

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Geneet Kidane Duplex **FILE #** 18-057-614
 2. **APPLICANT:** Geneet Kidane **HEARING DATE:** May 24, 2018
 3. **TYPE OF APPLICATION:** Nonconforming Use Permit - Reestablishment
 4. **LOCATION:** 758 Charles Avenue, between Avon and Grotto
 5. **PIN & LEGAL DESCRIPTION:** 35.29.23.13.0125; Chute Brothers Division No. 10, Lot 5
 6. **PLANNING DISTRICT:** 7
 7. **ZONING CODE REFERENCE:** § 62.109(e); § 61.202(b); § 61.601 **PRESENT ZONING:** R4
 8. **STAFF REPORT DATE:** May 17, 2018 **BY:** Tony Johnson
 9. **DATE RECEIVED:** May 1, 2018 **60-DAY DEADLINE FOR ACTION:** June 30, 2018
-

- A. **PURPOSE:** Reestablishment of nonconforming duplex with a variance of the consent petition requirement (owners of 13 parcels required, 6 signed).
- B. **PARCEL SIZE:** 40 ft. frontage on Charles Avenue x 124 ft. = 4960 sq. feet, plus half of the adjacent alley for applying lot area requirements per Zoning Code § 63.101 = 5280 sq. feet.
- C. **EXISTING LAND USE:** Duplex
- D. **SURROUNDING LAND USE:**
 - North: Duplex (R4)
 - East: One-family dwelling (R4)
 - South: One-family dwelling (R4)
 - West: Duplex (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. § 61.202(b) authorizes the Planning Commission to grant variances when related to permits considered by the Planning Commission at the same public hearing. § 61.601 lists findings that must be made in order to grant variances from the strict enforcement of the provisions of the Zoning Code.
- F. **PARKING:** Zoning Code § 63.207 requires a minimum of 3 off street parking spaces for a duplex.
- G. **HISTORY/DISCUSSION:** The subject property was originally constructed in 1902 as a one-family dwelling. In 1922 when the first zoning code was enacted the property was zoned "B" residential, which permitted a two-family dwelling. According to city records the structure was converted to a duplex between 1955 and 1965. The property was rezoned to RT1 two-family residential when the City adopted a new zoning code in 1975. The parcel was rezoned to R4 one-family residential in the 1990s, making the duplex a legal nonconforming use. The property went on the vacant building list in 2012 and subsequently lost its legal nonconforming status. The property was purchased by the applicant on November 6, 2015 at a Ramsey County public auction. On March 22, 2016, the applicant submitted a residential use affidavit to the Department of Safety and Inspections stating the property would be converted to a one-family dwelling. Between May 2016 and June 2017 the applicant obtained the necessary permits for work to bring one of the units up to code, at a cost of nearly \$70,000. Although the applicant submitted a residential use affidavit, the structure has not been physically converted to a single family dwelling.
- H. **DISTRICT COUNCIL RECOMMENDATION:** The Frogtown Neighborhood Association has not made a recommendation at the time of this staff report.
- I. **FINDINGS:**
 1. The application requests a variance of the consent petition requirement for reestablishment of a nonconforming use. Zoning Code § 61.601 states that the Planning Commission shall have the power to grant variances from the strict enforcement of the provisions of the Zoning Code based on the following required findings.

- a) *The variance is in harmony with the general purposes and intent of the zoning code. This finding is met.* The applicant has made a good faith effort to contact property owners to obtain signatures on the consent petition, in harmony with the intent of this requirement. The applicant is requesting a variance from the strict enforcement of the consent petition requirement due to practical difficulties discussed in paragraph (c) below, in order to reestablish a duplex use that is consistent with the comprehensive plan and the general purposes and intent of the zoning code for this location. Two of the intentions of the Zoning Code are the following: § 60.103(i), *to encourage a compatible mix of land uses, at densities that support transit, that reflect the scale, character and urban design of Saint Paul's existing traditional neighborhoods;* and § 60.103(j), *to provide housing choice and housing affordability.* The subject parcel is within a quarter mile of light rail transit. The house has been a duplex since at least 1965. A duplex at this location is compatible with the surrounding mix of uses and development, and will add transit-supporting density within the central corridor.
- b) *The variance is consistent with the comprehensive plan. This finding is met.* The subject parcel is within an established neighborhood, which is defined by the comprehensive plan as *areas characterized almost entirely by single family houses and duplexes.* The proposed reestablishment of the duplex is consistent with this general land designation as well as a number of policies in the comprehensive plan. LU-1.41 calls for promoting the development of a range of housing types and housing values in each of the 17 planning districts. LU-1.42 calls for promoting the development of housing in mixed-use neighborhoods that supports walking and the use of public transportation. H-1.1 calls for increasing housing choices across the city to support economically diverse neighborhoods. Strategy H1 of the District 7 Neighborhood Plan calls for preserving the existing housing stock by rehabilitating units to accommodate future use. A variance of the petition requirement will allow the duplex use to be reestablished, consistent with the general land use designation and the policies listed above.
- c) *The applicant has established that there are practical difficulties in complying with the provision; that the property owner proposes to use the property in a reasonable manner not permitted by the provision. Economic considerations alone do not constitute practical difficulties. This finding is met.* The applicant has attempted to obtain the required signatures of two thirds of the property owners within 100 feet to satisfy the consent petition requirement for more than a year. There are practical difficulties in complying with this in a neighborhood where the majority of the residents cannot sign consent petitions to fulfil this requirement for various zoning applications because they are not property owners. According the last five year estimate from the American Community Survey (2012-2016), 62% of the households in Frogtown were renter occupied. Within 100 feet of the subject parcel 30% (6 of 19 eligible parcels) are non-owner occupied parcels. In order for the applicant to satisfy the petition requirement, she would need to obtain 100% consent from the owner occupied properties within 100 feet.
- d) *The plight of the landowner is due to circumstances unique to the property not created by the landowner. This finding is met.* The owner bought the property at auction from the county as a category II vacant building. In order to reestablish the duplex use, a number of code compliance repairs are required in addition to Planning Commission approval of a nonconforming use permit. The concentration of non-owner occupied properties, and the requirement that consent petitions can only be signed by property owners, is a unique circumstance that was not created by the landowner.
- e) *The variance will not permit any use that is not allowed in the zoning district where the affected land is located. This finding is met.* The variance will simply allow the Planning Commission to consider approval of the application for reestablishment of nonconforming

