Jeffrey	Hoffman Donald C				
Seller Address	2711 Haskell Street	10060 206th St N	1107 55th Av				
Seller City/State/ZIP	Dallas, TX, 75204	Forest Lake, MN, 55025	Amery, WI, 54001				
Down Payment			\$8,000	\$8,000			
Property Transferred	Building & Land						
CREV Planned Use	Residential: Single Family						

Courtesy of Andrew Mayamba, NorthstarMLS

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Property Detail

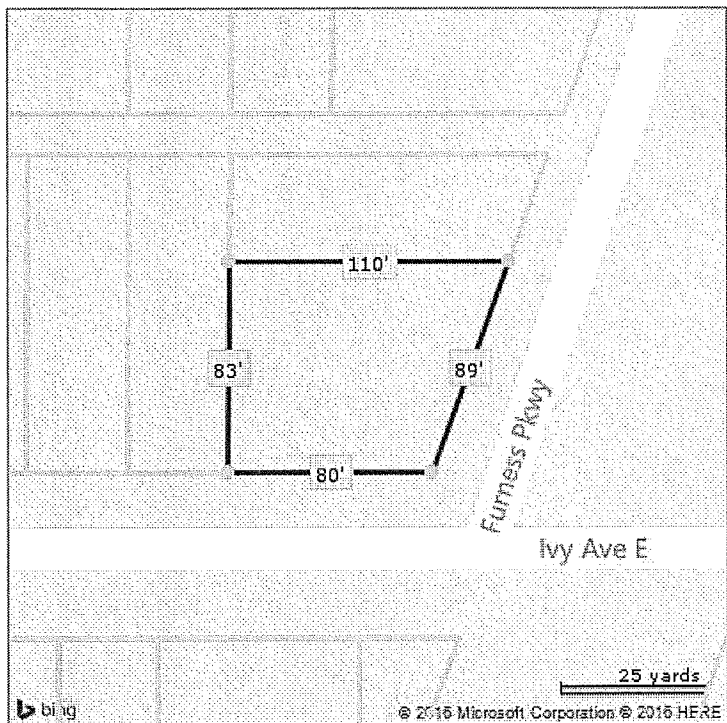
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Acquisition Type 1	Condemned Or Foreclosed Upon	
Loan Amount	\$59,250	\$59,250
Loan Interest Rate	9%	9%
Loan Monthly Payment	\$750	\$751

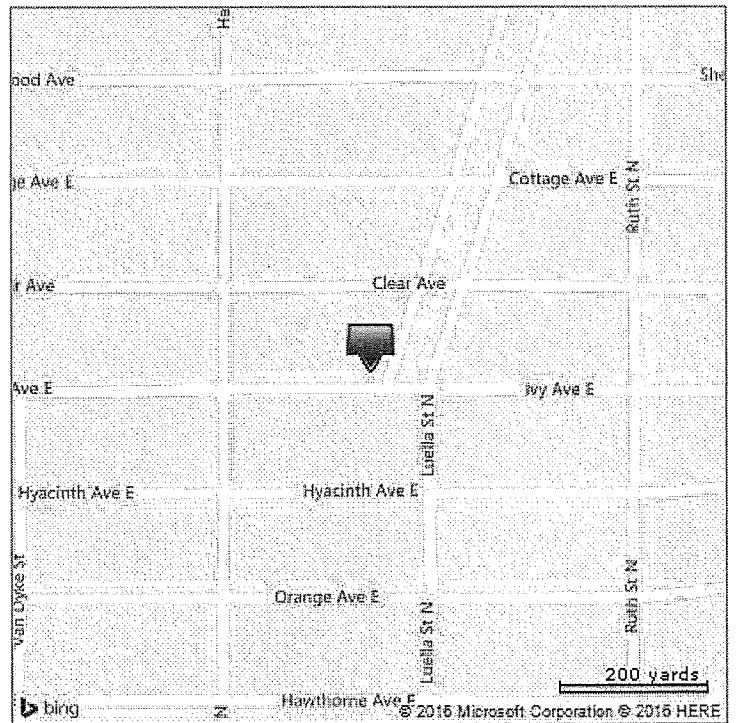
Foreclosure History

Document Type	Notice Of Foreclosure
Foreclosure Filing Date	02/18/2009
Recording Date	02/19/2009
Original Doc Date	02/27/2007
Trustee Sale Order Number	08-053454
Buyer 1	Xiong Pheng
Buyer 2	Vang Soua
Buyer Relationship Type	Husband/Wife
Lender Name	Bankunited Fsb
Title Company	Attorney Only

Property Map



*Lot Dimensions are Estimated



Courtesy of Andrew Mayamba, NorthstarMLS

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail

Generated on 01/13/2016

Page 3 of 3

Multi-Family Customer Full

Customer Full Display, Multi-Family Residential, MLS #: **3819912**

1945 Ivy Avenue E, Saint Paul, MN 55119

Status: **Sold** List Price: **\$29,900** Sold Price: **\$23,000** Original List Price: **\$29,900**



Total Units: **3** Garage: Year Built: **1913**

Map Page: **109** Map Coord: **A2**

Directions:

White Bear Ave to Ivy, E to Property on left.

Neighborhood: **Greater East Side**
Style: **(MF) Two Stories**
Const Status: **Previously Owned**
Foundation Size: **1,296**
AbvGrdFinSqFt: **2,592**
BelGrdFinSqFt:
Total Fin SqFt: **2,592**
Acres:
Lot Size: **40X185**
Total Beds: **4**
Total Baths: **3**
Days On Market: **28**

CDOM:385

TAX INFORMATION

Property ID: **232922310166**
Tax Year: **2008**
Tax Amt: **\$3,783**
Assess Bal: **\$393**
Tax w/assess: **\$4,176**
Assess Pend: **Unknown**
Homestead: **No**

Off Market Date: **10/12/2009**
Projected Close Date: **11/15/2009**
Date Closed: **11/06/2009**

General Property Information

Legal Description: **Hayden Heights Ex. The N 43 Ft Of Lot 24, And Lot 25, Block 15**
County: **Ramsey**
School District: **625 - St. Paul 625 - St. Paul, 651-632-3701**
Complex/Dev/Sub: Owner Occupied: **N**
Restrictions/Covts:
Lot Description: **Corner Lot**
Road Frontage: **City**
Zoning: **Residential-Multi-FAccessibility: None**

Public Remarks: **3 unit bldg. 1-2 br and 2-1brs**
Owner is an Agent?: **No**
In Foreclosure?: **Not Disclosed** Lender Owned?: **Yes** Potential Short Sale?: **Not Disclosed**

Structure Information

Heat: **Hot Water** No. of Ranges:
Fuel: **Natural Gas** No. of Refrig:
Water: **City Water/Connected** Basement: **Partial**
Sewer: **City Sewer/Connected** Exterior: **Wood, Shakes**
Garage: Fencing: **None**
Parking Char: **Uncovered/Open, Driveway - Asp** Roof: **Tar/Gravel, Age 8 Years or Less**

Unit Information

Number of Units Like This: **1**

Total Rooms: **6** Monthly Expense: **\$**
Total Bedrooms: **2** 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: 1,300
 Fireplaces: Oth Park Spaces: 2
 Fireplace Char: Air Conditioning: Window
 Appliances: Range, Refrigerator
 Amenities: Kitchen Window, Tile Floors, Local Area Network
 Special Search: Main Floor Bedroom

Room	Level	Dimen	Room	Level	Dimen	Room	Level	Dimen
Living Rm	Upper	19x12	Bedroom 1	Upper	10x14			
Dining Rm	Upper	12x12	Bedroom 2	Upper	10x12			
Family Rm			Bedroom 3					
Kitchen	Upper	13x19	Bedroom 4					

Dining Room Desc: Eat In Kitchen, Living/Dining Room
 Family Room Char:

Number of Units Like This: 1

Total Rooms: 3 Monthly Expense: \$
 Total Bedrooms: 1 Monthly Rent: \$
 Total Baths: 1 Full: 0 3/4: 1 1/2: 0 1/4: 0 Annual Rent: \$
 Bath Char: Main Floor 3/4 Bath Finished Sq Ft: 650
 Fireplaces: Oth Park Spaces: 2
 Fireplace Char: Air Conditioning: Window
 Appliances: Range, Refrigerator
 Amenities: Kitchen Window, Tile Floors, Washer/Dryer Hookup, Local Area Network
 Special Search: Main Floor Bedroom

Room	Level	Dimen	Room	Level	Dimen	Room	Level	Dimen
Living Rm	Main	11x15	Bedroom 1	Main	11x11			
Dining Rm			Bedroom 2					
Family Rm			Bedroom 3					
Kitchen	Main	12x15	Bedroom 4					

Dining Room Desc: Eat In Kitchen
 Family Room Char:

Number of Units Like This: 1

Total Rooms: 3 Monthly Expense: \$
 Total Bedrooms: 1 Monthly Rent: \$
 Total Baths: 1 Full: 1 3/4: 0 1/2: 0 1/4: 0 Annual Rent: \$
 Bath Char: Main Floor 3/4 Bath, Upper Lev Finished Sq Ft: 650
 Fireplaces: Oth Park Spaces:
 Fireplace Char: Air Conditioning: Window
 Appliances: Range, Exhaust Fan/Hood, Refrigerator
 Amenities: Kitchen Window, Tile Floors, Washer/Dryer Hookup, Local Area Network
 Special Search: Main Floor Bedroom

Room	Level	Dimen	Room	Level	Dimen	Room	Level	Dimen
Living Rm	Main	13x15	Bedroom 1	Main	10x12			
Dining Rm			Bedroom 2					
Family Rm			Bedroom 3					
Kitchen	Main	19x16	Bedroom 4					

Dining Room Desc: Eat In Kitchen
 Family Room Char:

Expenses

Owner Expense: Taxes, Insurance, Water/Sewer, Fuel, Maintenance/Repair, Trash
 Tenant Expense: Electric, 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:	\$

ZONING PETITION SUFFICIENCY CHECK SHEET

REZONING

SCUP

NCUP

FIRST SUBMITTED

RESUBMITTED

DATE PETITION SUBMITTED:

5/10/17

DATE PETITION RESUBMITTED:

6/1/17

DATE OFFICIALLY RECEIVED: _____

DATE OFFICIALLY RECEIVED: _____

PARCELS ELIGIBLE:

13

PARCELS ELIGIBLE:

13

PARCELS REQUIRED:

9

PARCELS REQUIRED:

9

PARCELS SIGNED:

8

PARCELS SIGNED:

9

CHECKED BY:

Paul Dubruiel

DATE:

6/5/17

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 Dominic Muchnick DMS Home Investors, LLC
(name of applicant)

to establish a Tri-Plex Legal Non Conforming Use
(proposed use)

located at 1945 Ivy Ave E Saint Paul, MN
(address of property)

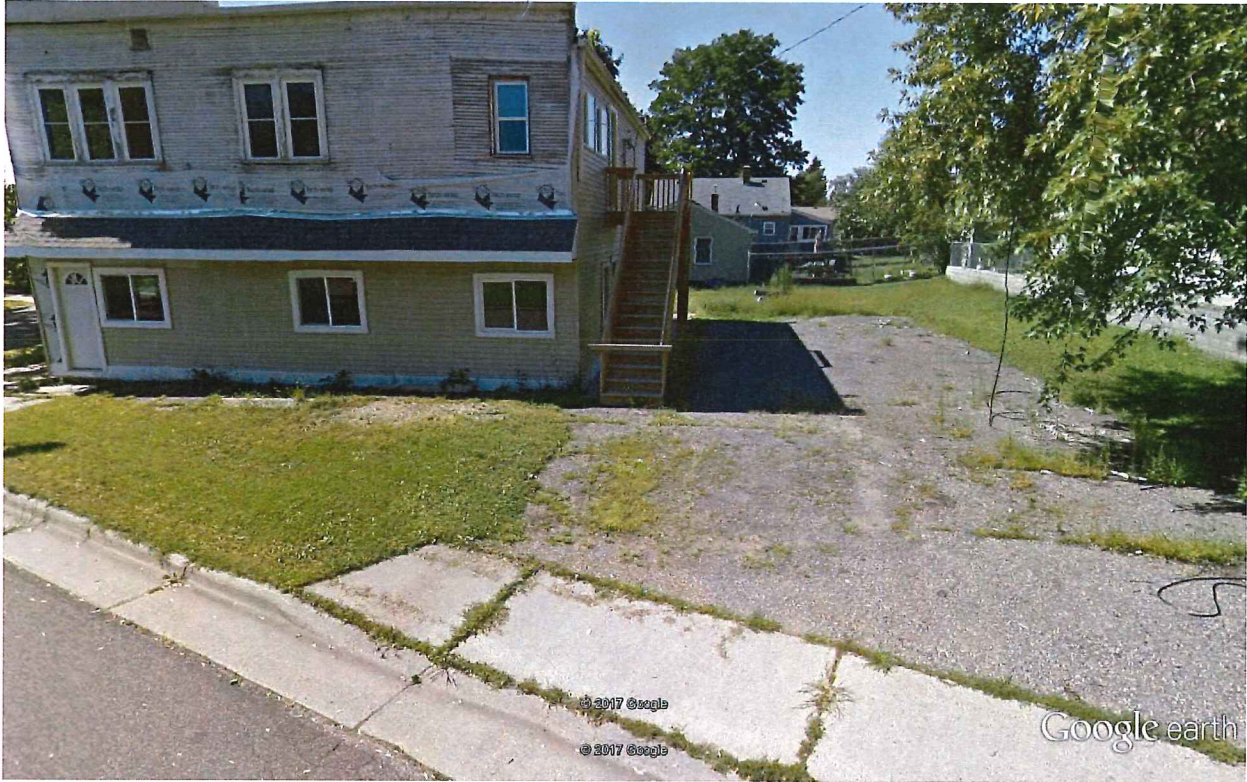
requiring a nonconforming use permit, along with any relevant site plans, diagrams, or other documentation.

