

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Mark Nedoroski **FILE #** 18-093-236
 2. **APPLICANT:** Mark Nedoroski **HEARING DATE:** August 30, 2018
 3. **TYPE OF APPLICATION:** Nonconforming Use Permit - Reestablishment
 4. **LOCATION:** 1619 Hubbard Ave, between Snelling and Fry
 5. **PIN & LEGAL DESCRIPTION:** 282923440014; COLLEGE PLACE WEST DIVISION S 20 FT OF LOT 7 AND EX N 124 FT LOT 8 AND E 2 FT OF LOT 13 AND ALL OF LOT 14 BLK 1
 6. **PLANNING DISTRICT:** 11
 7. **ZONING CODE REFERENCE:** §§ 62.102 and 62.109(e) **PRESENT ZONING:** RT1
 8. **STAFF REPORT DATE:** August 23, 2018 **BY:** Josh Williams
 9. **DATE RECEIVED:** August 9, 2018 **60-DAY DEADLINE FOR ACTION:** October 8, 2018
-

- A. **PURPOSE:** Reestablishment of nonconforming use as a 10-unit dwelling
- B. **PARCEL SIZE:** 15,246 sq. ft. (approx. 0.35 acres)
- C. **EXISTING LAND USE:** 8-unit dwelling
- D. **SURROUNDING LAND USE:**
 - North: Single family homes and duplexes (RT1)
 - East: Single family homes and duplexes (RT1)
 - South: School and recreation center (RT1)
 - West: Single family homes and duplexes (RT1)
- E. **ZONING CODE CITATION:** §62.102 describes the criteria for determining whether a nonconforming use is legal; §62.109(e) lists the conditions under which the Planning Commission may grant a permit to reestablish a nonconforming use.
- F. **PARKING:** Zoning Code § 63.207 requires off-street parking for multifamily residential structures based on both the number and size of units. Staff estimates that 9-10 off-street spaces are required for the 8 existing units. The proposed two additional units would require an additional 2-4 off-street spaces. The property currently has 15 off-street surface parking spaces, and an additional 5 spaces in a garage.
- G. **HISTORY/DISCUSSION:** The history of the subject property and its use is described in findings 2-5 below. A partial Certificate of Occupancy worksheet or report provided by the applicant indicates that the Board of Zoning Appeals issued a variance of building code standards for the property in 1981. There is no information on this variance in City zoning files for the property.
- H. **DISTRICT COUNCIL RECOMMENDATION:** The District 11 Council had not made a recommendation regarding the application as of the date of this report.
- I. **FINDINGS:**
 1. The applicant has proposed adding two additional units to the existing property. One unit already exists in the basement level of the structure, but needs to have kitchen appliances and an egress window installed to create a habitable unit. The other unit would be created in currently unoccupied space in the basement level of the structure, also with the addition of an egress window. The addition of the units would not enlarge the structure or result in significant, externally visible alterations to the structure.
 2. A review of historic permit data and Sanborn Fire Insurance maps found that the structure at 1619 Hubbard was originally constructed in 1892 as a single-family dwelling on a standard lot for the College West subdivision where the property is located, and that the property remained in that use until at least 1925. A previous review of assessor's records by zoning staff found

that the structure appears to have been converted to use as a 10-family dwelling around 1940. A comparison of the structure's footprint as shown on the Sanborn map to its current footprint reveals that the structure was significantly enlarged at some point. Permit records show a number of construction-related permits were issued between 1937 and 1941, suggesting that the enlargement of the structure occurred around the time it was converted to a 10-unit dwelling.

