

## ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Kevin Greenlee **FILE #** 17-079-581
  2. **APPLICANT:** Kevin Greenlee **HEARING DATE:** October 12, 2017
  3. **TYPE OF APPLICATION:** Conditional Use Permit
  4. **LOCATION:** 483 Ashland Ave, between Mackubin and Arundel
  5. **PIN & LEGAL DESCRIPTION:** 01.28.23.24.0031, Woodland Park Addition to St Paul, West 10 feet of lot 8 & all of Lot 9, Block 9
  6. **PLANNING DISTRICT:** 8 **PRESENT ZONING:** RM2
  7. **ZONING CODE REFERENCE:** § 65.641, § 61.501
  8. **STAFF REPORT DATE:** October 3, 2017 **BY:** Tony Johnson
  9. **DATE RECEIVED:** September 14, 2017 **60-DAY DEADLINE FOR ACTION:** November 13, 2017
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- A. **PURPOSE:** Conditional use permit for a bed and breakfast residence with 4 guest rooms.
- B. **PARCEL SIZE:** 60 feet of frontage on Ashland Avenue x 143.34 ft. = 8,600.4 sq. feet. With the addition of half of the area of the alley for density purposes, the total lot area is 9020.4 sq. feet.
- C. **EXISTING LAND USE:** One-family dwelling and a carriage house dwelling
- D. **SURROUNDING LAND USE:**
  - North: One-Family, Two-Family, and Multifamily Residential (RM2)
  - East: One-Family Residential (RM2)
  - South: Nursing Home (RM2)
  - West: Multifamily Residential (RM2)
- E. **ZONING CODE CITATION:** § 65.641 list the standards and conditions that must be met for a bed breakfast residence. § 61.501 lists general conditions that must be met by all conditional uses.
- F. **PARKING:** Zoning Code § 63.207 requires a minimum of 3 spaces for the proposed bed and breakfast residence. One additional parking space would be required for the carriage house dwelling on the lot. Property records show that the carriage house dwelling was approved for zoning compliance as recently as 2011; it is not currently occupied. There are two off-street parking spaces in the garage/carriage house. The applicant is proposing to construct an additional two surface parking spaces off of the alley in order meet the parking requirements for the bed and breakfast residence in the principle structure and for the carriage house dwelling.
- G. **HISTORY/DISCUSSION:** The house was designed by Clarence D. Johnston and built in 1900. It is listed as a contributing structure in the National Register of Historic Places and locally designated Historic Hill Heritage Preservation District.
- H. **DISTRICT COUNCIL RECOMMENDATION:** No recommendation from the District 8 Planning Council at the time of this staff report.
- I. **FINDINGS:**
  1. The applicant is seeking a conditional use permit to establish a new bed and breakfast residence with 4 guestrooms in a one-family dwelling. According to Ramsey County tax records there is a total of 5,628 sq. ft. of finished floor area within the subject property. The principle structure has six bedrooms, four bathrooms, and two kitchens. The second floor has five bedrooms that the applicant is proposing to use as four bed and breakfast guest rooms; there is a connection between two of the bedrooms, so they will be marketed and offered as one guest room. The third floor, where the sixth bedroom is located, is proposed to be used as living space for the applicant.
  2. The sink and cabinets for the small second kitchen on the third floor are shown on the original 1894 blueprints for the house, which has always been a one-family dwelling. The only access to the third floor is through living space on the first and second floors; it is all a single dwelling unit. There are four truth in sale of housing reports for the subject property in city records which all

identify the principle structure as a one-family dwelling, and occupancy of the house is regulated accordingly.

3. Zoning Code § 65.641 defines “*bed and breakfast residence*” as “*a dwelling unit, located within a one- or two-family dwelling, in which guest rooms are rented on a nightly basis for periods of less than a week and where at least one (1) meal is offered in connection with the provision of sleeping accommodations only,*” and lists the following standards and conditions that must be met for a bed breakfast residence in residential districts:

- (a) *In residential districts, a conditional use permit is required for bed and breakfast residences with two (2) or more guest rooms, and for any bed and breakfast residence located in a two-family dwelling. In RL-R4 residential districts, a bed and breakfast residence may contain no more than one (1) guest room. This condition is met provided the condition use permit is approved.*
- (b) *The bed and breakfast residence may be established in a one-family detached dwelling or a two-family dwelling, located within a single main building. This condition is met. The proposed bed and breakfast residence will be located within a one-family dwelling;*
- (c) *The guest rooms shall be contained within the principal structure. This condition is met. All of the guest rooms will be contained within the principle structure.*
- (d) *There shall be no more than one (1) person employed by the bed and breakfast residence who is not a resident of the dwelling. This condition is met. No more than one person not living at the residence will be employed by the bed and breakfast.*
- (e) *Dining and other facilities shall not be open to the public, but shall be used exclusively by the residents and registered guests. This condition is met. The dining facilities will not be open to the public.*
- (f) *No additional exterior entrances shall be added to the structure solely for the purpose of serving guest rooms. This condition is met. No additional entrances have been proposed as a part of this application.*
- (g) *The zoning lot shall meet the minimum lot size for the one-family dwelling or two-family dwelling in the district in which it is located, and shall have a minimum size according to the following combination of dwelling units and guest rooms:*

<i>Dwelling Units</i>	<i>Guest Rooms</i>	<i>Minimum Lot Size</i>
1	2	6,000
1	3	7,000
<b>1</b>	<b>4</b>	<b>8,000</b>
2	1	6,000
2	2	7,000
2	3	8,000

This condition is met. With half of the area of the alley for density purposes, the total lot area is 9020.4 sq. ft.

(h) *One-family dwellings may contain no more than four (4) guest rooms. Two-family dwellings may contain no more than three (3) guest rooms. This condition is met. The proposed bed and breakfast residence is within a single family home with two kitchens. The lot area of the subject*

parcel exceeds the 8,000 sq. ft. minimum lot size required to establish a bed and breakfast residence with four guest rooms.

- (i) *No bed and breakfast residence containing two (2) through four (4) guest rooms shall be located closer than one thousand (1,000) feet to an existing bed and breakfast residence containing two (2) through four (4) guest rooms, measured in a straight line from the zoning lot of an existing bed and breakfast residence. This condition is met.* The nearest bed and breakfast residence is approximately 1,400 ft. away from the subject property.