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

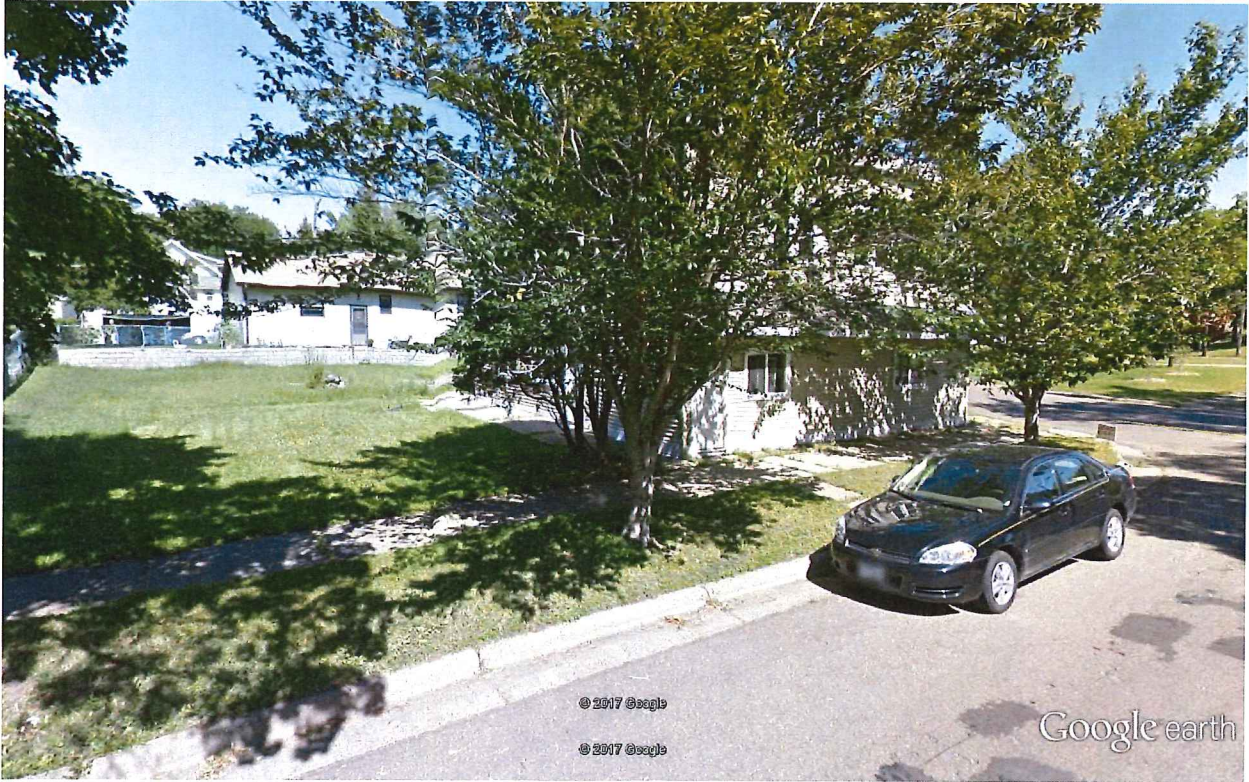
ADDRESS OR PIN	RECORD OWNER	SIGNATURE	DATE
1331 Furness	Rose H Meier	Rose H Meier	3-15-15
1938 E. Clear	Rick Schulte	Rick Schulte	3-15-15
1938 1938 Clear	Carol Overland	Carol Overland	3/15/15
1930 Clear Ave	David Overland	David Overland	3/15/15
1926 Ivy Ave E	Kris Skellenger	Kris Skellenger	3-15-15
1931 Ivy Ave E	Laci Wenzel	Laci Wenzel	3-15-15
1945 Ivy Ave E	Dominic Muchnick	Dominic Muchnick	3-15-15
1937 4th Ave E	Thomas Roach	Thomas Roach	3-15-15
1932 East Ivy Ave	Douglas B Daniels	Douglas B Daniels	20150315
1934 Clear Ave	Tom McLaughlin	Tom McLaughlin	03-16-15

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

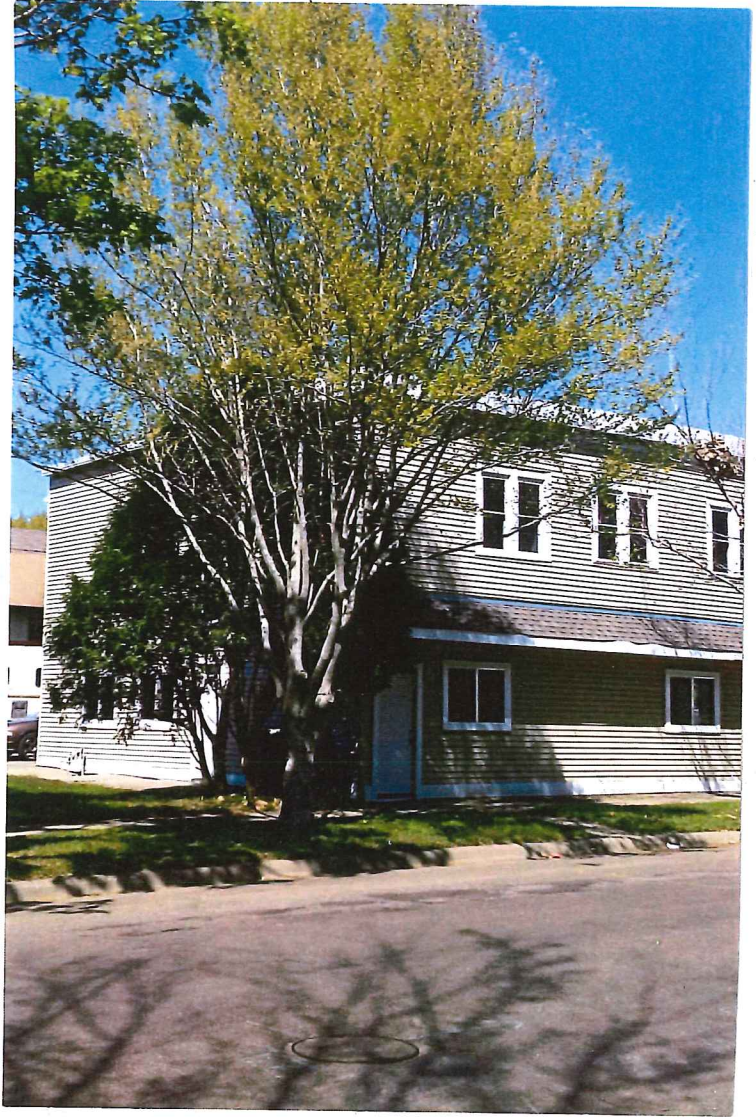
Staff-provided Photos

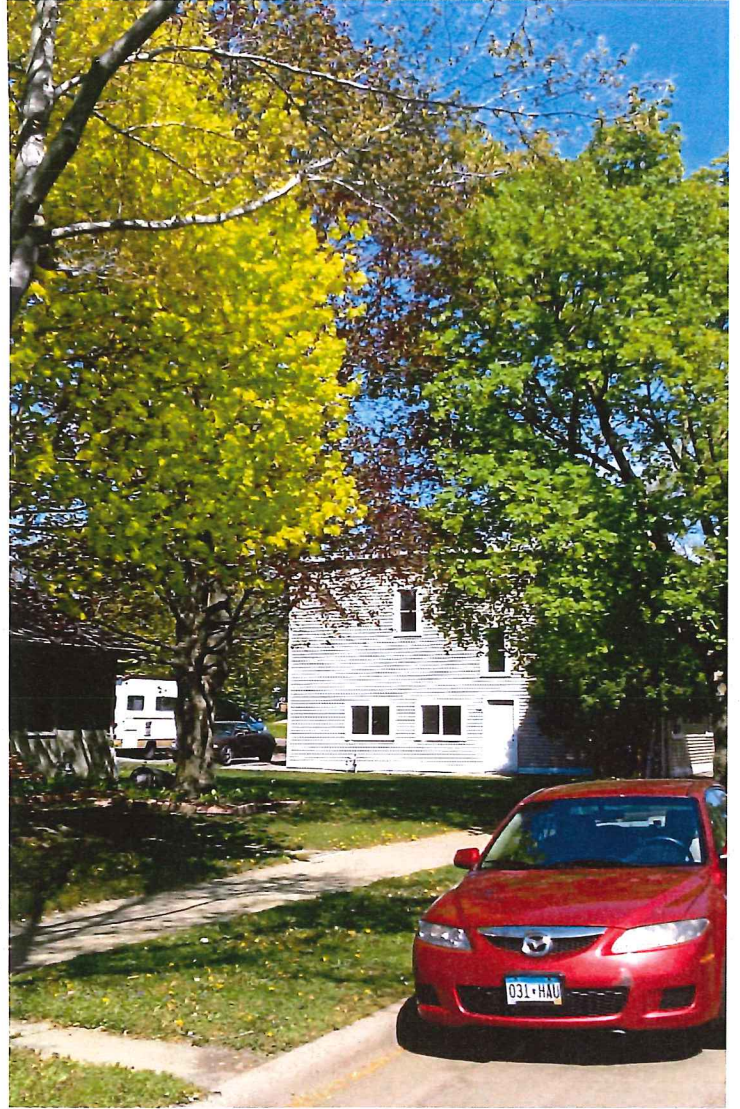


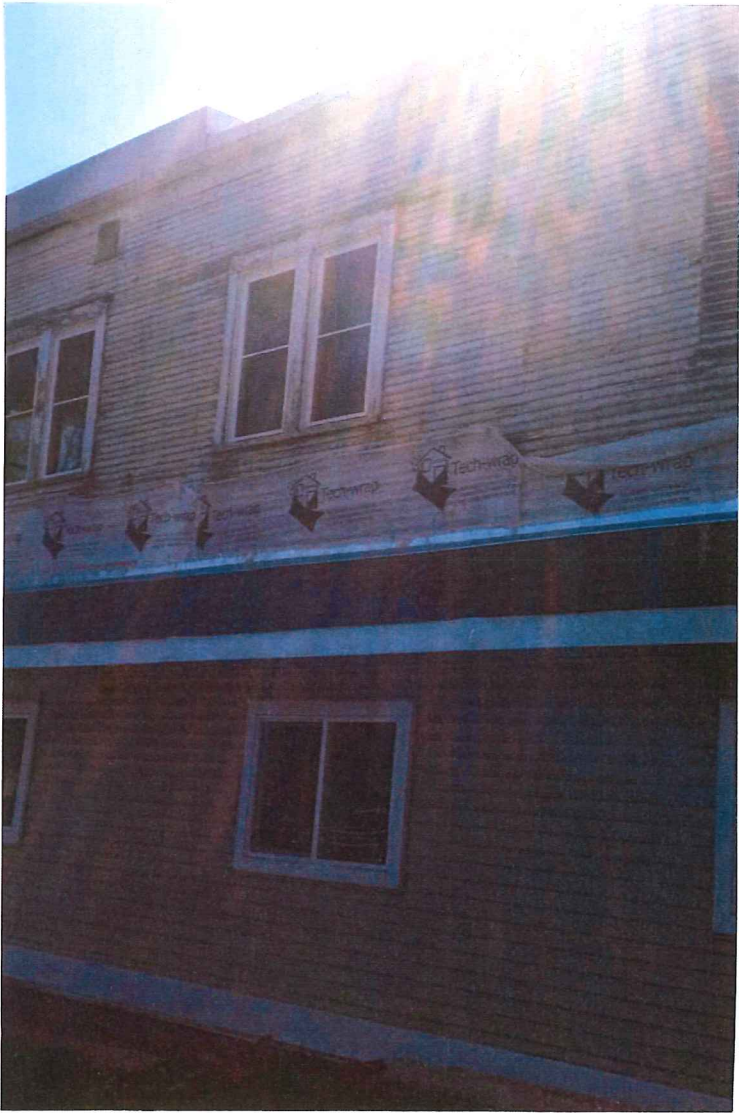
Street View photos from 2014, showing Furness frontage (above) and Ivy frontage (below)