3. In 1922, the *Plan of Saint Paul* was adopted, designating the area in which the property is located a 'B' Residence district. The 'B' Residence district allowed single family homes and duplexes and put in place dimensional standards for lots and buildings. Sometime between 1922 and 1971, the subject property was enlarged by combination with portions of two adjoining parcels to the north, and was rezoned to the 'C' Residence district. The 'C' Residence was primarily a residential district for multifamily dwellings, but also allowed some commercial uses. It is not clear whether the zoning change and the parcel enlargement coincided.
4. § 62.102 states that a use will be considered legally nonconforming if it can be demonstrated by clear and convincing evidence that a structure has been used for a particular nonconforming use continuously since December 13, 1956. Taken together, assessor's data and a Certificate of Occupancy worksheet or report show that the subject property was used as a 10-unit dwelling from approximately 1940 until 1981, meaning that the property was a legal nonconforming use as a 10-unit dwelling as of 1981.
5. City records show that the property was converted to a legal nonconforming 8-unit dwelling in the early 1980s, and at a later date to a legal non-conforming 6-unit dwelling. A letter from the Department of Safety and Inspections dated March 31, 1999 stated that the Zoning Administrator had determined the property to be a legal nonconforming use as a 8-unit dwelling, which is the current status of the property.
4. § 62.109(e) states: *When a legal nonconforming use of a structure, or structure and land in combination, is discontinued or ceases to exist for a continuous period of more than one (1) year, the planning commission may permit the reestablishment of a nonconforming use if the commission makes the following findings:*
 - (1) *The structure, or structure and land in combination, cannot reasonably or economically be used for a conforming purpose.* This finding is **not** met. The property has legal nonconforming status as, and is currently constructed as, an 8-unit dwelling. This is a reasonable and economical use for a structure originally constructed as a one-family dwelling and located in a two-family dwelling zoning district.
 - (2) *The proposed use is equally appropriate or more appropriate to the district than the previous legal nonconforming use.* This finding is met. The previous legal nonconforming use is the same as the proposed nonconforming use, and it is similarly appropriate to the district as the current 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 property was previously used as a 10-unit dwelling for approximately 40 years, and is part of the existing character of the immediate neighborhood. The proposed use, although of greater intensity than the current use, would not result in endangerment of the public health, safety, or general welfare.
 - (4) *The proposed use is consistent with the comprehensive plan.* This finding is met. Policies 1.1 and 1.2 of the Housing Chapter of the Comprehensive Plan state, respectively, that the City should *increase housing choices across the city to support economically diverse neighborhoods and meet market demand for transit-oriented housing.* The proposed use

would result in 2 new units of multifamily rental housing in an area that is predominantly single-family homes and duplexes. It would also provide two new units near a high-capacity transit facility.

- (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 August 9, 2018: 14 parcels eligible; 10 parcels required; 10 parcels signed.

J. **STAFF RECOMMENDATION:** Based on the findings above, staff recommends denial of the reestablishment of nonconforming use as a 10-unit dwelling.



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

PD = 11

RECEIVED
 AUG - 1 2018
 BY: _____

Zoning Office Use Only
 File #: 18-093236
 Fee: 735
 Tentative Hearing Date: 8-30-18

282923440014

APPLICANT

Name Mark E. Nedoroski Email info@wellmaintainedapts.com
 Address 366 Snelling Ave. S.
 City St. Paul St. MN Zip 55105 Daytime Phone 651-699-7368
 Name of Owner (if different) _____
 Contact Person (if different) Fred Kueppers, Attorney Phone 651-222-5000

PROPERTY LOCATION

Address/Location 1619 Hubbard Ave.
 Legal Description So. 20 feet of Lot 7; Lot 8 exc No. 124 feet; E. 2 feet of Lot 13; all of Lot 14, Block 1
College Place West Division Current Zoning RT-2
 (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 Now 8 apartments - was 10 apartments
 Proposed Use 10 unit apartment property

Polk City Directory for years 1941-1984 discloses 10 occupied apartments at this address.
 City of St. Paul DSI files confirms 10 units as legal non-conforming as of 1981
 Parcel contains 15,000 square feet of land; paved parking for 15 cars plus 5 car garage.