4. §61.501 lists five standards that all conditional uses must satisfy:

- (a) *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council. This condition is met.* The subject property is in an area defined by the comprehensive plan as an established neighborhood. The proposed use is compatible with this comprehensive plan designation and the surrounding RM2, multifamily residential zoning. Strategy 5 of the historic preservation chapter of the comprehensive plan calls for using historic preservation to further economic development and sustainability. The district 8 plan calls for fostering cultural tourism.
- (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets. This condition is met.* As a part of this application, the applicant has submitted a site plan to create two additional surface parking spaces that will be accessed from the alley in order to meet the minimum parking requirements for the bed and breakfast residence and the carriage house. The carriage house is currently unoccupied, but the applicant has expressed interest in possibly renting it out in the future as a separate dwelling unit. There are two existing parking spaces in the garage that are accessed from Ashland Avenue. The proposed bed and breakfast residence will have a minimal impact on traffic congestion in the public streets.
- (c) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare. This condition is met.* The proposed bed and breakfast residence is compatible with the surrounding land uses and will not be detrimental to the existing character of the surrounding area. Exterior changes are subject to review and approval by the heritage preservation commission. In addition to a conditional use permit, a bed and breakfast residence requires licensing approval from the Department of Health.
- (d) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. This condition is met.* The proposed bed and breakfast residence will have minimal impact on surrounding properties. The intensity of the proposed use is consistent with the existing residential development in the immediate area.
- (e) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located. This condition is met.* A bed and breakfast residence with 4 guestrooms is a conditional use in an RM2 zoning district. The proposed use and site plan with two additional parking spaces conform to lot area, parking, and all other applicable regulations.

J. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the Conditional use permit for a bed and breakfast residence with 4 guest rooms subject to the following additional condition:

1. Final plans approved by the Zoning Administrator for this use shall be in substantial compliance with the plan submitted and approved as part of this application.



**CONDITIONAL 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 # \_\_\_\_\_

Fee: \_\_\_\_\_

Tentative Hearing Date: \_\_\_\_\_

**APPLICANT**

Name Kevin Greenlee

Address 1781 Bohland Ave.

City St. Paul St. MN Zip 55116 Daytime Phone 763-360-3717

Name of Owner (if different) \_\_\_\_\_

Contact Person (if different) \_\_\_\_\_ Phone \_\_\_\_\_

**PROPERTY LOCATION**

Address / Location 483 Ashland

Legal Description W 10 Ft Of Lot 8 & All Of Lot 9 Blk 9

Current Zoning RM2

(attach additional sheet if necessary)

**TYPE OF PERMIT:**

Application is hereby made for a Conditional Use Permit under provisions of Chapter 65, Section 641, Paragraph (a)-(i) of the Zoning Code.

**SUPPORTING INFORMATION:** Explain how the use will meet all of the applicable standards and conditions. If you are requesting modification of any special conditions or standards for a conditional use, explain why the modification is needed and how it meets the requirements for modification of special conditions in Section 61.502 of the Zoning Code. Attach additional sheets if necessary.

This request for a 4 guest room bed and breakfast at the location of 483 Ashland Ave meets all the standards and conditions required for the conditional use permit.

Please see the attached documents-

Pg. 1 Overview- Meets lot size, correct zoning, no other B&B 1,000 feet

Pg. 2 Support- Shows all standards and conditions from Chp. 65, Section 641, paragraphs (a)-(i) are met

Pg. 3 Site plan outside house- Off street parking, entrances, lot size to scale

Pg. 4 Site plan inside house- 4 guest rooms, second floor

Pg. 5 Request for application, and how this business fits plan for the area

Pg. 6 More about the Inn keeper

Required site plan is attached

Applicant's Signature

Date

9-20-17

City Agent

# HISTORIC DISTRICT B&B 483 ASHLAND AVE



The right house- Lot size 8,712 sq. only 8,000 sq. needed

The right place- Zoned RM2- B&B allowed with CUP

The right time- No other B&B 1,000 ft. \*

\* Cathedral Hill B&B-488 Holly Ave. Bill Gray- Closed Sept. 6,  
2017

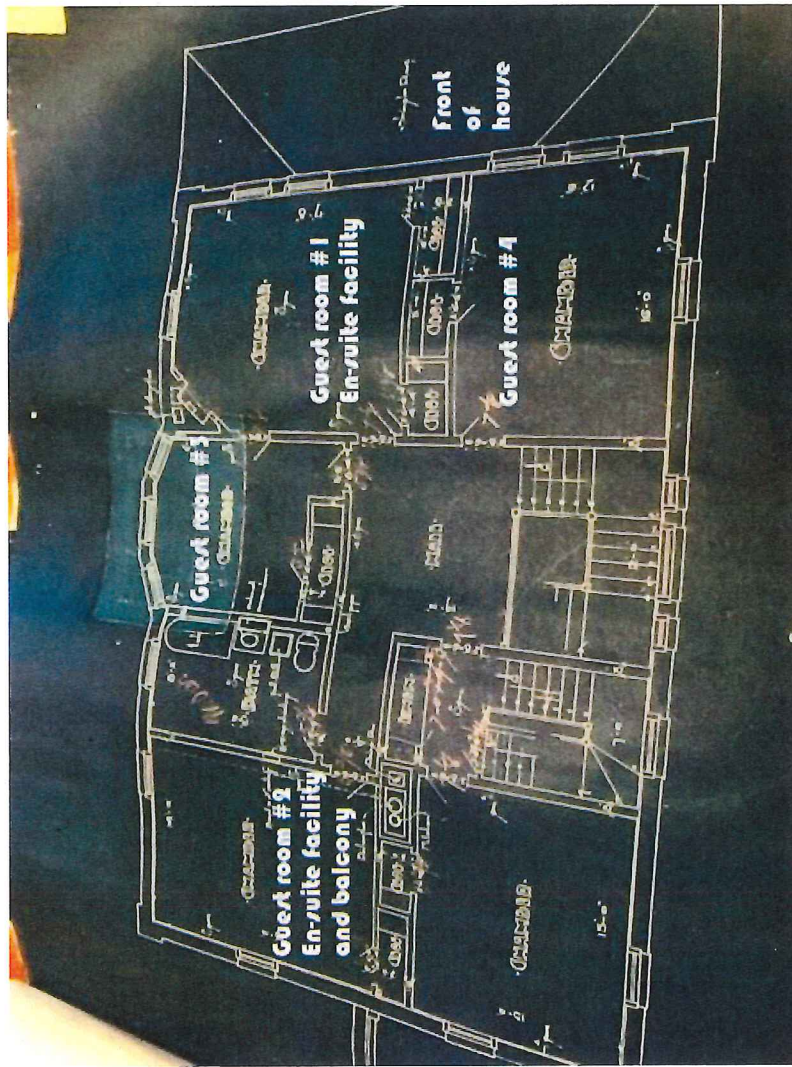
**THIS LOCATION MEETS THE STANDARDS AND CONDITIONS REQUIRED FOR THE CONDITIONAL USE:  
UNDER PROVISIONS OF CHAPTER 65, SECTION 641, PARAGRAPH (A) THROUGH (I)**

- (a) The house is located in a (RM2) zone, which does allow for bed and breakfast as long as a conditional use permit is granted. I plan to live in the house and have 4 guest rooms.
- (b) The bed and breakfast residence would be established in this one-family detached dwelling and is located with this single dwelling.
- (c) The guest rooms will be contained within the principal structure.
- (d) There will be no more than one (1) person employed by the bed and breakfast residence who is not a resident of the dwelling.
- (e) The dining and other facilities shall not be open to the public, but shall be used exclusively by the residents and registered guests.
- (f) No additional exterior entrances shall be added to the structure solely for the purpose of serving guest rooms.
- (g) The minimum lot size requirement for a 4 guest B&B with one family dwelling is 8,000 feet. This property is 8,712 sq. feet and meets and exceeds the minimum lot size.
- (h) The house will not have more than 4 guest rooms.
- (i) The house will not be within 1,000 feet of an existing bed and breakfast

This bed and breakfast will not impede traffic or parking because we will offer off-street parking according to the zoning requirements.