use of the house as a duplex.

- f) *The variance will not alter the essential character of the surrounding area. This finding is met.* There is a mix of including housing types in the immediate area, including ten other nonconforming duplexes on the same block as the subject property. Varying the petition requirement in order to facilitate reestablishment of the nonconforming duplex will not alter the essential character of the surrounding area.
2. The duplex conversion guidelines adopted by the Planning Commission state that staff will recommend denial of applications for reestablishment of legal nonconforming status for a duplex in a residential district unless, in addition to the required findings in § 62.109(e) of the Zoning Code, the following guidelines are met:
 - A. *Lot size of at least 5000 square feet with a lot width or front footage of 40 feet. This guideline is met.* The lot has 40 feet of frontage on Charles Avenue and the total lot area with half of the alley applied to the lot area requirement is 5280 sq. feet.
 - B. *Gross living area, after completion of duplex conversion, of at least 1500 square feet. Neither unit shall be smaller than 500 square feet. This guideline is met.* The total square footage of the structure is 1818 sq. feet. It is an up-down duplex with roughly 900 sq. foot units.
 - C. *Three off-street parking spaces (non-stacked) are preferred; two spaces are the required minimum. This guideline met.* There is a two car garage and a parking pad with two parking spaces on the property.
 - 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.* No changes exterior changes are proposed as a part of this application.
 - 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 is met.* The property was a category II vacant building. The applicant has brought one of the units up to code and is currently residing at the residence.
 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.* City records indicate that the subject structure has been a duplex since at least 1965. The structure is configured as an up-down duplex with separate kitchens, utilities, and entrances. The applicant has spent nearly \$70,000 rehabbing the structure and has been approved to occupy one of the units. Because of the existing layout as an up-down duplex and the property's long history as a two unit structure, this property cannot reasonably or economically be converted to a conforming single family residential use.
 - (2) *The proposed use is equally appropriate or more appropriate to the district than the previous legal nonconforming use. This finding is met.* The proposed duplex use is the same as the previous duplex 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.* According to city records this property has been a duplex since at least 1965 and there are ten other nonconforming duplexes on the block. The property was vacant since 2012 until the applicant purchased the property in 2015. Between 2002 and 2015, prior to the applicant obtaining the property, there were 40 complaints on record for the property for numerous property maintenance issues and crime. After the applicant acquired the property in 2015 there have only been two complaints against the property for rubbish, likely associated with the required construction to bring the property up to code. Considering the context of other nonconforming duplexes on the same block and the vast reduction in complaints filed against the property since the applicant acquired it, reestablishment of the nonconforming use will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, or general welfare.
- (4) *The proposed use is consistent with the comprehensive plan. This finding is met.* The subject parcel is within an established neighborhood, which is defined by the comprehensive plan as *areas characterized almost entirely by single family houses and duplexes*. The proposed reestablishment of the duplex is consistent with this general land designation as well as a number of policies in the comprehensive plan. LU-1.41 calls for promoting the development of a range of housing types and housing values in each of the 17 planning districts. LU-1.42 calls for promoting the development of housing in mixed-use neighborhoods that supports walking and the use of public transportation. Policy H-1.1 calls for increasing housing choices across the city to support economically diverse neighborhoods. Strategy H1 of the District 7 Neighborhood Plan calls for preserving the existing housing stock by rehabilitating units to accommodate future use.
- (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.* The application includes a request for a variance of this petition requirement, which is addressed in Finding 1 above.

J. **STAFF RECOMMENDATION:** Based on the findings above, staff recommends approval of the reestablishment of nonconforming duplex with a variance of the consent petition requirement (owners of 13 parcels required, 6 signed) subject to the following condition:

1. The applicant shall adhere to all applicable code requirements and obtain a certificate of occupancy for the vacant second unit.



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 #: 18-057614
 Fee: 735⁰⁰
 Tentative Hearing Date:
5-24-18

PD = 7

352923130125

APPLICANT

Name Geneet Kidane Email Geneet.Kidane@yahoo.com
 Address 758 Charles Ave
 City St. Paul St. _____ Zip 55104 Daytime Phone 651-399-0055
 Name of Owner (if different) _____
 Contact Person (if different) _____ Phone _____

PROPERTY LOCATION

Address/Location 758 Charles Ave, St. Paul, MN 55104
 Legal Description _____
 Current Zoning R4
 (attach additional sheet if necessary)

TYPE OF PERMIT: Application is hereby made for a Nonconforming Use Permit under provisions of Chapter 62, Section 109 of the Zoning Code:

- The permit is for: 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 Single family / Duplex
 Proposed Use Duplex

I'm requesting that this property to be registered as duplex. I purchased this property as duplex. This is a huge house. Each floor has 3 bedrooms, bathroom on each floor and kitchen on each floor also two car garage and huge yard. At one point it was vacant for two years therefore the city registered it as single family house. I would like it to be duplex back to the original.