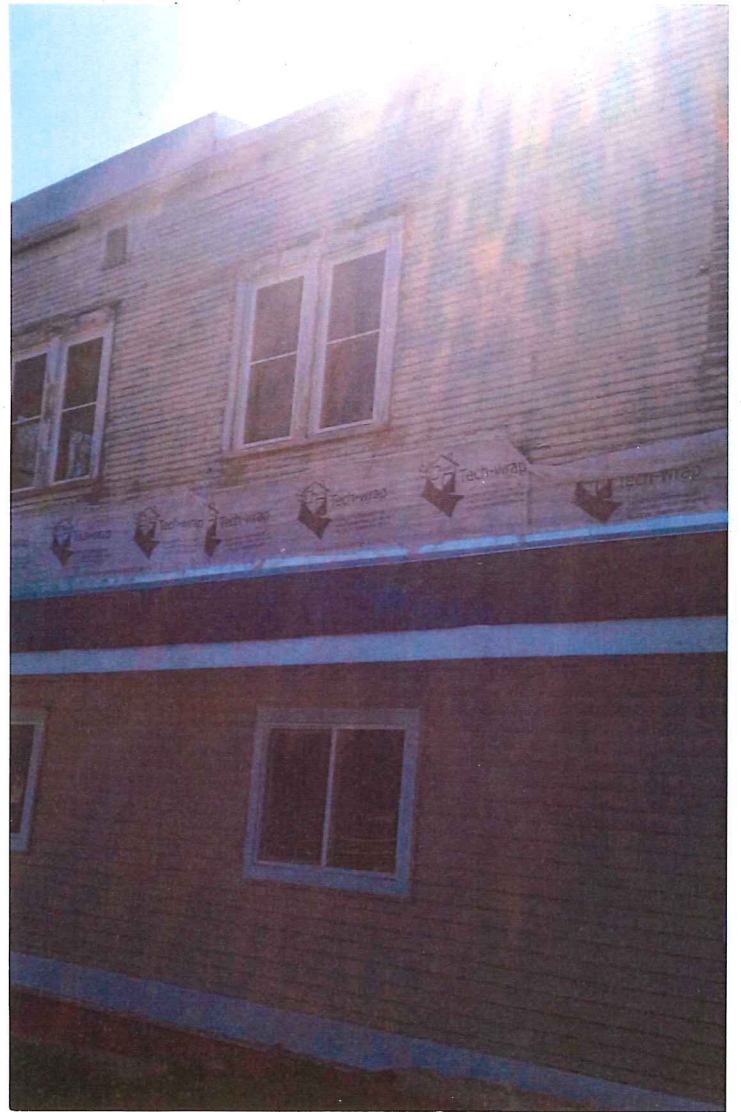


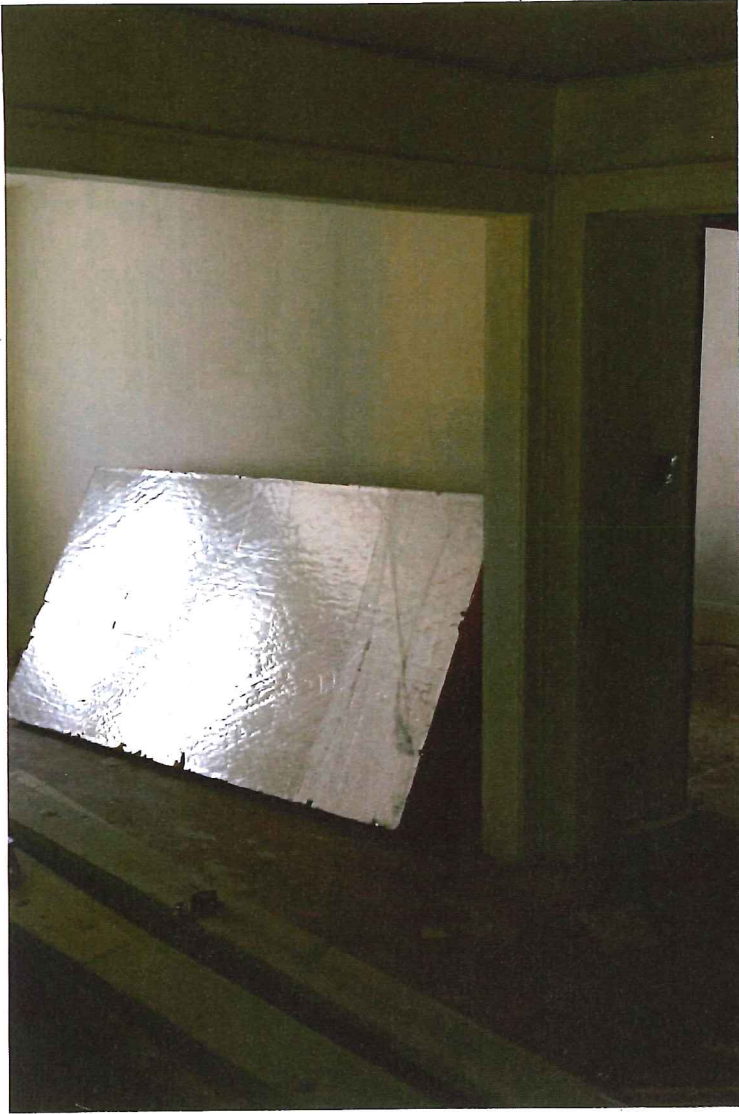
Applicant Photos



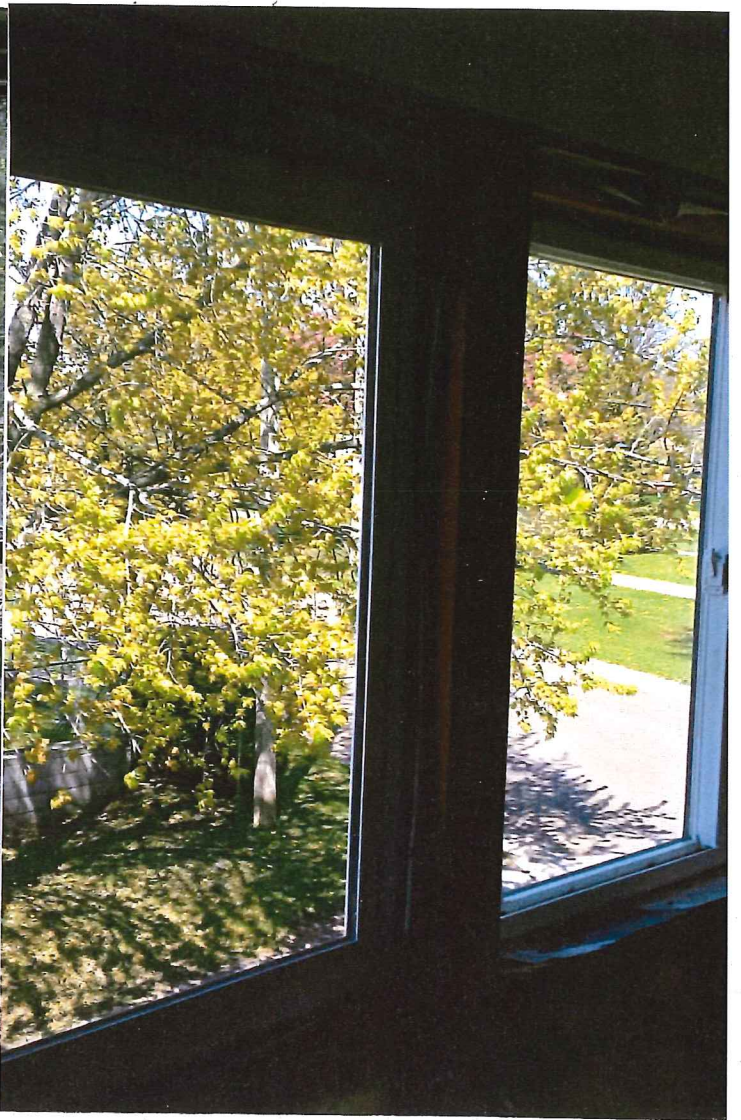


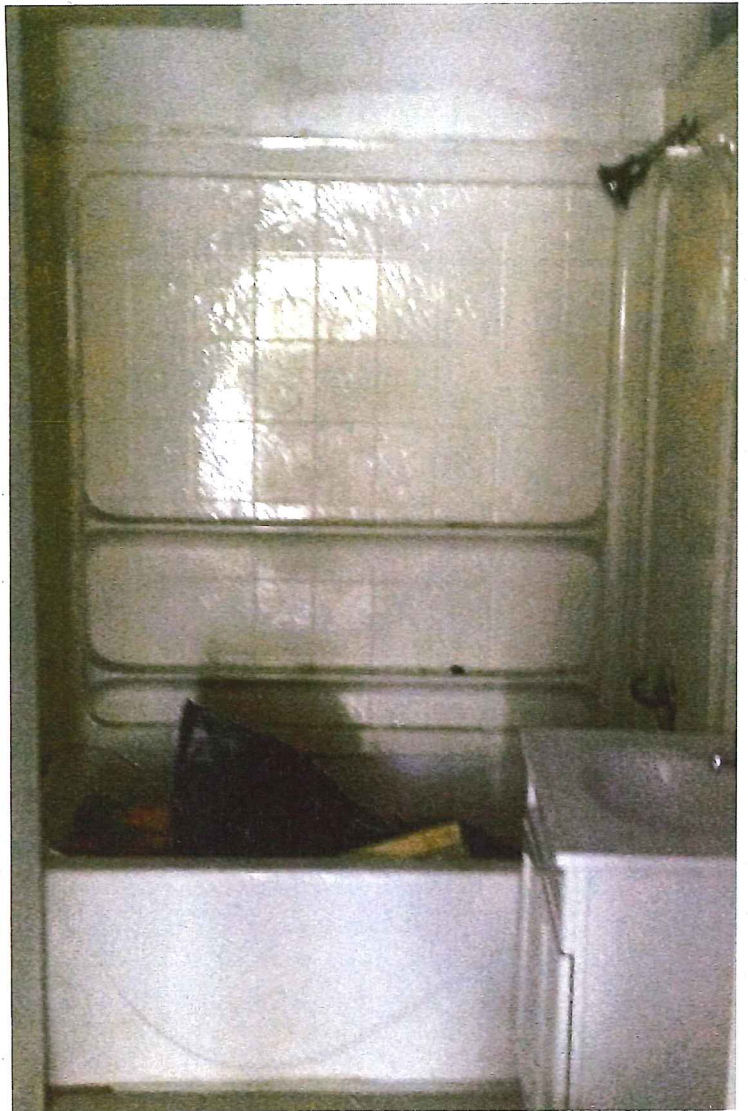