# 4 GUEST ROOMS ON SECOND FLOOR



(Original blue print from 1900- rooms still the same size and place)



**PLEASE GRANT A CONDITIONAL USE PERMIT TO OPERATE A BED AND BREAKFAST AT 483 ASHLAND AVE.**

483 Ashland Ave was designed by Clarence Johnston and built for Mr & Mrs J.A. Gregg in 1900. Said to be the first home in Ramsey Hill built with steel beam construction, and it shows. This historic house features all of the formal rooms with several pocket doors, beautiful natural woodwork, hardwood floors, and much more. One can walk to several restaurant, groceries, shopping and coffee shops. Located moments from either downtown and the MSP airport.

Bed and breakfasts such as this one are good for the wellbeing of the Cathedral Hill area of St. Paul. This is the perfect kind of home to become a bed and breakfast that is helpful to St. Paul tourism; generates business; and is supportive to the neighborhood. At a time where many are un-lawfully renting lodging as "air-b&b's" please consider granting me a conditional use permit for this location so I can promote a lawful, licensed B&B.





## More about the innkeeper

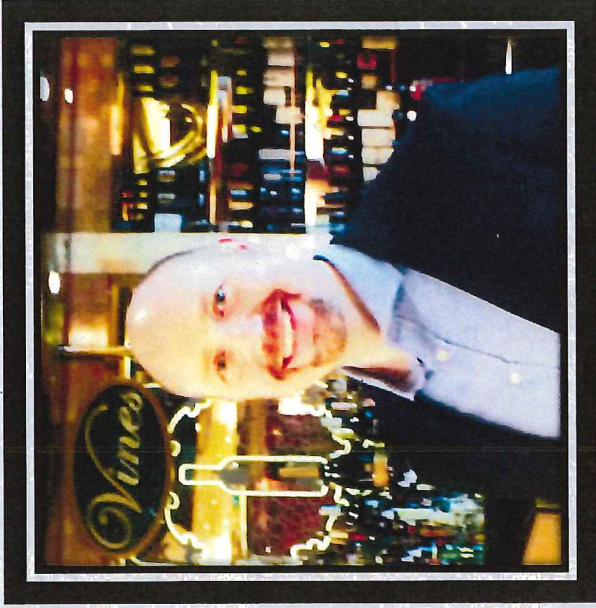
I bring over 20 year experience in hotels, convention centers, and catering to this bed and breakfast startup. My passion is making someone's day better by providing an environment that improves their quality of life; through good food, a beautiful atmosphere that is comfortable and just by being of service.

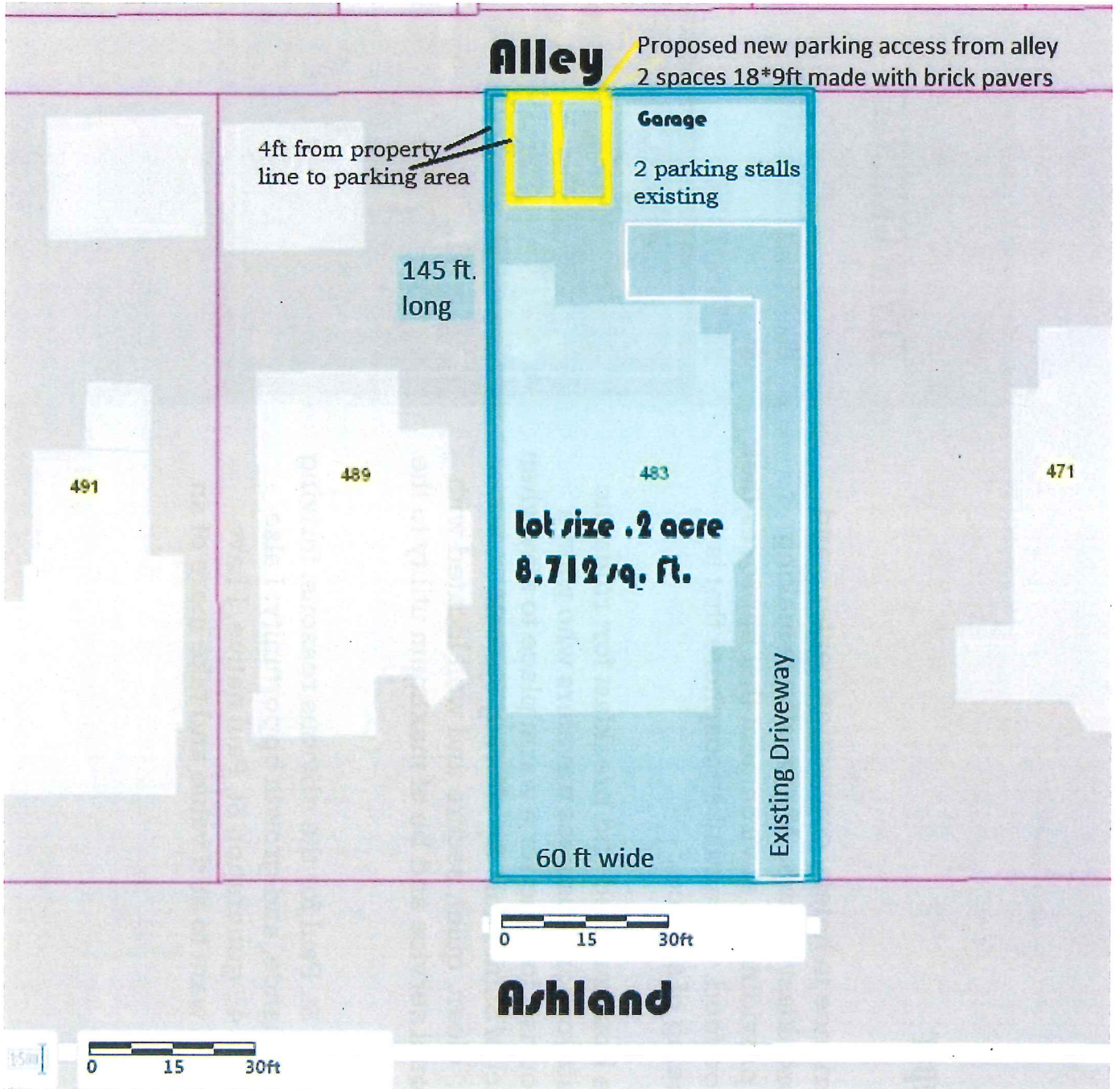
My mission is to operate a boutique bed and breakfast for; romantic couples on a getaway or staycation; business travelers who want a unique experience; and tourists looking for a warm place to stay when visiting the Historic District of Saint Paul. By offering upscale accommodations that are; clean, quiet, secure and well located with nothing less than exceptional service and be of maximum utility to the community.