Attach additional sheets if necessary

Attachments as required Site Plan

Consent Petition

Affidavit

Applicant's Signature _____

Date 4/23/18

City Agent pd

ck 1592
4/23-18



APPLICATION FOR ZONING VARIANCE

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 number: _____
Fee: \$ 315.00
Tentative hearing date: 5/24/18
Section(s): _____
City agent: _____

APPLICANT

Name Genevieve K. Janice Company _____
Address 758 Chubbuck Ave
City St. Paul State MN Zip 55104 Daytime Phone _____
Property interest of applicant (owner, contract purchaser, etc.) owner
Name of owner (if different) _____

PROPERTY

Address/Location 758 Chubbuck Ave St. Paul MN 55104
Legal description _____
(attach additional sheet if necessary)
Lot size _____ Present Zoning R4 Present Use SFD
Proposed Use DUPLEX

Variance[s] requested: requesting a variance of the DETACHMENT requirement for a reestablishment of a non-conforming use application.

Supporting Information: Supply the necessary information that is applicable to your variance request, provide details regarding the project, explain why a variance is needed. Duplex/triplex conversions may require a pro forma to be submitted. Attach additional sheets if necessary.

*see
ncup*

*add
4-23-18*

Attachments as required: Site Plan Attachments Pro Forma

Applicant's signature Date 4/23/18

Dubruiel, Paul (CI-StPaul)

From: Johnson, Tony (CI-StPaul)
Sent: Wednesday, April 25, 2018 9:19 AM
To: Dubruiel, Paul (CI-StPaul)
Cc: Torstenson, Allan (CI-StPaul)
Subject: FW: Letter to City of Saint Paul

For the file.

-Tony

From: Geneet Kidane [<mailto:geneet.kidane@yahoo.com>]
Sent: Tuesday, April 24, 2018 6:43 PM
To: Johnson, Tony (CI-StPaul)
Subject: Letter to City of Saint Paul

Dear Department of Planning and Economic Development,

I am requesting a variance of the petition requirements for a reestablishment of a non-conforming use of an application. I'm requesting that 758 Charles Ave St. Paul Mn 55104 to be registered as a duplex. I purchased this property as a duplex after it was vacant for two years. The City of Saint Paul is trying to make this property a single family home. This property would be too big for a single family. It has two floors with 3 bedrooms, 1 bathroom, 1 living room and a 1 kitchen on both of them. It has a big yard with a two car garage. I hope the City of Saint Paul does the right decision and keeps it a duplex.

Thanks,
Geneet

Dear City of Saint Paul,

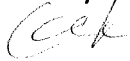
I have gone around the neighborhood with my sister for the whole winter asking my neighbors to sign an agreement to make my property a duplex. 75% of my neighbors are renters not owners or most of the properties were duplex. 25% were owners of there property on Charles and all of the owners signed for me. I sent the renters a letter to give to the owners to sign as soon as possible. I got some of the owner's emails and personally asked them to sign but most of them didn't want to sign. I don't understand why I have to go through all of this trouble because it was already a duplex. It cost me a lot of money to make it passed category two. And I would love to not do that all over again.

Thanks,
Geneet

03/02/2016

Hello, My name is Geneet Kidane, I recently purchase a property on 758 Charles Ave. This is a duplex, so I'm planning on living on the first floor and renting the second level. The city of St Paul wants me to collect a signature from the Neighbors. I would really appreciate it if you could sign it and mail it back to me to 906 Charles, St Paul MN 55104. If you have any questions please call me at 651-399-0055.

Thank you

A handwritten signature in cursive script, appearing to read "Geneet".

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 Genevieve Kidome,
(name of applicant)

to establish a Duplex
(proposed use)

located at 758 Charles Ave St Paul MN 55104
(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
- 758 Charles	Genevieve Kidome	<i>[Signature]</i>	2/17/16
- 763 CHARLES AV	GEN	George Kays	2/20/16
780 Charles	Mottamed	Igal	2-22-16
- 764 Charles	Lee Mow	<i>[Signature]</i>	2/22/16
- 750 Charles	Pat Jones	Patricia Jones	2/22/2016
- 769 Charles	Veated		
773 Charles	K Duesch	K. Duesch	2/22/16
7830 Charles	Connelly	Connelly	2/22/16
791 Charles Ave	Andrew Reiter	<i>[Signature]</i>	2/22/16
788 Charles Ave	Stephan Ellsworth	<i>[Signature]</i>	2/23/16
796 Charles	Physic	<i>[Signature]</i>	2/23/2016

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

CITY OF SAINT PAUL

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 Genept Kidune
(name of applicant)

to establish a duplex to continue
(proposed use)

located at 758 Charles Ave St Paul MN 55104
(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
749/51 Sherburne	Global Construction	<i>[Signature]</i>	3/7/16
795 Charles Ave			
767 Charles Ave	George Schooley	<i>George Schooley</i>	9/5/17
792 Charles		<i>[Signature]</i>	9/16/17

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

CITY OF SAINT PAUL

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

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

The petitioner, Genet Kidane, being first duly sworn, deposes and states that the consent petitioner is informed and believes the parties described on the consent petition are owners of the parcels of real estate described immediately before each name; each of the parties described on the consent petition is an owner of property within 100 feet of the subject property described in the petition; the consent petition contains signatures of owners of at least two-thirds (2/3) of all eligible properties within 100 feet of the subject property described in the petition; and the consent petition was signed by each said owner and the signatures are the true and correct signatures of each and all of the parties so described.