Attach additional sheets if necessary

Attachments as required Site Plan Consent Petition Affidavit

Applicant's Signature [Signature] Date 7-25-18 City Agent [Signature]

KUEPPERS, KRONSCHNABEL & SKRYPEK, P.A.
ATTORNEYS AT LAW

101 EAST FIFTH STREET
SUITE 1500
SAINT PAUL, MINNESOTA 55101

WILLIAM M. KRONSCHNABEL * ♦
SEAN O. SKRYPEK

(651) 222-5000
FAX (651) 222-1313

* ALSO ADMITTED TO PRACTICE IN WI
♦ QUALIFIED NEUTRAL UNDER RULE 114
□ MSBA CERTIFIED REAL ESTATE SPECIALIST

FRED A. KUEPPERS, JR. □

July 31, 2018

Zoning Section
Department of Planning and Economic Development
1400 City Hall Annex
25 West Fourth Street
St. Paul, MN 55102-1634

RE: Property Address: 1619 Hubbard Avenue - Application

On behalf of our client Mark E. Nedoroski, we are submitting herewith a Nonconforming Use Permit Application relating to the property at 1619 Hubbard Avenue. We are also submitting herewith the written consent of at least two-thirds of the adjoining property owners and the Affidavit of Person Circulating Petition. Also enclosed is a check payable to Dept of Planning in the amount of \$735.00 as payment of the filing fee. Please advise us of the date of the hearing to be held by the Zoning Committee.

This is an application to re-establish a prior legal non-conforming use as a 10 unit apartment property; it is currently used as an 8-unit property. We are aware that the Planning Commission may grant the application only if the Commission can make certain findings. In support of the proposed findings we provide the following information:

1. The structure cannot reasonably be used for a conforming purpose within the uses specified for the RT-2 District, because the cost of downsizing from the existing 8 legal units, and the cost for proper maintenance of the structure and yard areas, would exceed the income potential.
2. The proposed use as a 10 unit building is equally appropriate in the district as the previous nonconforming use, which was in fact as a 10-unit apartment property.
3. The proposed use as a 10 unit apartment property will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, or general welfare of the community; it is intended to meet housing needs in the immediate neighborhood.
4. The use is consistent with the comprehensive plan.

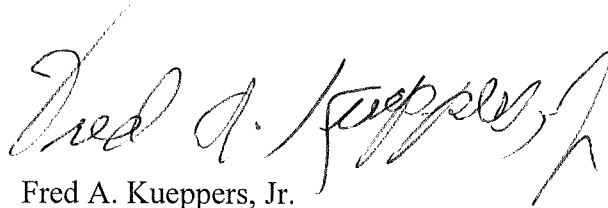
5. A notarized petition of two-thirds of the property owners within 100 feet of the property has been obtained stating support for the proposed 10-unit use.

In addition, we confirm that:

- a) The Polk City Directories for the years 1941-1983 consistently disclose occupancy of the property as a 10-unit apartment property; data in the directory suggests usage may have been reduced to 8 units in about 1984.
- b) Materials in the files of the Department of Safety and Inspections note that the property was a legal non-conforming 10 unit property as of 1981 (see Exhibit A attached).
- c) There is no intent to enlarge the existing structure.

The property contains 15,000 square feet of land; it exceeds requirements for a 10-unit apartment property; there is paved parking for up to 15 cars, plus a 5-car fully enclosed garage.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Fred A. Kueppers, Jr.", written in a cursive style.

Fred A. Kueppers, Jr.

Exhibit A

8-29
9-11
CERTIFIED _____
LAST RENEWED _____
RENEWAL DUE _____

CERTIFICATE OF OCCUPANCY

INSPECTION HISTORY

ADDRESS 1619 Hubbard UNITS 10 ^{10 legal} SN 21180 CT 21 FEE \$90

OWNER Michael J. Storey ADDRESS 3 Shore Circle PHONE 484-4929
(W) 331-2417

DATE _____ (TOWNS) 645-8486

5/11/81 Called & spoke to Mrs. Storey re room measurement for Bd of appeal. She referred me to her husband at work & called him & he had taken room & window measurements over weekend & he gave me his figures. I stopped out at property & took pictures & drew floor plan of 1st floor, 2nd floor & 3rd floor. Give to Alice for Bd of appeal meeting.