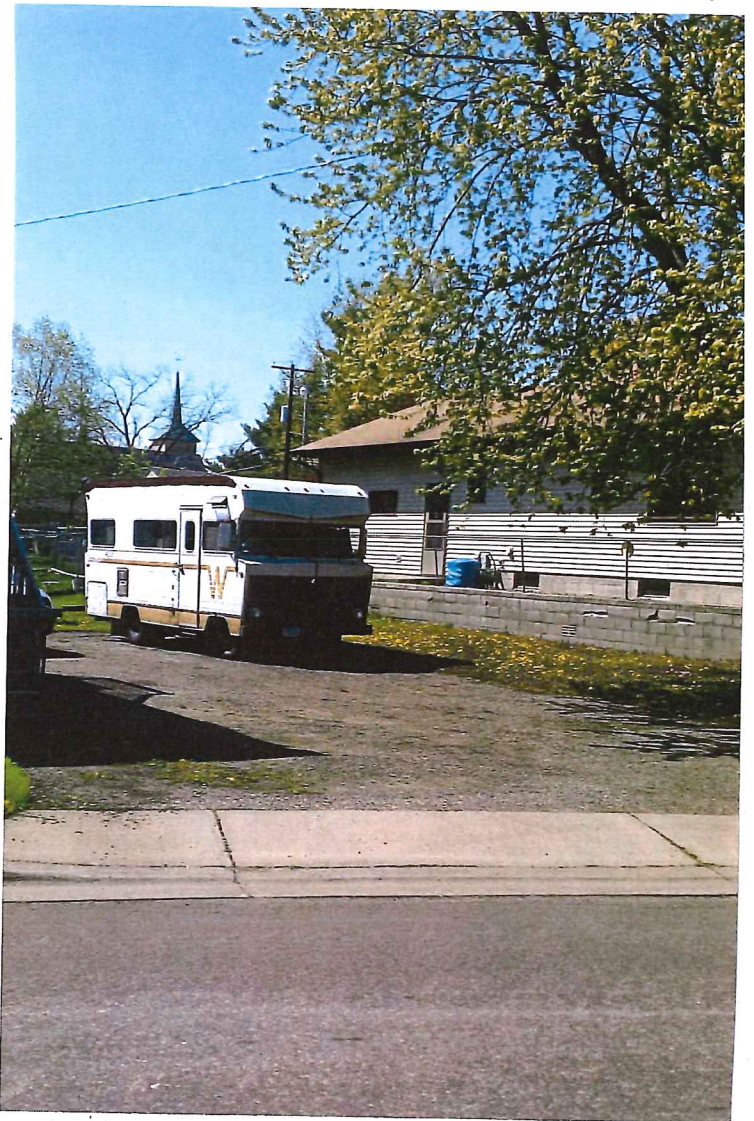
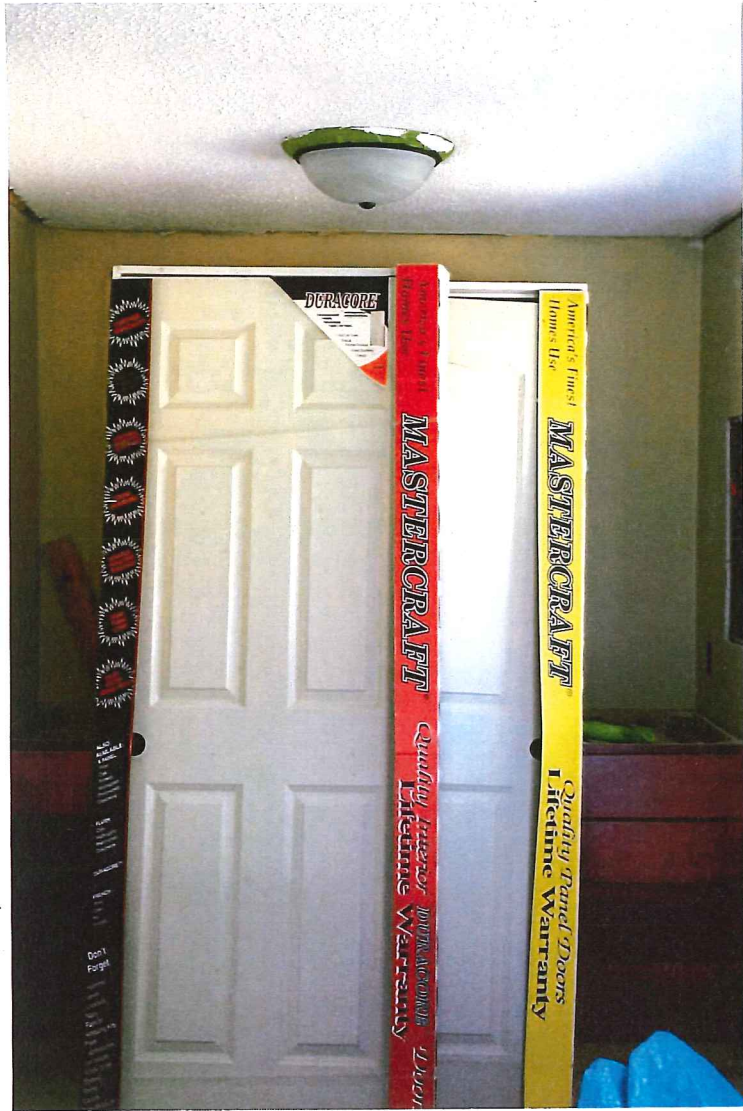


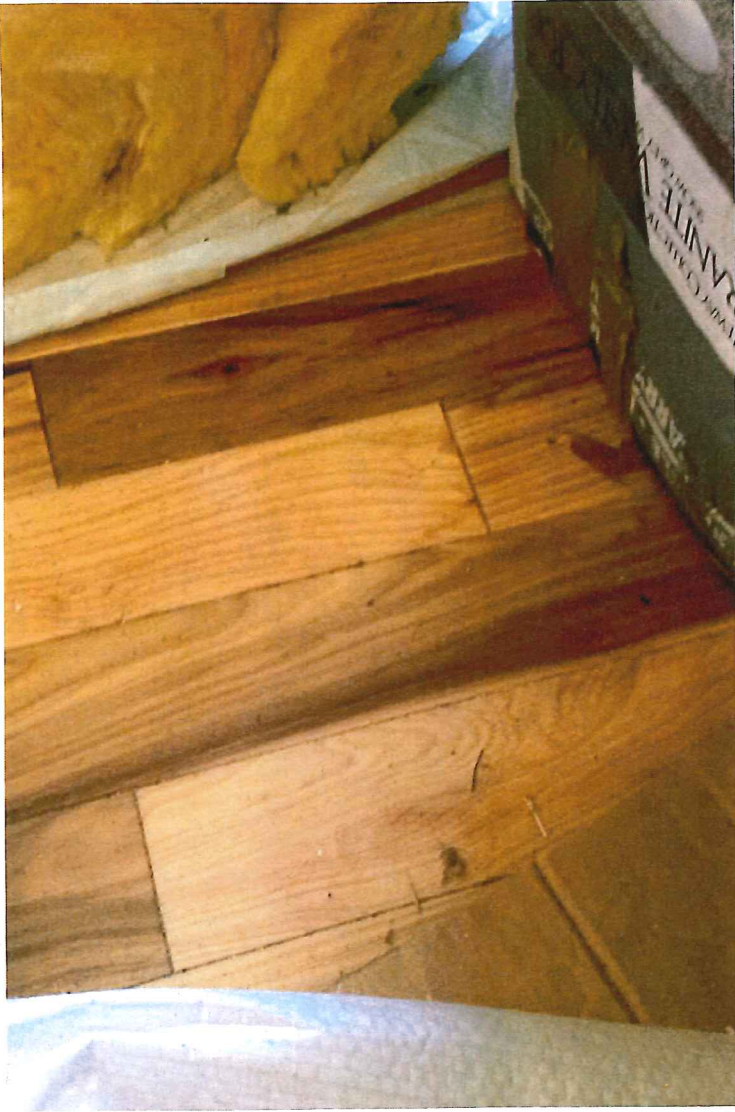


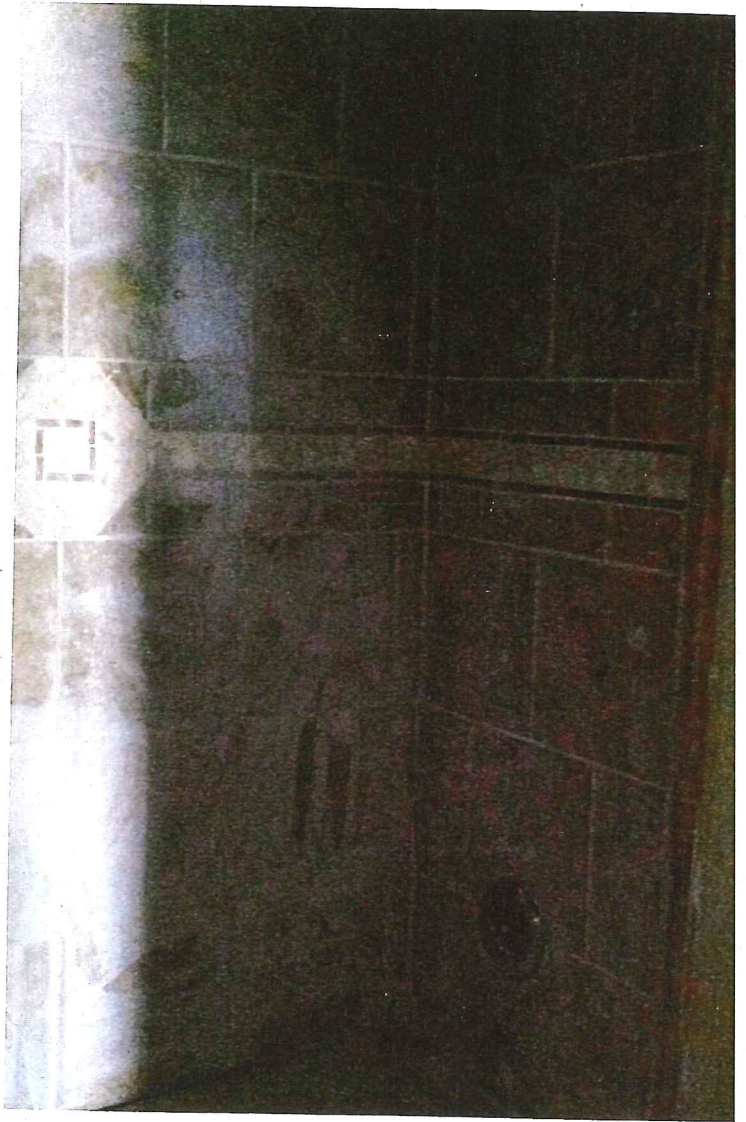
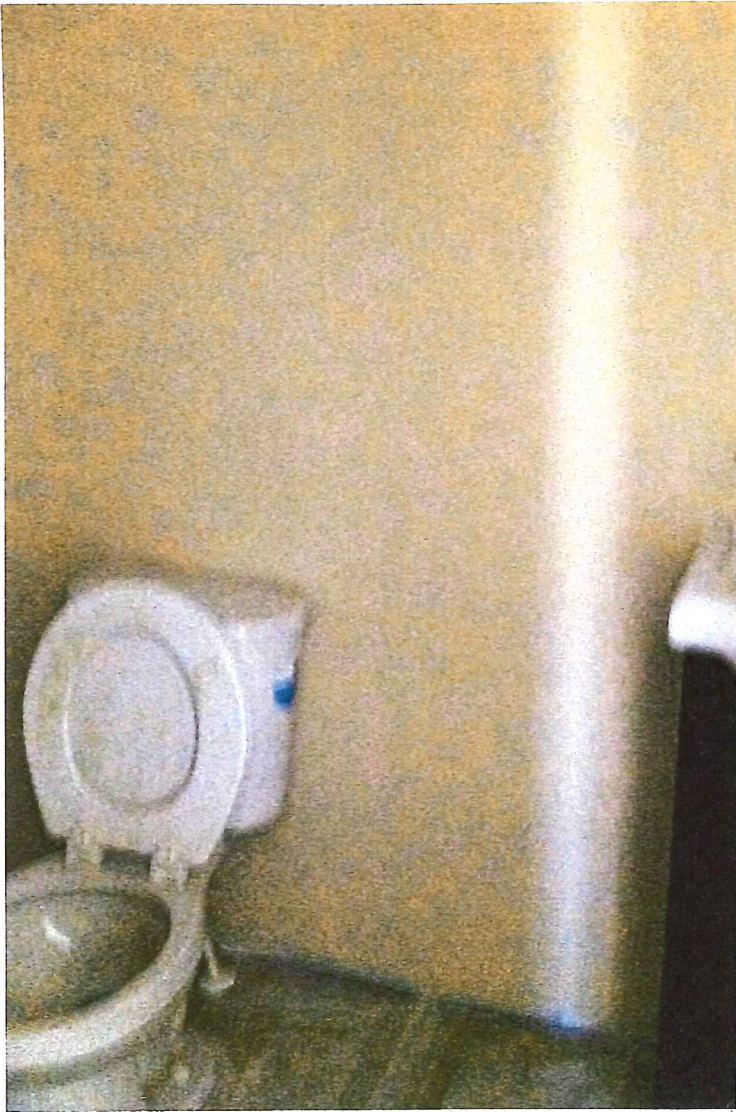