Genet Kidane
NAME

758 Church Ave
ADDRESS

651-399-0055
TELEPHONE NUMBER

Subscribed and sworn to before me this
23rd day of April, 2018



NOTARY PUBLIC



5-1-18

Zoning Petition List

As requested, attached is a list of all property owners within 100 feet of the property which you are requesting a zoning application. As a condition of your application, you are required to submit with your application a consent petition signed by a minimum two-thirds of all the property owners within 100 feet on the attached list.

Only persons listed as “**fee owner**” or “**homesteader**” are eligible to sign your petition. Persons listed as “**taxpayer**” are not eligible to sign your petition since they do not have full ownership of the property. A property owner may sign the petition as many times as they are listed as an owner within 100 feet.

Also attached are the petition form, affidavit, and application materials.

19

Total properties are within 100 feet of the property for zoning action and eligible to sign your petition.

13

Total signatures are required for a minimum two-thirds consent and a sufficient petition to proceed with your zoning application.

Please return this list along with the original petition form, affidavit, application and any additional supporting information and material that is part of your application.

* Rezoning petitions must be received and held in the Zoning office 7 working days prior to any application cut-off date.

If you have questions about this list or any questions regarding this process, please call the Zoning office at 266-6589.

2/25/2010

ZONING PETITION SUFFICIENCY CHECK SHEET

REZONING

SCUP

NCUP

FIRST SUBMITTED

RESUBMITTED

DATE PETITION SUBMITTED: 4-23-18

DATE PETITION RESUBMITTED: _____

DATE OFFICIALLY RECEIVED: 5-1-18

DATE OFFICIALLY RECEIVED: _____

PARCELS ELIGIBLE: 19

PARCELS ELIGIBLE: _____

PARCELS REQUIRED: 13

PARCELS REQUIRED: _____

PARCELS SIGNED: 6

PARCELS SIGNED: _____

CHECKED BY: Paul DATE: _____



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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

Telephone: 651-266-9090
Facsimile: 651-266-1919
Web: www.stpaul.gov/dsi

**Residential Use Affidavit
For Prospective Owners of Category II Registered Vacant Buildings**

I, (printed name): GERTIE KIDANE, the undersigned, certify that I intend to purchase the residence at (street address):
758 Charles Ave., in Saint Paul, MN.

This property currently is (describe the number of units and kitchens):
Duplex with 2 kitchens

I acknowledge my understanding that this property's use as a (describe the current number of units and kitchens): Duplex with 2 kitchens is not currently permitted in the zoning district in which it is located and is a nonconforming use. Per Section 62.106 (g) of the Saint Paul Legislative Code, a nonconforming use that has been discontinued for more than 365 days is forfeited.

I affirm that I will convert this property to a legal conforming use as a (describe the number of units and kitchens): Single family with 1 kitchen.

I acknowledge that this property can reasonably and economically be used for a legal conforming purpose.

[Signature]
Signature of Prospective Owner

3/22/16
Date

Zoning Information
(To be completed by Zoning staff only)

Property zoning RA AMANDA status Duplex - non con forming
Action taken Kitchen on 2nd floor to be removed & plumbing capped inside the wall
Zoning staff YATA DIATTA Date 03/22/16