I chose the Historic District of St. Paul for the obvious reasons; thriving business, cooperative governance, and growth opportunity; I also chose St. Paul because I am a 4<sup>th</sup> generation St. Paul native, I have family and friends here, and I want to add value and take more of an active role in this city.

**KEVIN GREENLEE**

**HOSPITALITY SPECIALIST  
&  
BREAKFAST CHEF**





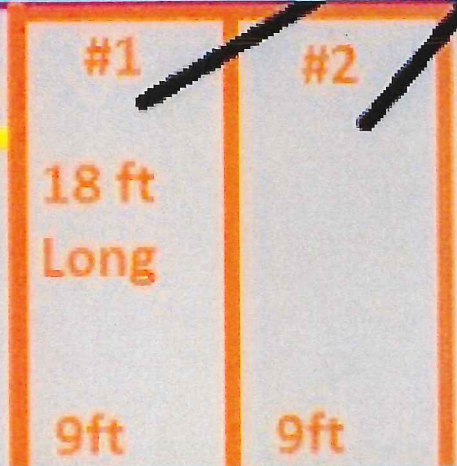
North ↑

Neighbor's property line  
Right of way Alley  
Access from Alley  
25ft

Improvement

Add 2 parking spots.  
\*Brick pavers to match existing hardscaping

Existing fence must be removed



Existing Garage  
2 spaces



Large tree

Add fence 25 ft

Existing fence



Back Exit

Existing Driveway

Main house

483 Ashland Ave.

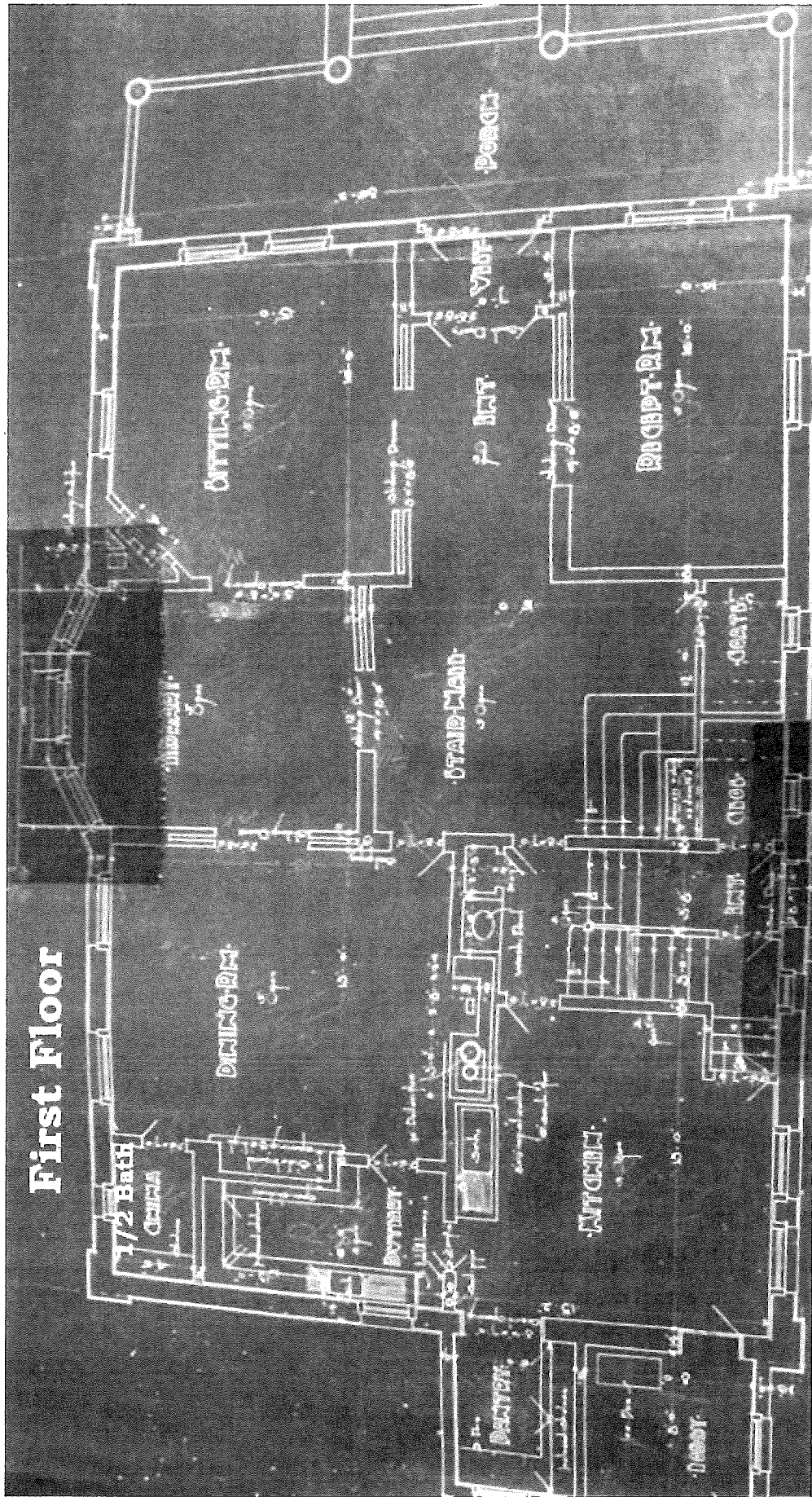


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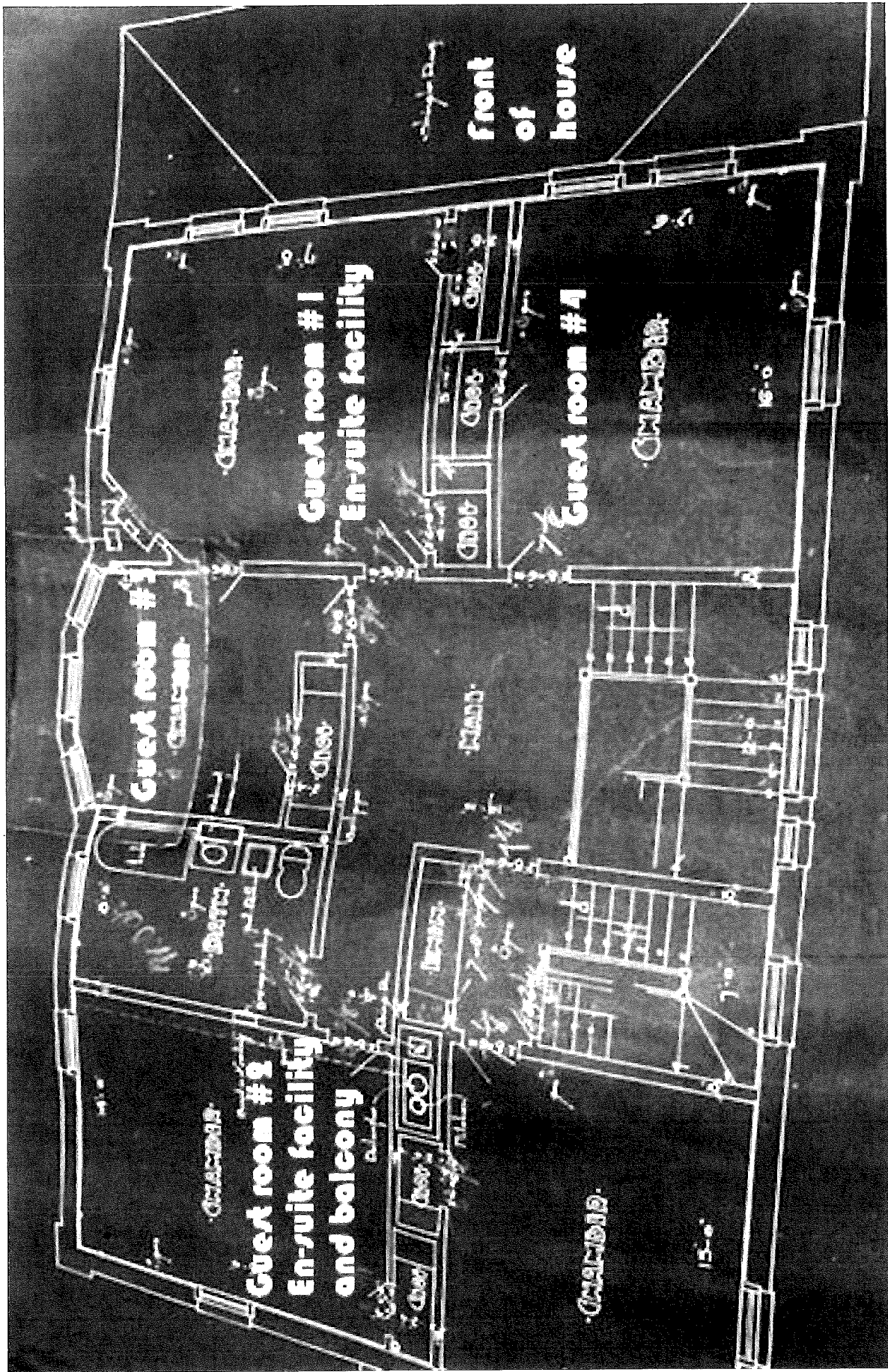
15

30ft

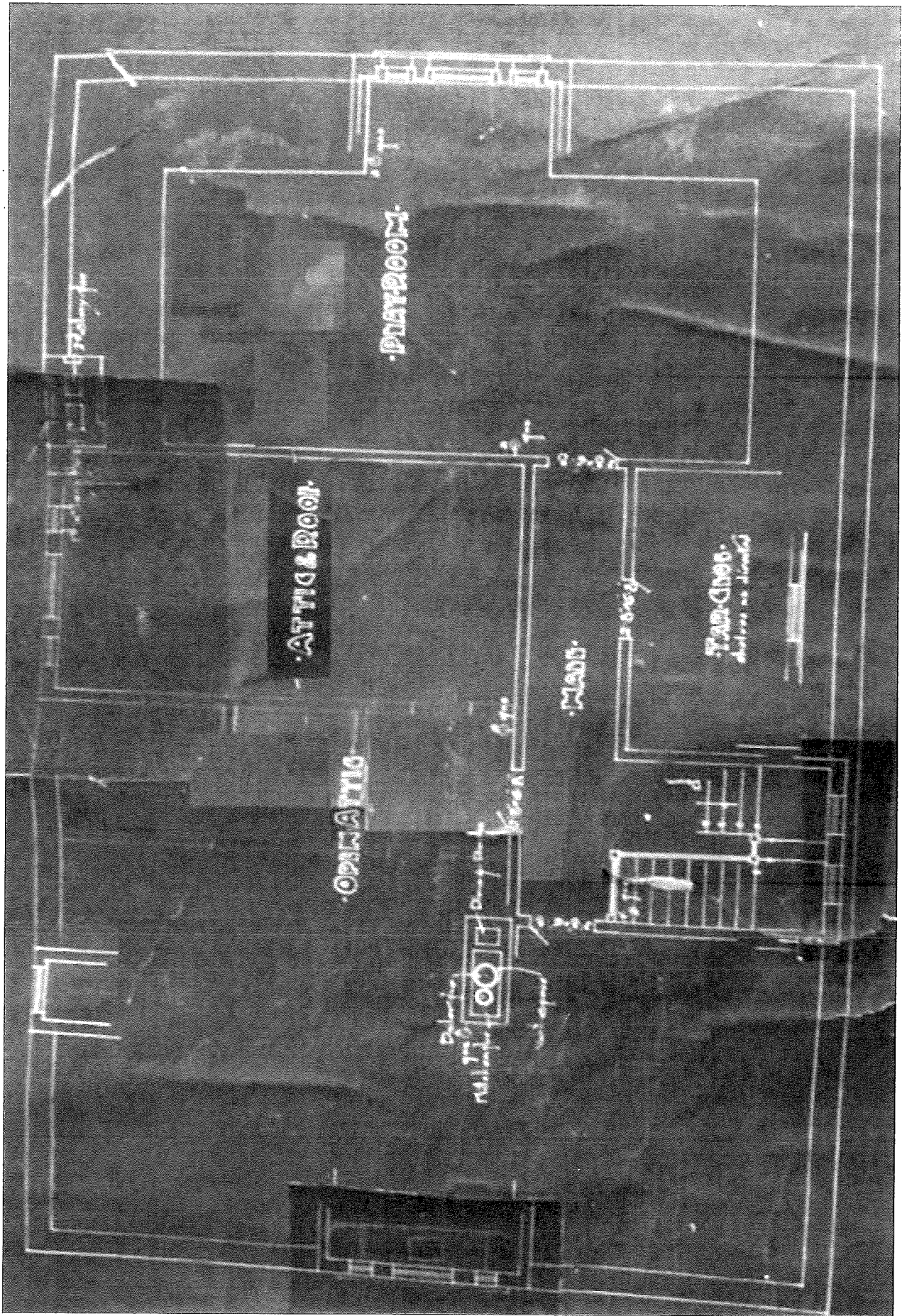
Blue prints from 1894 most of the first floor remains unchanged.