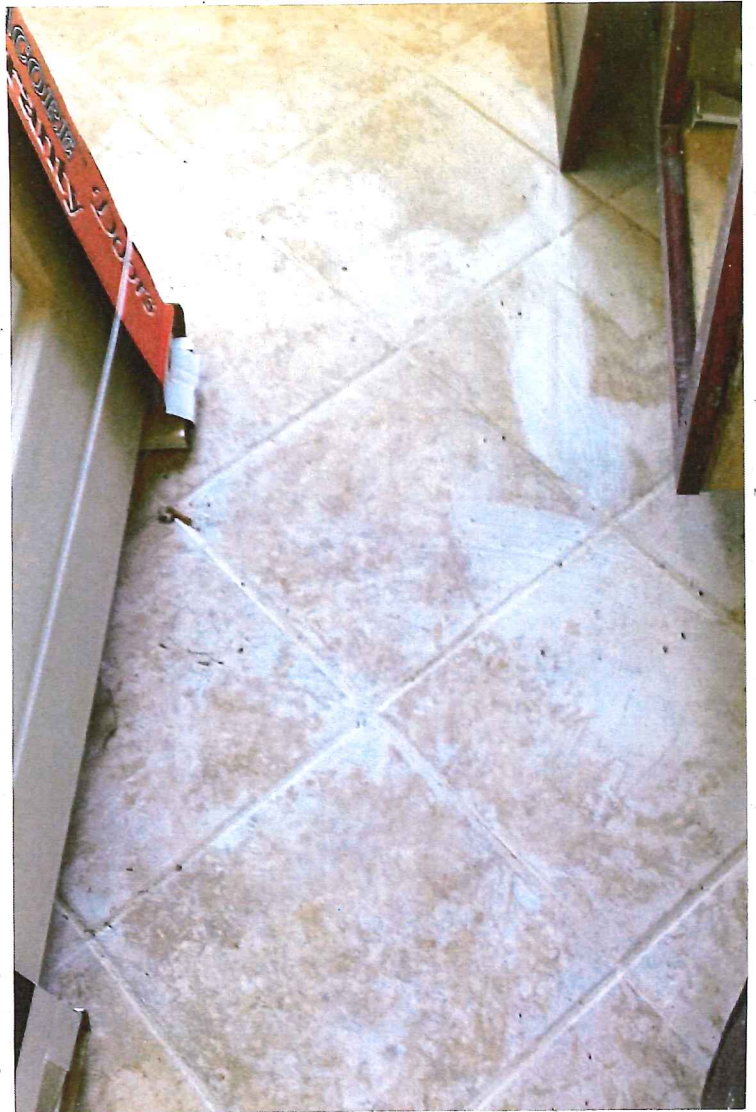
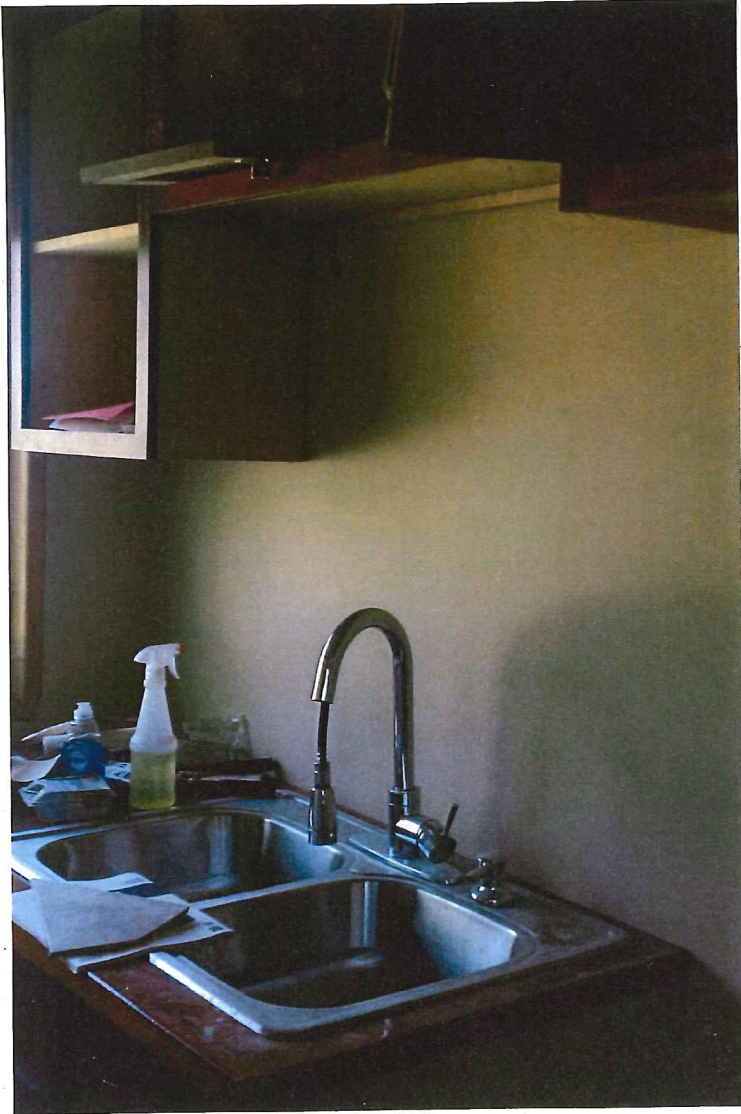




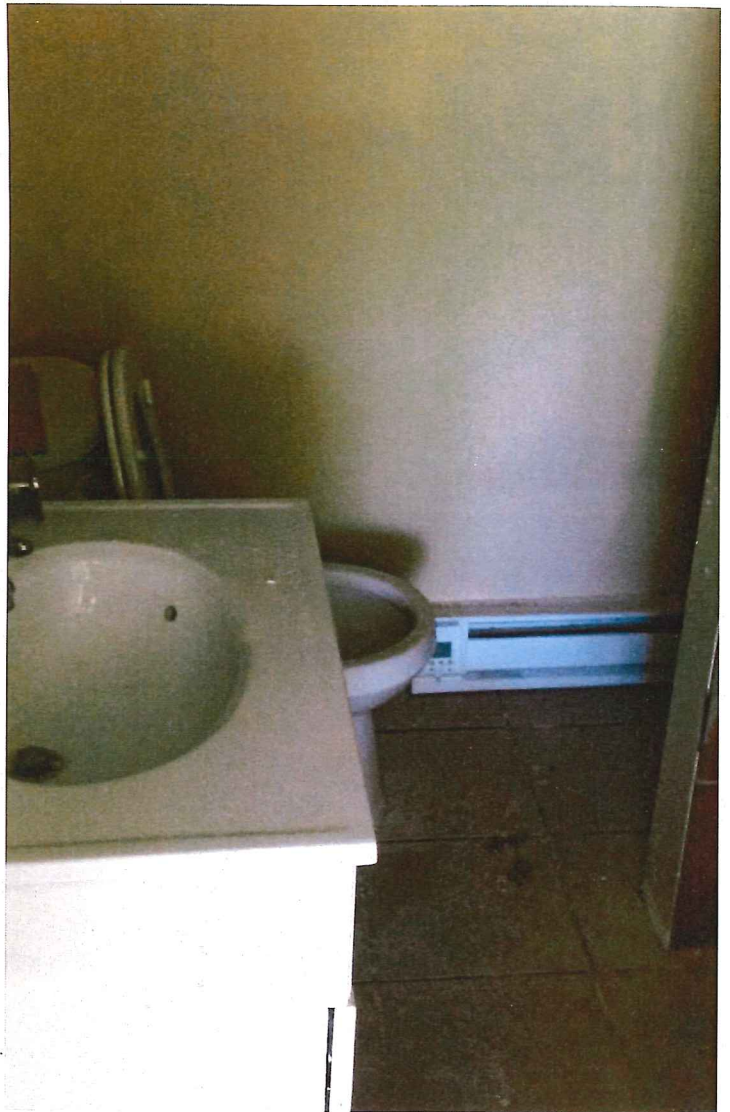
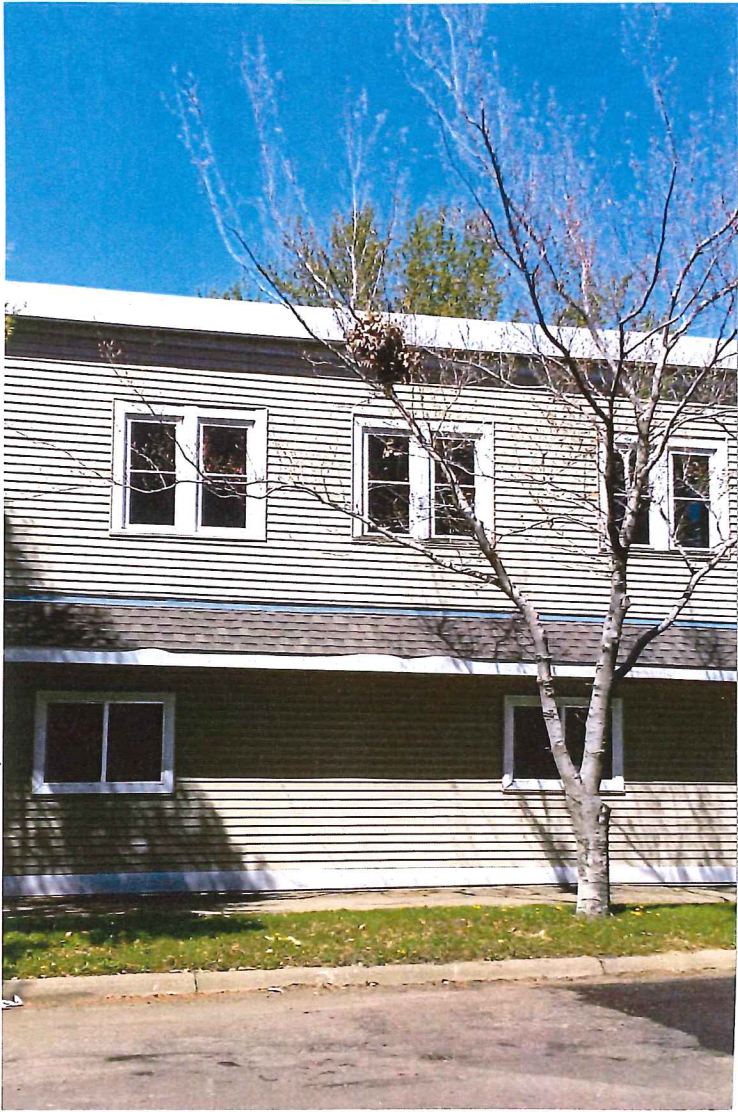