5/12/81 Board of Appeals granted variance on lot & rent for 3rd floor. He plans to combine units on 3rd floor + 2 on 2nd. This will take care of exit & shared bath viol.

And ltr. Rejini

6/29/81 Meeting July 16, 1981 at 11:30 am Suit Rch 20
Mr. Storey called & requested change in time of appeal. He rescheduled it for 7/29/81 at 10:15 AM.

7/29/81 Met Mr. Storey here. He is still attempting to obtain bids for elec. service update. The fee rating for heating plant & boiler don't still needed. He has been working on joining Apt 3 & 5 to eliminate shared bath situation. Apt 8 is vacant & stove has been removed. He will join 7th. Also Apt 4 will have door cut into bath on 2nd fl. (now shared).

ADDRESS: 1619 Hubbard
 PIN: 28-29-23-44-0014 DIST 10

BUILDING CARD INFORMATION:

CONSTRUCTION DATE: _____ PERMIT: _____ TYPE OF STRUCTURE: _____

PERMITS COUNTY ASSESSOR'S RECORDS LICENSE RECORDS CITY DIRECTORY

1921-SFD			
1934-"			
1940-10 apts - 4 apts 1st fl., 4 apts 2nd fl., 2 apts 3rd fl.			
1949-10 apts			
1959-10 apts			
1970-10 apts			
1979-10 apts			
1981-8 units			
1986-7 units - 4 units on 1st fl., 3 units on 2nd fl., 1 on 3rd			
1988-1st fl. 1 br, 1-1 br + 1-3 br, 2nd floor 3-1 br, 3rd fl. - 1-2 br - total 7			
1992-same			
1998-"			

Cofo 6 units
 Folk
 1956-10 units
 1966-10 units
 1977-10 units
~~1979-~~
 1979 "
 1981 "
 1982 "
 1984 "
 1985-86 8 units
 1987 3 units
 1992 7
 1994 8 units

LEGAL DESCRIPTION: S 20ft. of Lot 7 & ex N 124 ft. lot 8 & E 2 ft. of Lot 13, all of Lot 14, Blk 1 College Pl. West

LOT SIZE: 15,108 ~~59.7 x 62.7~~ 176 10912

CROSS STREETS: Shelling + Fry total Lotsize 15,128 3016 1200

ZONE	USE (C/NC)	UNITS PERMITTED	REQUIRED LOT SIZE	LOT SIZE (C/NC)
X	C			C
1922				
1960				
1964	BRs NC			
1975		16.8		
	RT-1 NC	ROOMS: UNITS:		

ZONING STATUS FOR _____ COMMERCIAL USE: _____ PLANNING: _____
 ? RESIDENTIAL USE: _____ ZONING FILE _____

- _____ LEGAL - CONFORMING _____ NO RECORD
- _____ LEGAL - CONFORMING USE WITH NON-CONFORMING LOT SIZE (for residential)
- _____ LEGAL - NON-CONFORMING USE
- _____ ILLEGAL