2<sup>nd</sup> floor blue print with room plan



Blue prints from 1894 most of the 3rd floor Attic remains unchanged.



**Johnson, Tony (CI-StPaul)**

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**From:** Frank Greczyna <fgreczyna@gmail.com>  
**Sent:** Thursday, October 05, 2017 10:40 AM  
**To:** Johnson, Tony (CI-StPaul)  
**Subject:** 483 Ashland Ave

I am against a conditional use permit being allowed for the above property to become a B and B. We have a lack of parking on the 400 block of Ashland Ave. as it is due to handicap spaces and the parking of so many patrons of the Commodore one block away. Also the large studio apartment building on the corner of Ashland and Arundel!

Just drive the block some evening and see for yourself. There is no parking for homeowners and their guests.

Frank Greczyna  
442 Ashland Ave  
651 387 8706

**Date:** October 04, 2017  
**File #:** 17 - 079581  
**Folder Name:** Kevin Greenlee  
**PIN:** 012823240031





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**File #:** 17 - 079581  
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First Floor - Sitting Room

**Date:** October 04, 2017  
**File #:** 17 - 079581  
**Folder Name:** Kevin Greenlee  
**PIN:** 012823240031



First Floor – Original Library

**Date:** October 04, 2017  
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**Folder Name:** Kevin Greenlee  
**PIN:** 012823240031



First Floor – Dining Room

**Date:** October 04, 2017  
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**Folder Name:** Kevin Greenlee  
**PIN:** 012823240031



First Floor - Kitchen

Date: October 04, 2017  
File #: 17 - 079581  
Folder Name: Kevin Greenlee  
PIN: 012823240031



First Floor – Pantry

**Date:** October 04, 2017  
**File #:** 17 - 079581  
**Folder Name:** Kevin Greenlee  
**PIN:** 012823240031



Second Floor – Guest Room 4

**Date:** October 04, 2017  
**File #:** 17 - 079581  
**Folder Name:** Kevin Greenlee  
**PIN:** 012823240031



Second Floor – Guest Room 2 en-suite Facility

**Date:** October 04, 2017  
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Second Floor – Guest Room 2 en-suite Facility



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Guest Room 1

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Guest Room 3

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Third Floor Bedroom

**Date:** October 04, 2017  
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Third Floor Kitchen

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Third Floor

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Third Floor Stair Case

**Date:** October 04, 2017  
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**PIN:** 012823240031



Third Floor Bathroom

**Date:** October 04, 2017  
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Stair Case from third floor

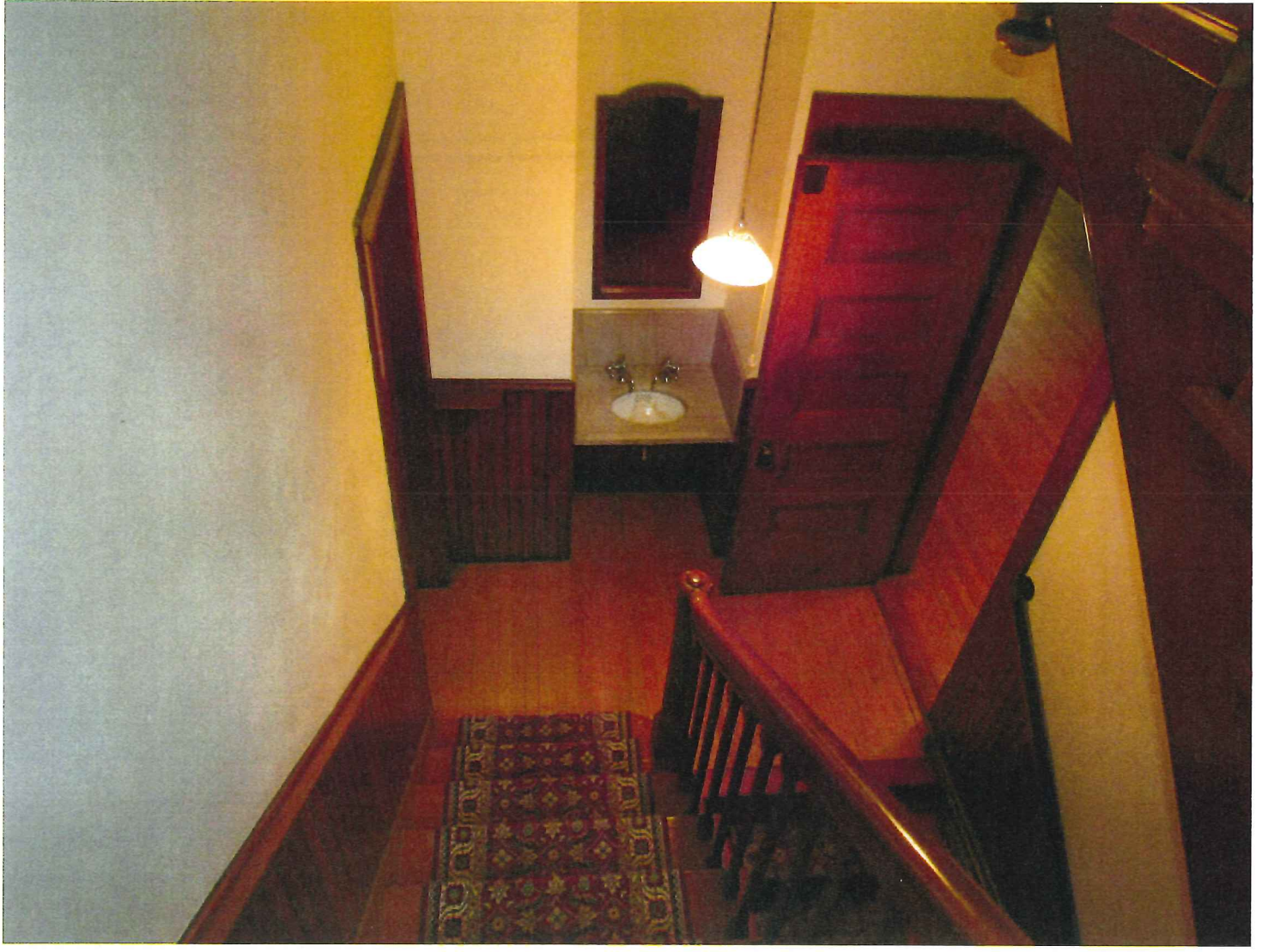


**Date:** October 04, 2017  
**File #:** 17 - 079581  
**Folder Name:** Kevin Greenlee  
**PIN:** 012823240031



Stair Case from second floor

Date: October 04, 2017  
File #: 17 - 079581  
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Stair Case looking at first floor