7615 Golden Triangle Dr., Suite N
 Eden Prairie, MN 55344
 (952) 831-3341 • Fax (952) 831-4552

Project No. 23023.04 Sheet 2 of 4

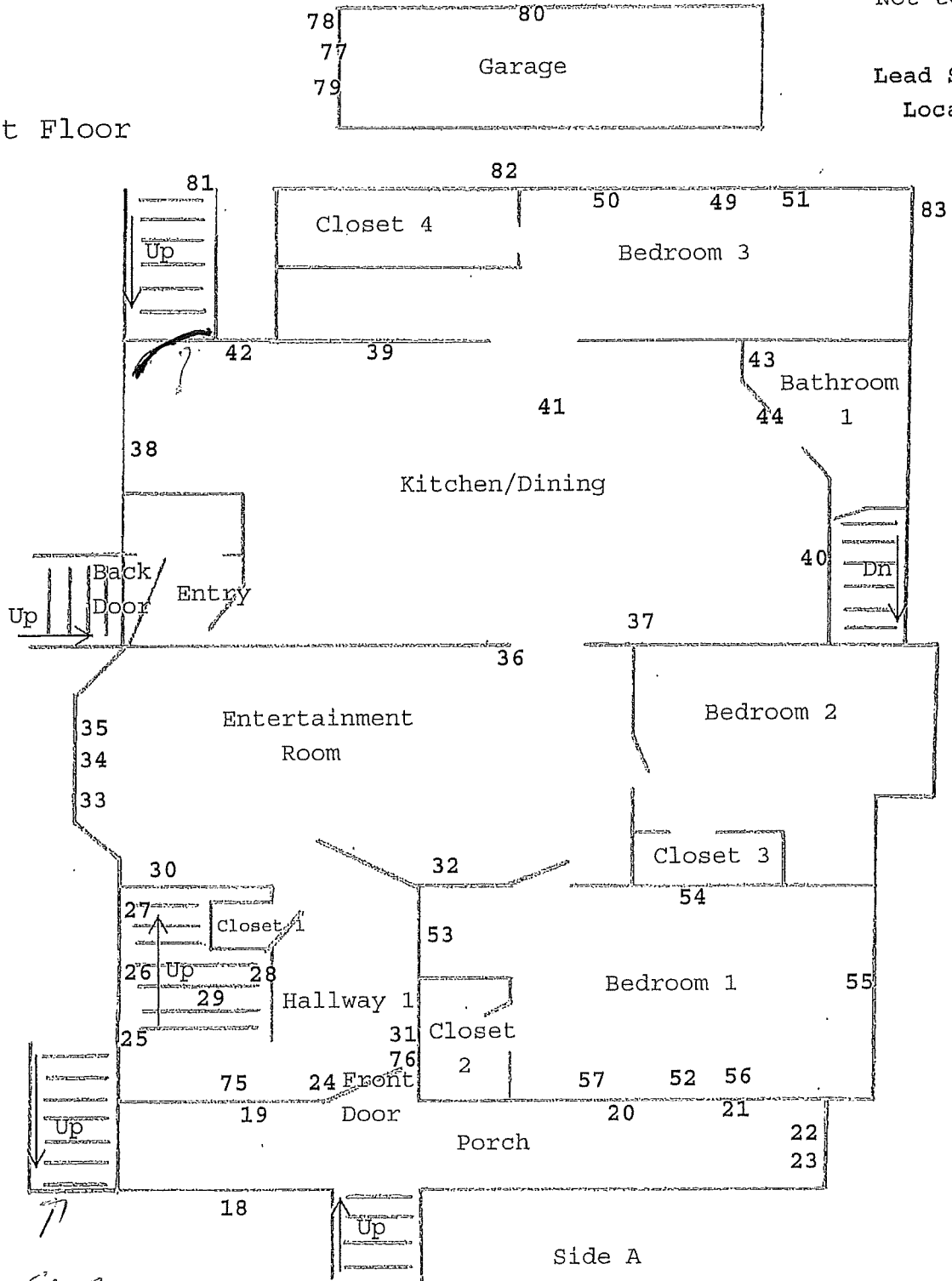
Project Name 758 Charles Avenue, St. Paul, MN

By MPE, RMF Date 7-2-13

-Not to Scale-

1st Floor

Lead Sample Locations



To be removed



7615 Golden Triangle Dr., Suite N
Eden Prairie, MN 55344
(952) 831-3341 • Fax (952) 831-4552

Project No. 23023.04 Sheet 1 of 4

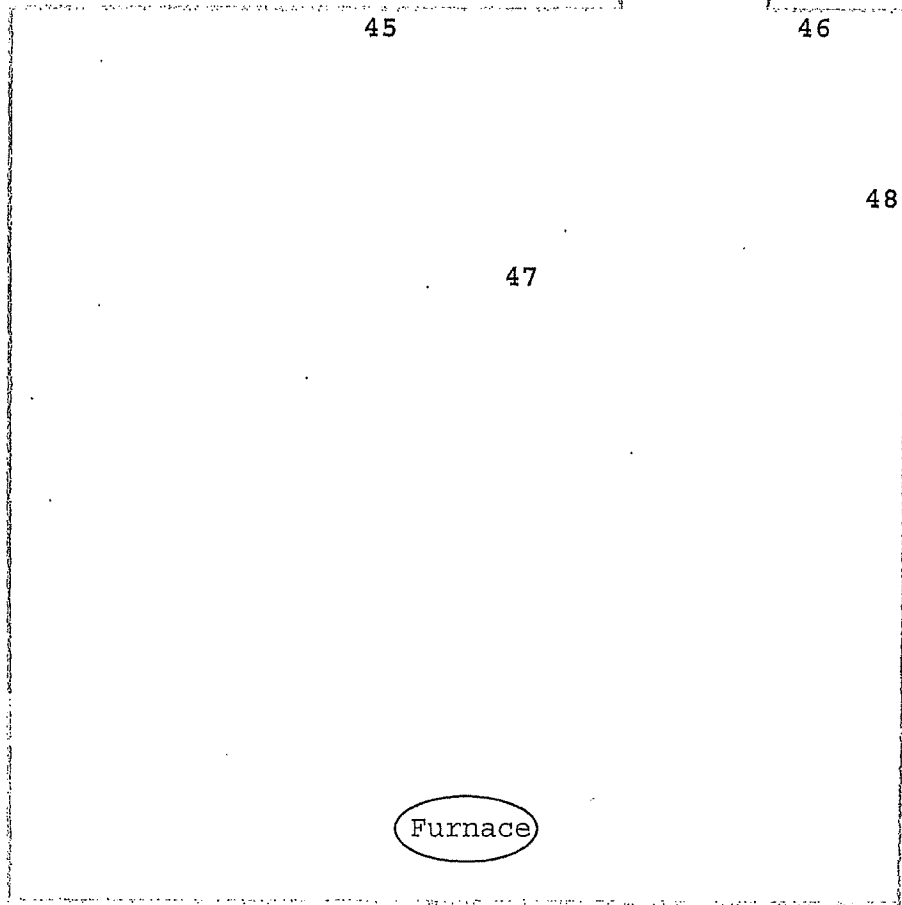
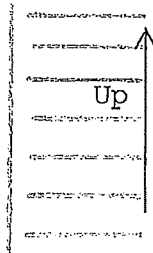
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By MPE, RMF Date 7-2-13