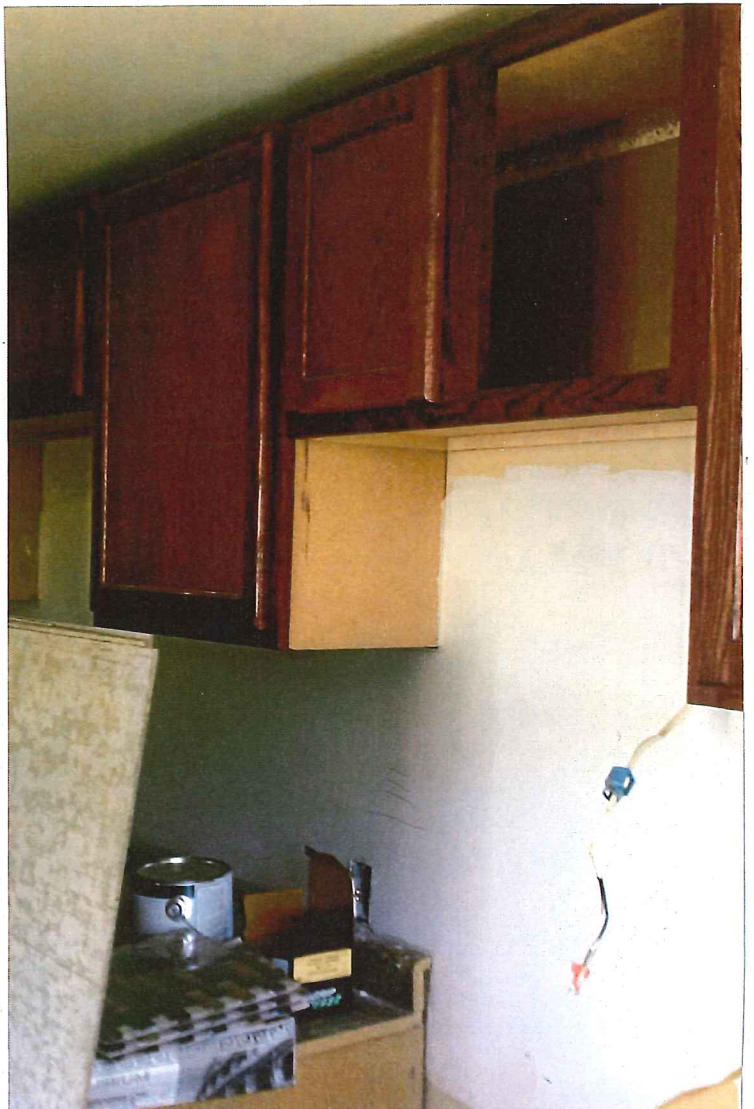


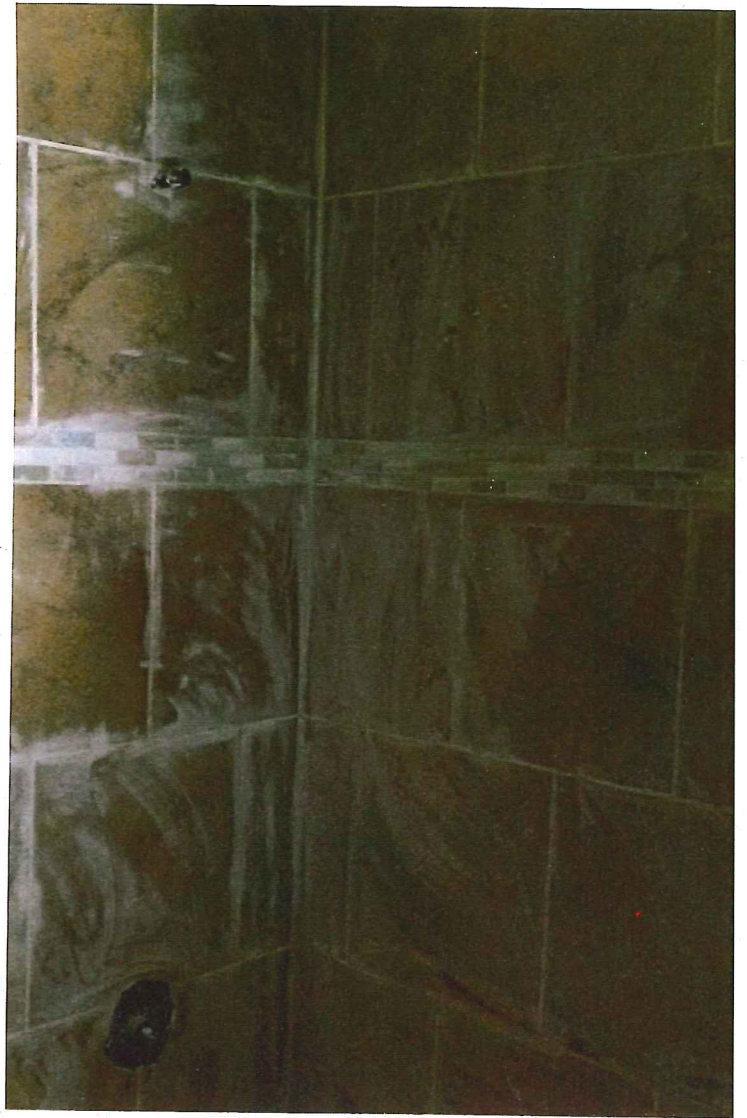
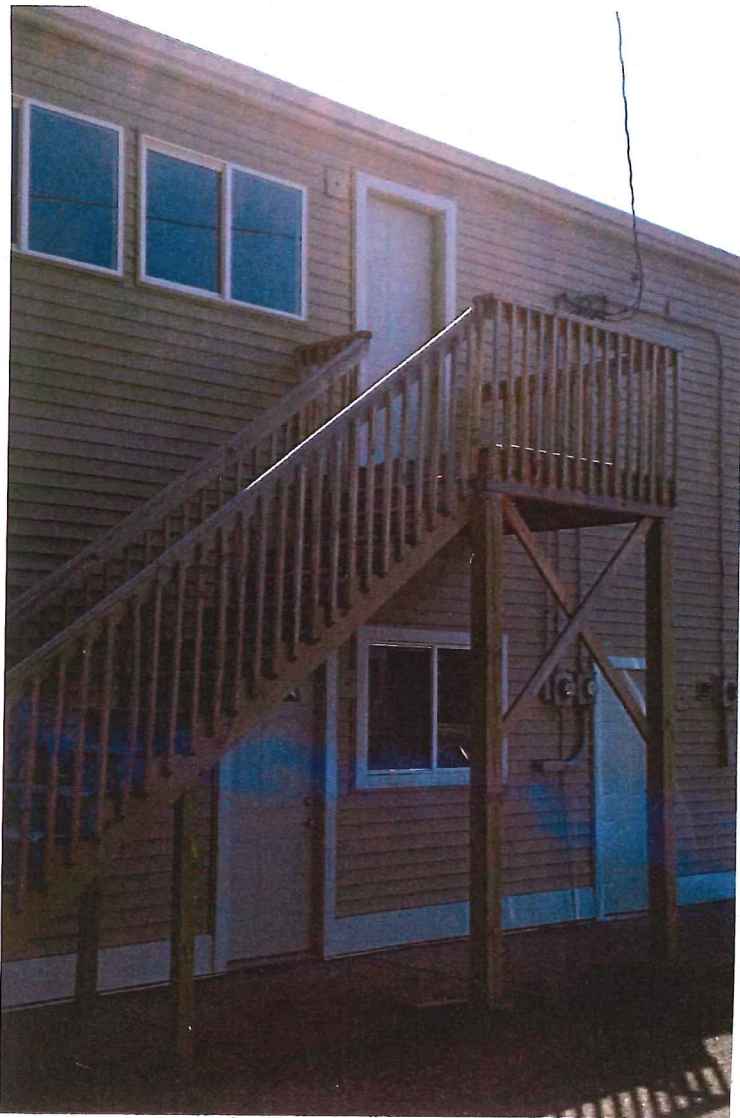


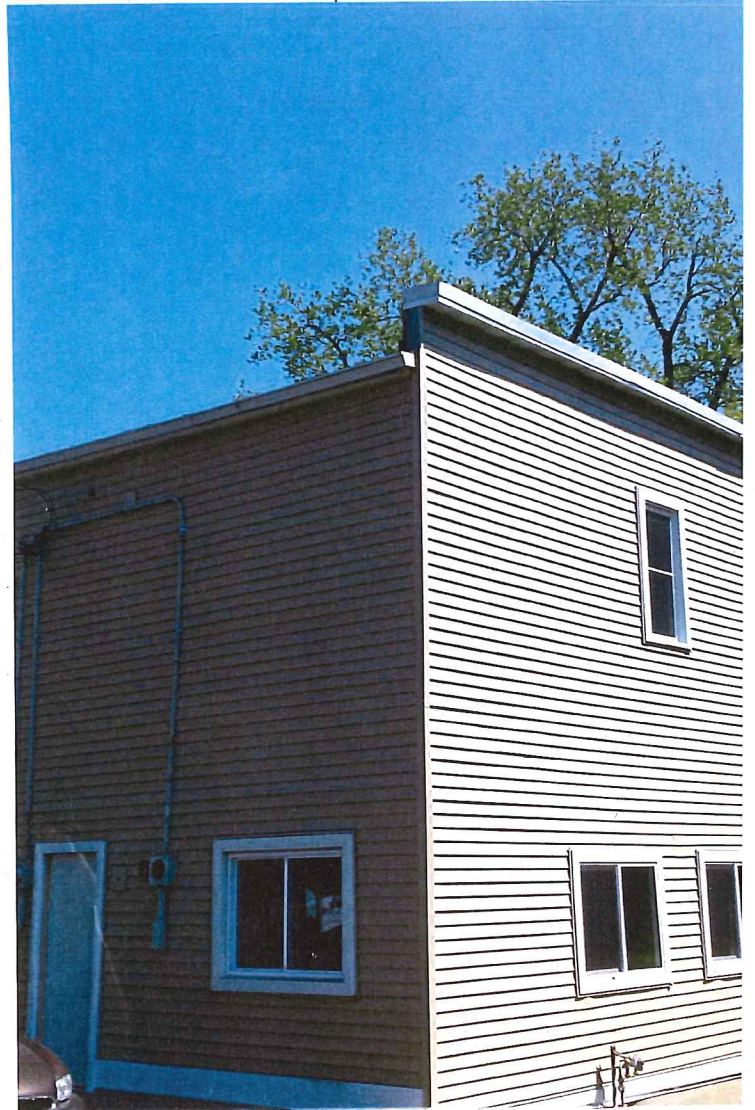
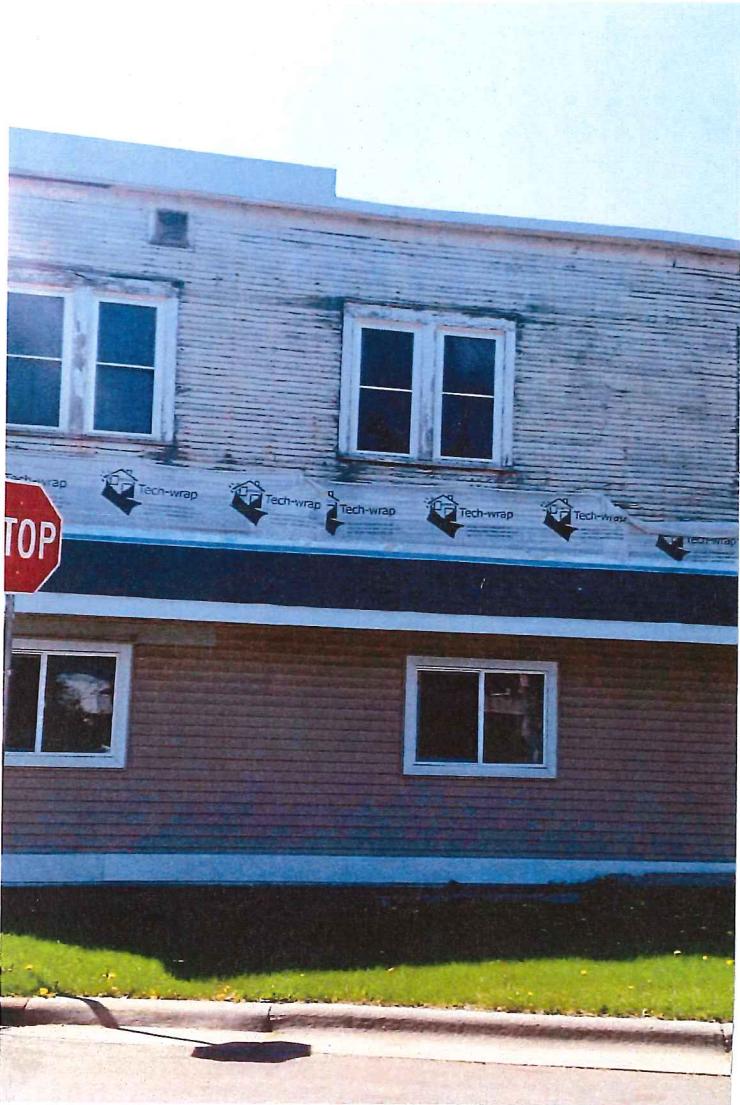