**Date:** October 04, 2017  
**File #:** 17 - 079581  
**Folder Name:** Kevin Greenlee  
**PIN:** 012823240031



Second entrance side door

**Date:** October 04, 2017  
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Carriage house

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Carriage house

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Carriage house

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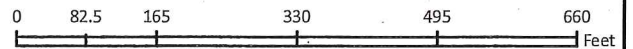
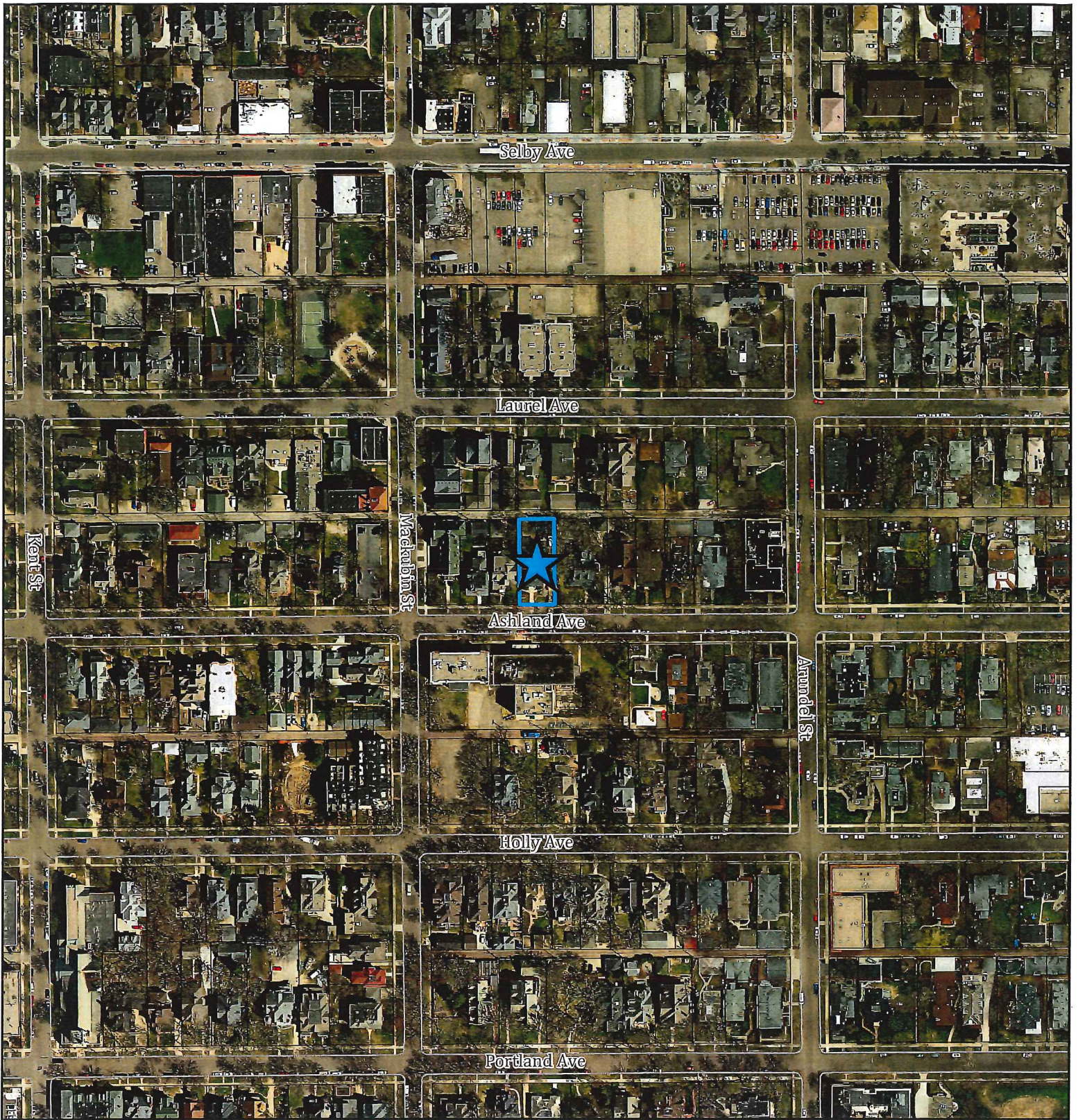
Carriage house / structured parking

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**Folder Name:** Kevin Greenlee  
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Carriage house / structured parking