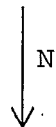
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Lead Sample
Locations

Basement



Side A





7615 Golden Triangle Dr., Suite N
 Eden Prairie, MN 55344
 (952) 831-3341 • Fax (952) 831-4552

Project No. 23023.04 Sheet 3 of 4

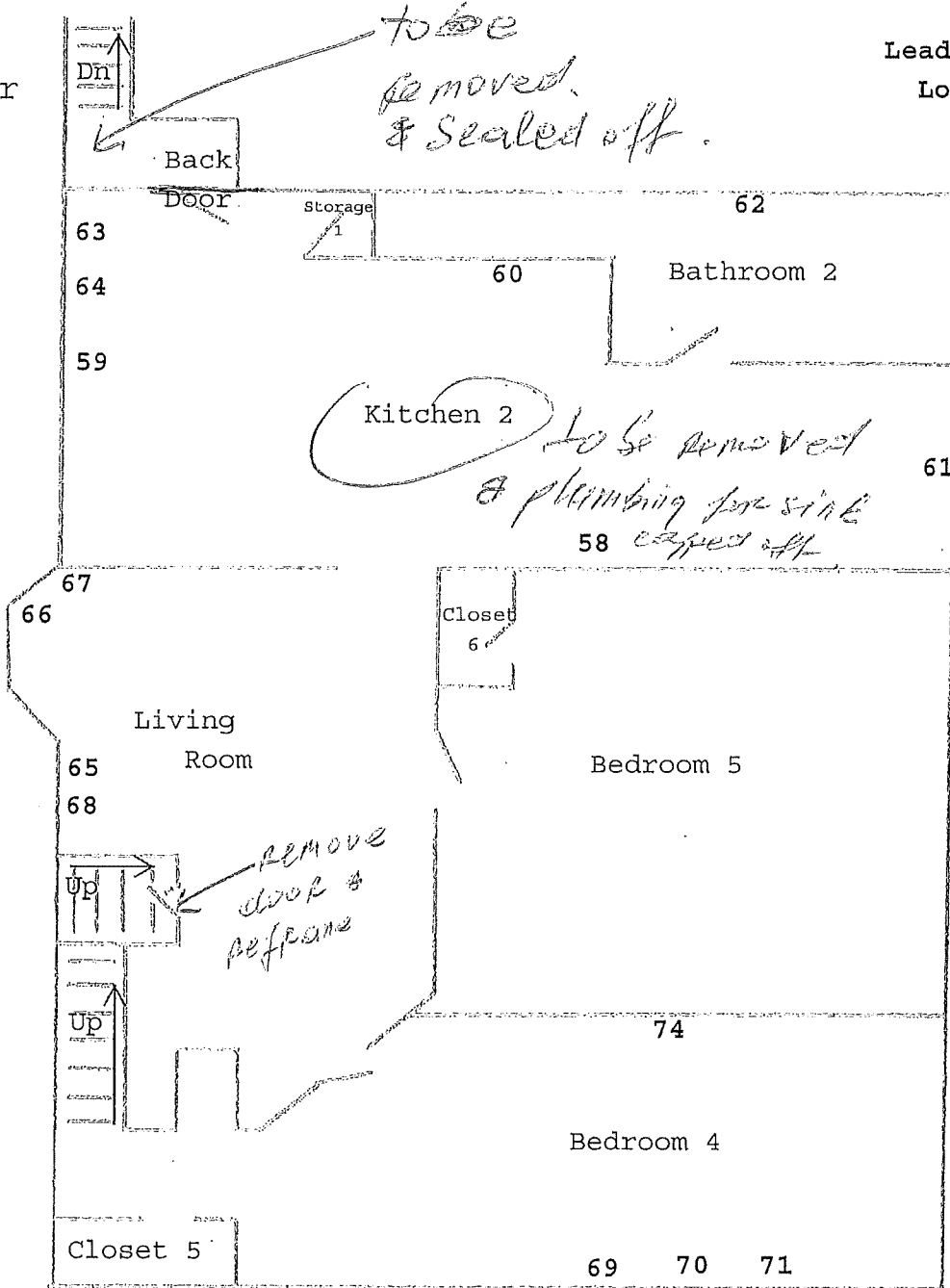
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By MPE, RMF Date 7-2-13

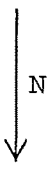
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2nd Floor