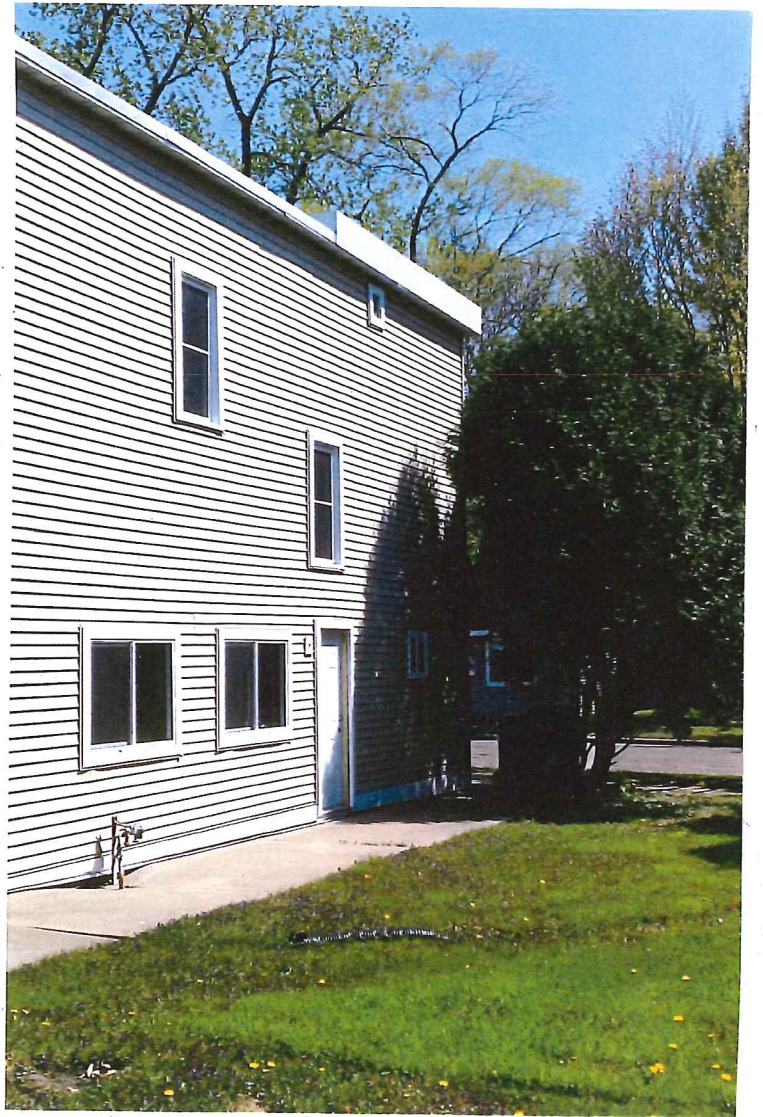
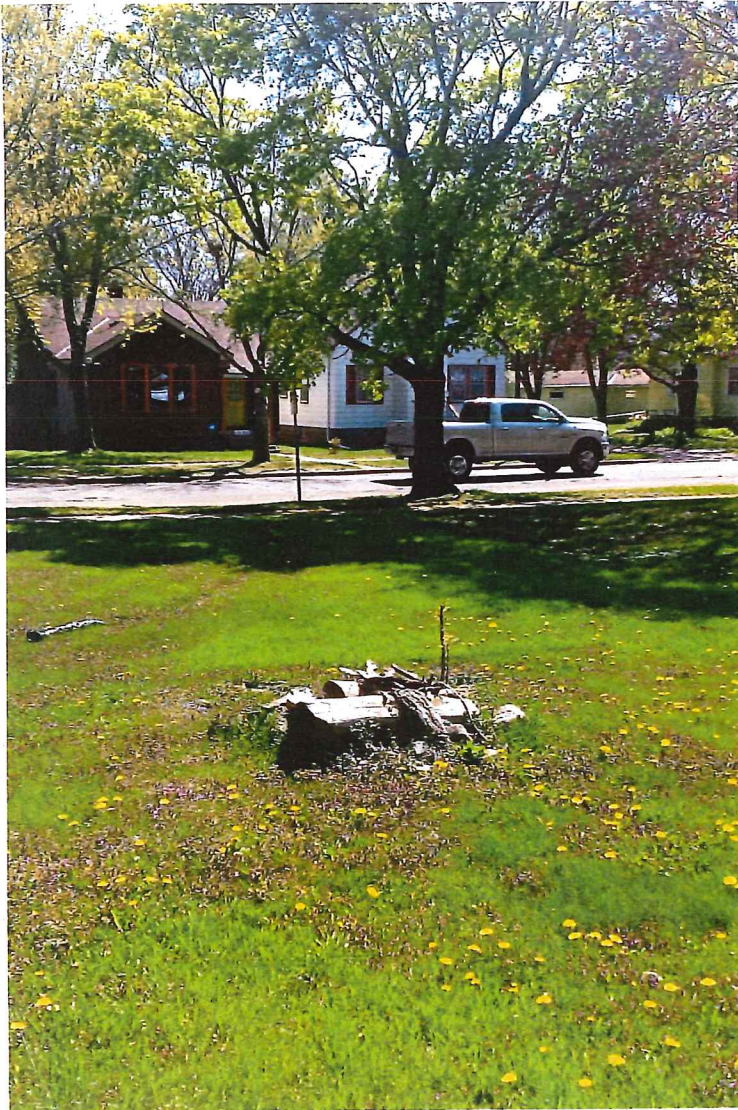