FILE NAME: Kevin Greenlee

**Aerial**

APPLICATION TYPE: CUP

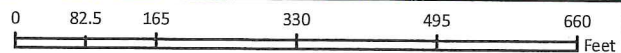
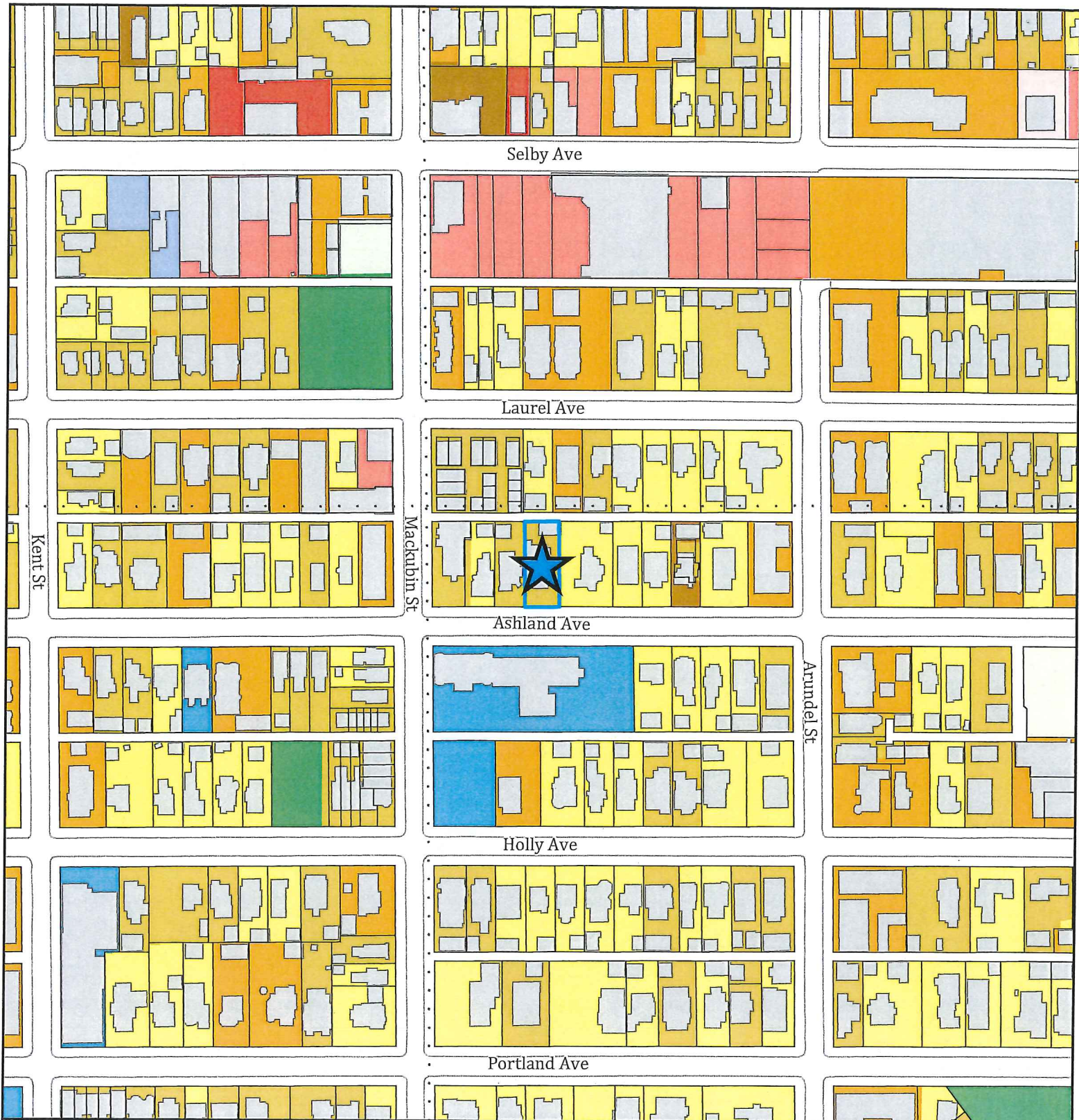
 Subject Parcels

FILE #: 17-079581      DATE: 9/14/2017

PLANNING DISTRICT: 8

ZONING PANEL: 15





FILE NAME: Kevin Greenlee

APPLICATION TYPE: CUP

FILE #: 17-079581      DATE: 9/14/2017

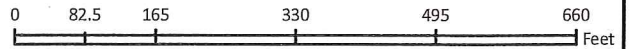
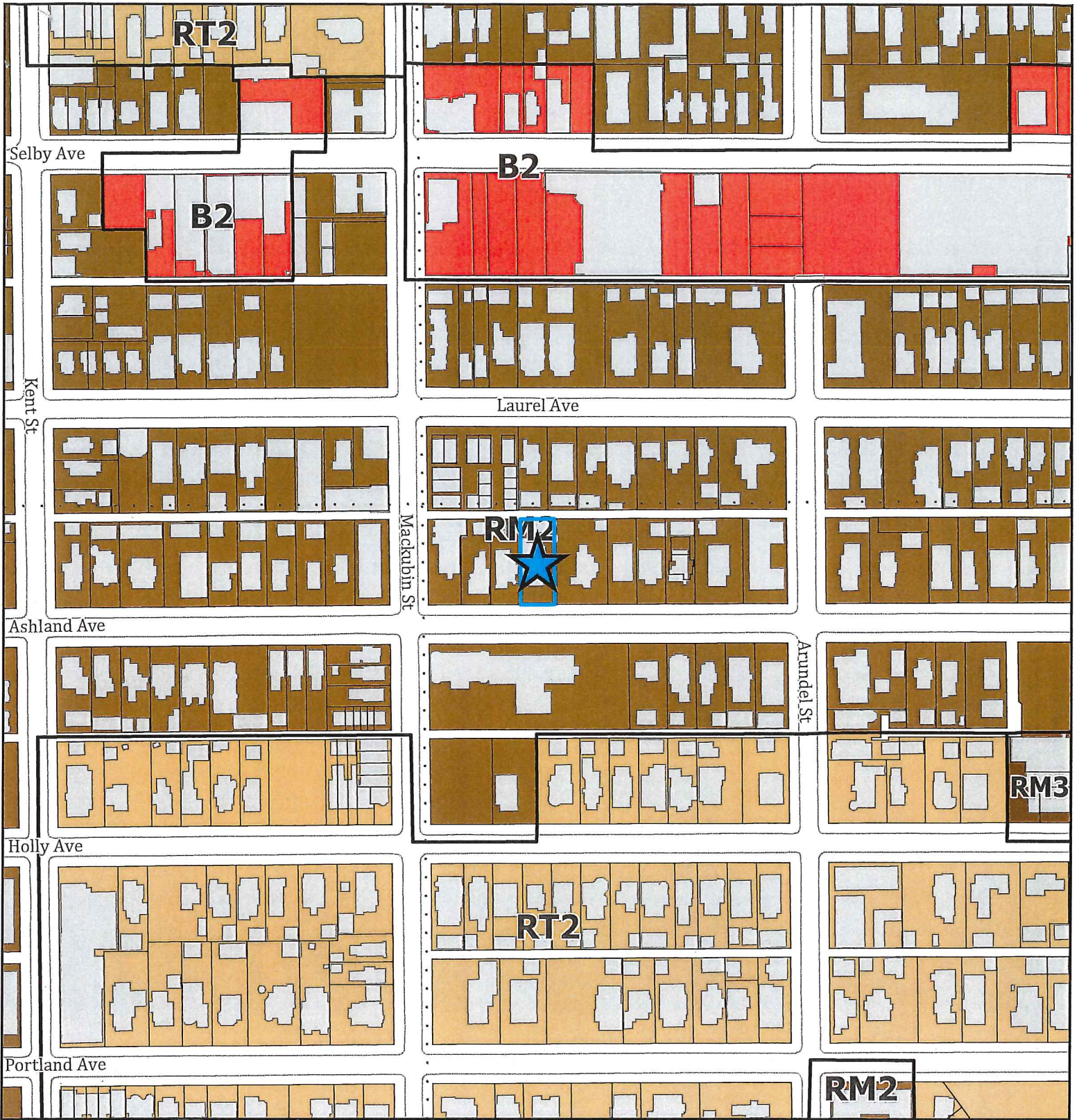
PLANNING DISTRICT: 8

ZONING PANEL: 15

**Land Use**

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





FILE NAME: Kevin Greenlee

APPLICATION TYPE: CUP

FILE #: 17-079581      DATE: 9/14/2017

PLANNING DISTRICT: 8

ZONING PANEL: 15

**Zoning**

-  Subject Parcels
-  Section Lines
-  RT2 Townhouse
-  RM2 Multiple-Family
-  RM3 Multiple-Family
-  B2 Community Business