Lead Sample Locations



Side A





7615 Golden Triangle Dr, Suite N
Eden Prairie, MN 55344
(952) 831-3341 • Fax (952) 831-4552

Project No. 23023.04 Sheet 4 of 4

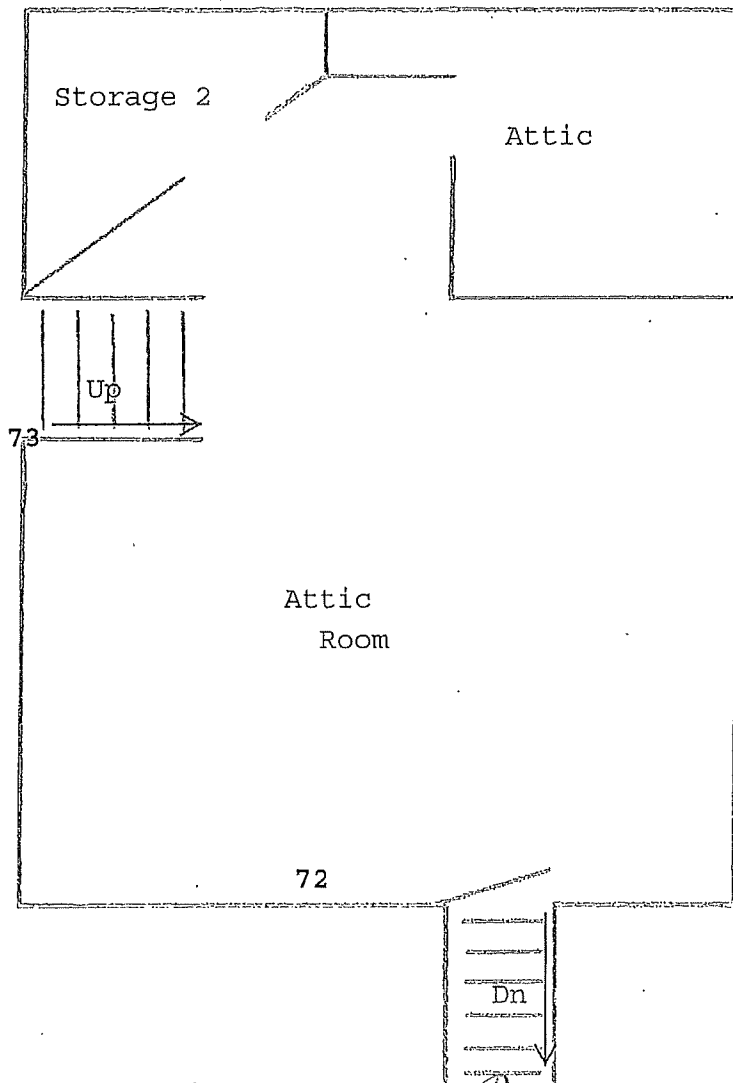
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By MPE, RMF Date 7-2-13

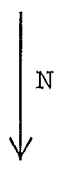
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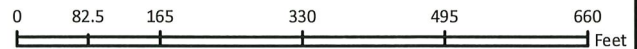
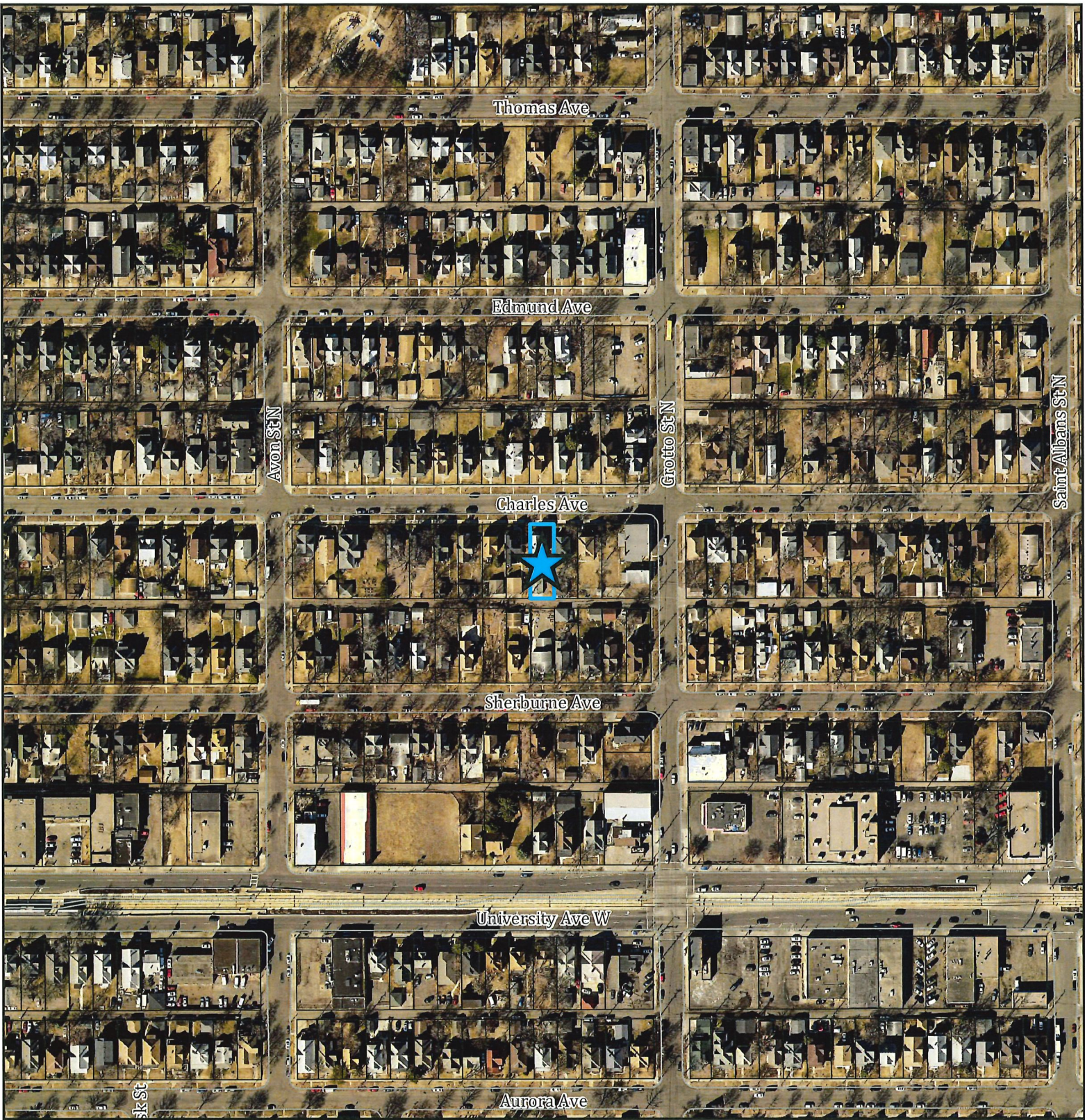
3rd Floor

Lead Sample
Locations



To be removed.