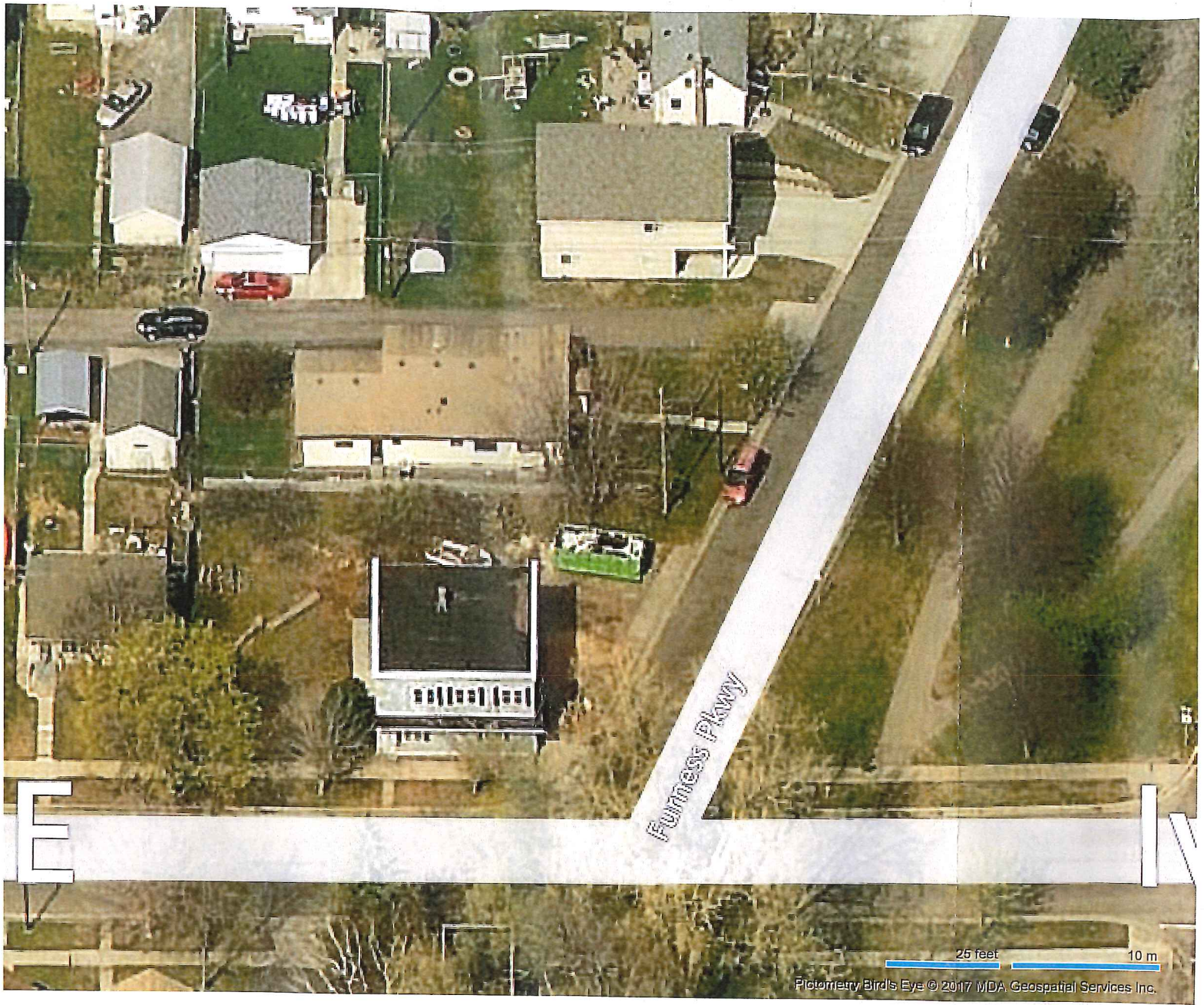


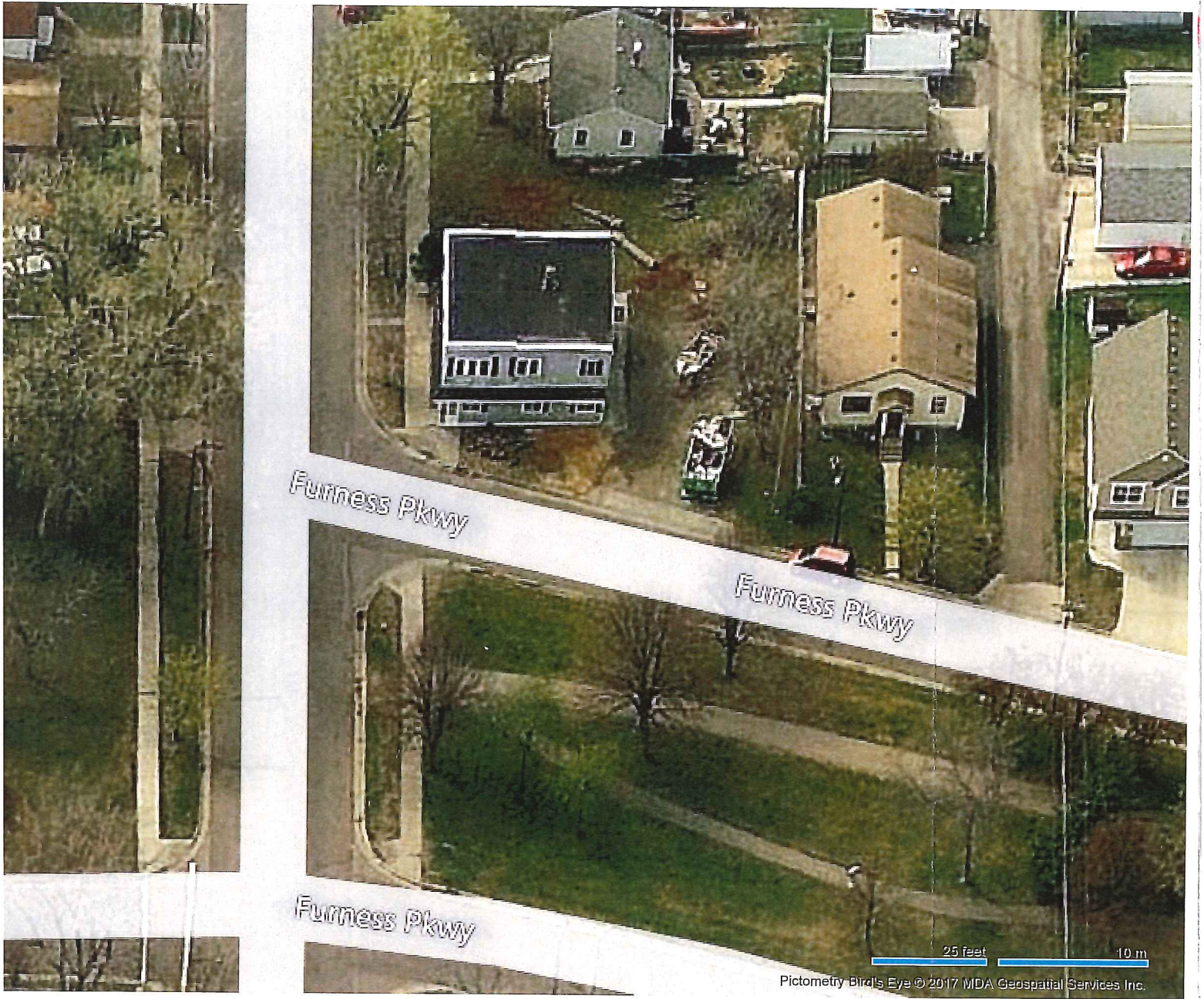


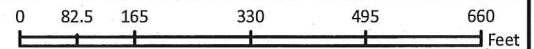
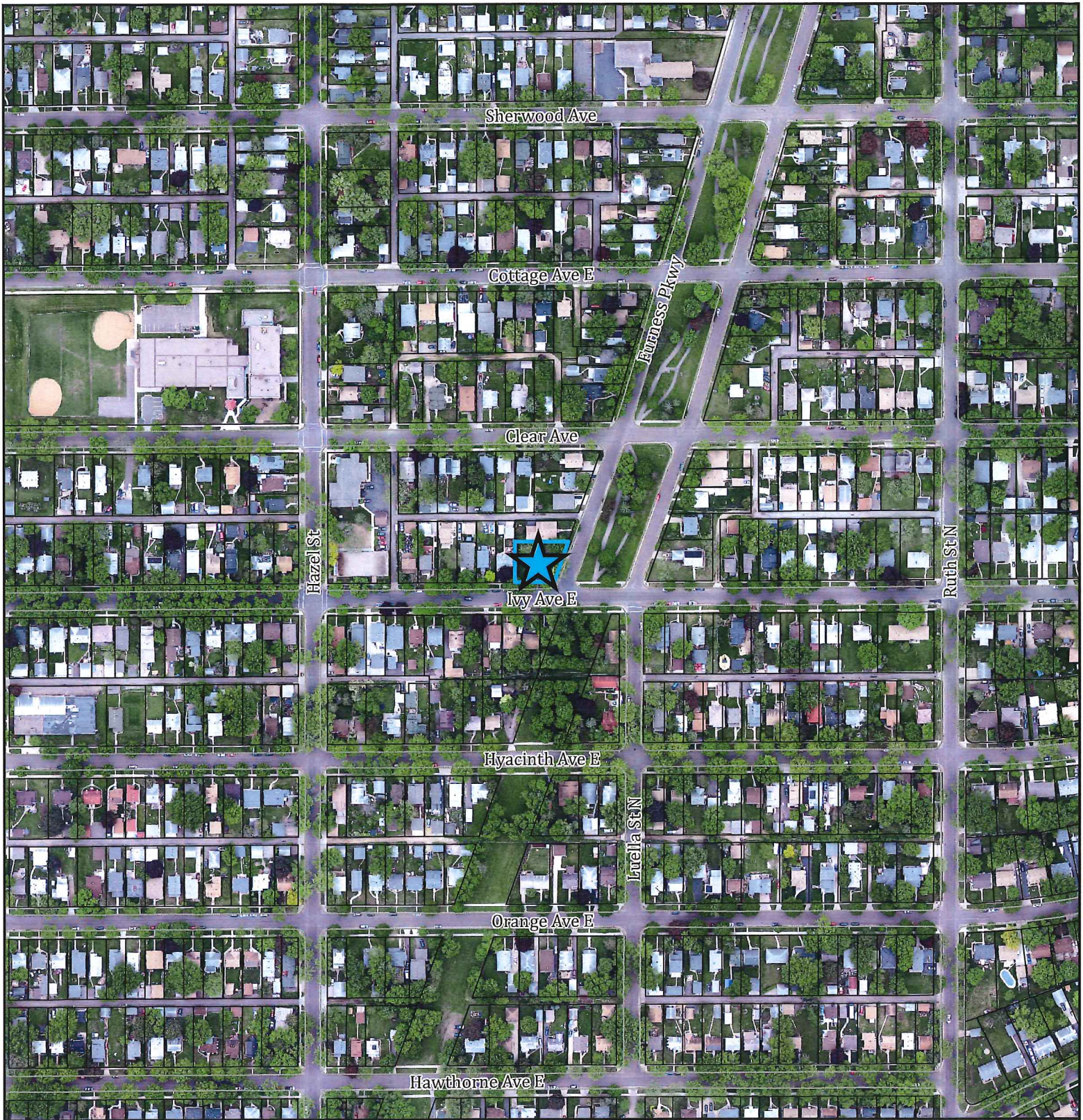




ctions, trip planning, traffic cameras & more







FILE NAME: Dominic Mackenroth

Aerial

APPLICATION TYPE: Reest. NCUP

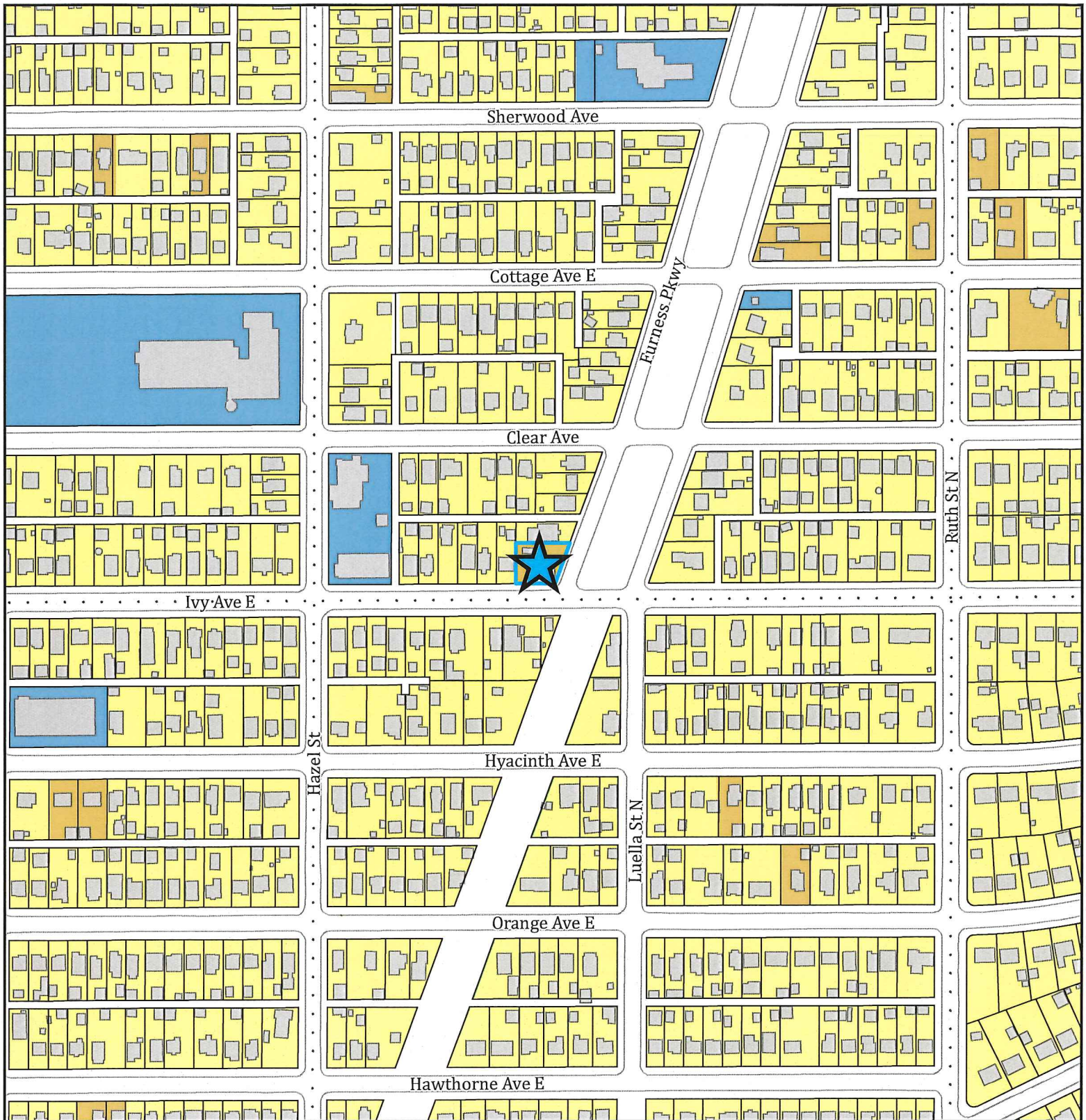
 Subject Parcels

FILE #: 17 DATE: 6/5/2017

PLANNING DISTRICT: 2

ZONING PANEL: 6





FILE NAME: Dominic Mackenroth

APPLICATION TYPE: Reest. NCUP

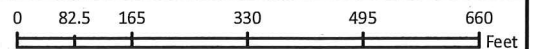
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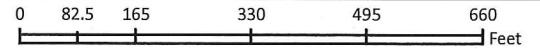
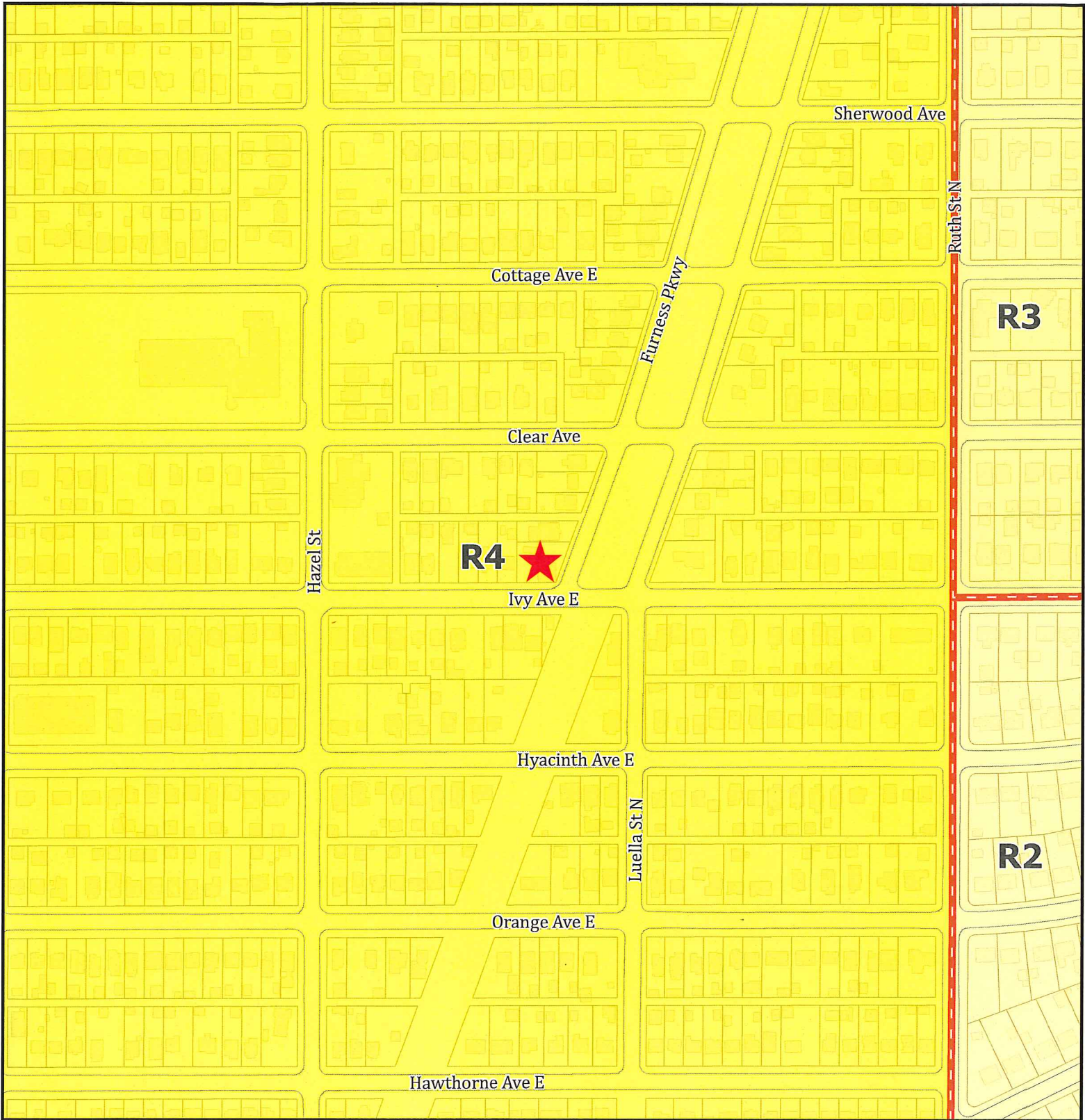
PLANNING DISTRICT: 2

ZONING PANEL: 6

Land Use

- Single Family Detached
- Single Family Attached
- Institutional
- Park, Recreational or Preserve
- Subject Parcels
- Section Lines





APPLICANT: Dominic Mackenroth

APPLICATION TYPE: Reest NCUP

FILE #: 17-000000 DATE: 6/5/2017

PLANNING DISTRICT: 2

ZONING PANEL: 6

Zoning

Representation: STPGIS.STPAUL.PEDZoningCurrent_Symbology

R2 One-Family

R3 One-Family

R4 One-Family