FILE NAME: Geneet Kidane

Aerial

APPLICATION TYPE: Reest. NCUP w/variance

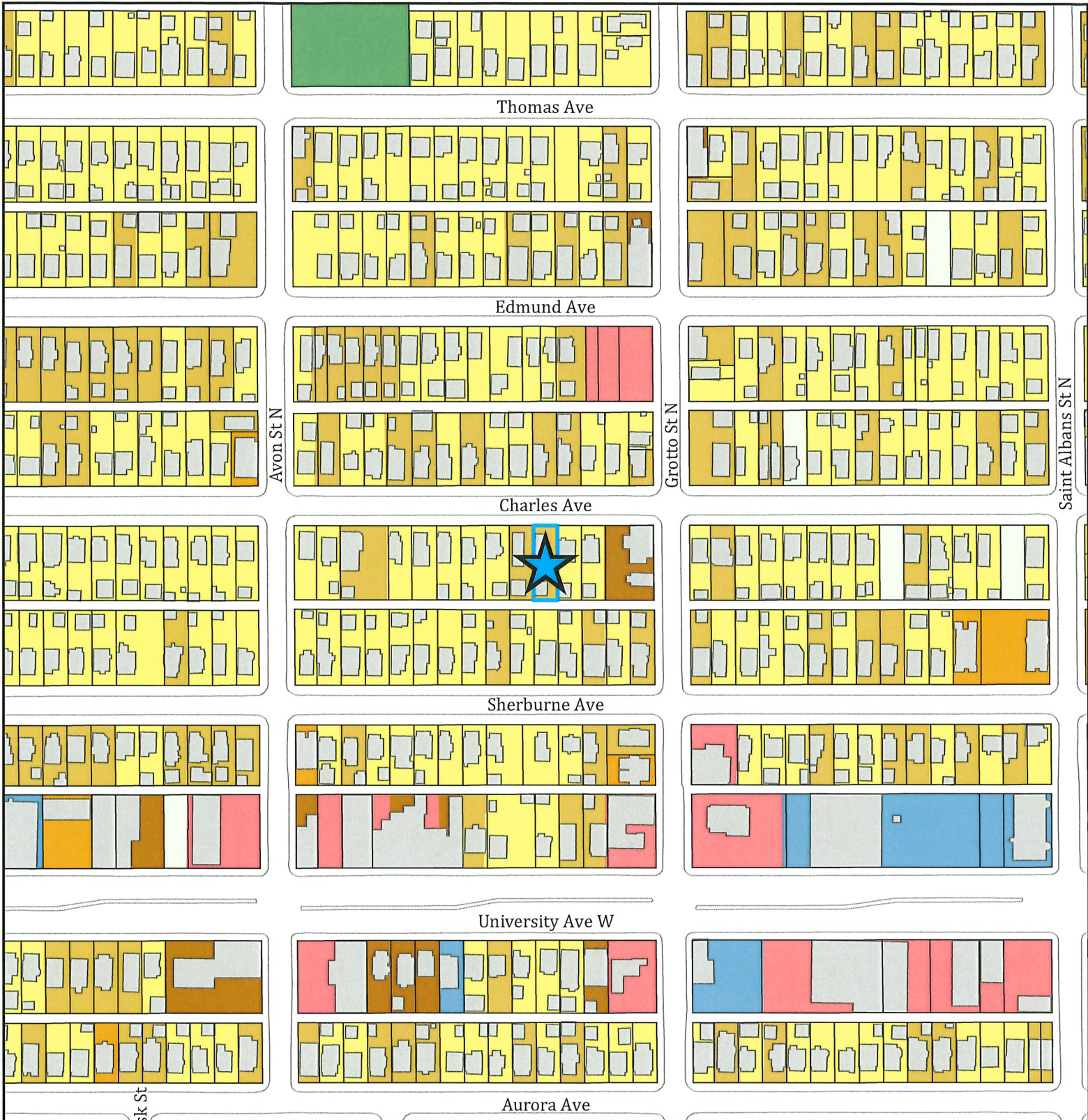
 Subject Parcels

FILE #: 18-057614 DATE: 5/1/2018

PLANNING DISTRICT: 7

ZONING PANEL: 9





FILE NAME: Geneet Kidane

APPLICATION TYPE: Reest. NCUP w/variance

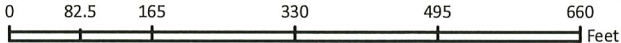
FILE #: 18-057614 DATE: 5/1/2018

PLANNING DISTRICT: 7

ZONING PANEL: 9

Land Use

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





FILE NAME: Geneet Kidane

APPLICATION TYPE: Reest. NCUP w/variance

FILE #: 18-057614 DATE: 5/1/2018

PLANNING DISTRICT: 7

ZONING PANEL: 9

Zoning

Subject Parcels