CERTIFICATE OF OCCUPANCY
ZONING CHECK

ADDRESS 1619 Hubbard

PERMITS

<u>BUILDING</u>			<u>PLUMBING</u>			<u>ELECTRICAL</u>		
<u>PERMIT #</u>	<u>YEAR</u>	<u>WORK DONE</u>	<u>PERMIT #</u>	<u>YEAR</u>	<u>WORK DONE</u>	<u>PERMIT #</u>	<u>YEAR</u>	<u>WORK DONE</u>
<u>37287</u>	<u>00</u>	<u></u>	<u>3638</u>	<u>36</u>	<u></u>	<u>54618</u>	<u>29</u>	<u></u>
<u>2786</u>	<u>23</u>	<u></u>	<u>45686</u>	<u>39</u>	<u></u>	<u>55259</u>	<u>29</u>	<u></u>
<u>40431</u>	<u>02</u>	<u></u>	<u>59284</u>	<u>40</u>	<u></u>	<u>23220</u>	<u>37</u>	<u></u>
<u>86579</u>	<u>41</u>	<u></u>	<u>61169</u>	<u>40</u>	<u></u>	<u>35693</u>	<u>38</u>	<u></u>
<u></u>	<u></u>	<u></u>	<u></u>	<u></u>	<u></u>	<u>8752</u>	<u>37</u>	<u></u>
<u></u>	<u></u>	<u></u>	<u></u>	<u></u>	<u></u>	<u>49916</u>	<u>39</u>	<u></u>
<u>PLASTER</u>			<u>WARM AIR</u>			<u>STEAM</u>		
<u>40431</u>	<u>02</u>	<u></u>	<u></u>	<u></u>	<u></u>	<u></u>	<u></u>	<u></u>

CITY DIRECTORY

1948	<u></u>
1954	<u></u>
1956	<u></u>
1959	<u>10 units</u>
1961	<u></u>
1963	<u>10 units</u>
1970	<u>10 units</u>

ASSESSOR'S RECORDS

<u>1914 - SFD</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>year</u>
<u>1940 - 10 units, 4on1, 4on2, 2on3</u>	<u>5</u>	<u>6</u>	<u>3</u>	
<u>(Changed to apto 12 to 15 yrs ago)</u>	<u>1</u>	<u>1</u>	<u></u>	
<u>1949 - 10 units</u>				
<u>1959 - 10 apto.</u>				
<u>1961 - 10 units.</u>				
<u>1977 - 10 units</u>				



CITY OF SAINT PAUL
Norm Coleman, Mayor

*LOWRY PROFESSIONAL BUILDING
Suite 300
350 St. Peter Street
Saint Paul, Minnesota 55102-1510*

*Telephone: 651-266-9090
Facsimile: 651-266-9099
651-266-9124*

March 31, 1999

William F. Jones
Box 48
Park Rapids MN 564700048

RE: 1619 Hubbard Avenue

Mr. Jones:

The Zoning Administrator's office has determined that there are eight(8) dwelling units in the building located on the referenced property. Based on available records and submitted affidavits, there are four(4) dwelling on the first floor, three(3) dwelling on the second floor and one dwelling on the third floor.

You are again advised that this property is zoned RT-1 two family residential. The existing eight(8) unit building is considered a legal nonconforming use in this district. There can be no additional unit constructed. Any changes to the building, involving the number of dwelling units, must have prior approval from this office and are subject applicable city ordinances and the state building code.

A copy of this letter will be forwarded to the City's Fire Marshal office so that they can update the certificate of occupancy records for this building.

If there are any questions, call me at 651/266-9083.


Lawrence R. Zangs
Zoning Administration

cc: Steve Toensing

duplicate

CITY OF SAINT PAUL

A

7163

DIVISION OF HOUSING AND BUILDING CODE ENFORCEMENT

Certificate of Occupancy

1619 Hubbard

This is to certify that the structure located on Lot No. misc

Block No. 1 Addition College Place West Div

Property Zoned T-1 is classified as Legal - Legal non-conforming
as to zoning and the following occupancy is hereby authorized:
Eight Units

February 7 19 87 By Steven Zaccaro

DATE February 7 19 90
EXPIRATION DATE ~~XX~~

THIS CERTIFICATE MUST BE POSTED AND PERMANENTLY MAINTAINED AND IN A CONSPICUOUS PLACE AT
OR CLOSE TO THE ENTRANCE OF THE BUILDING REFERRED TO ABOVE.

City of Saint Paul

Division of Fire Prevention

CERTIFICATE OF OCCUPANCY


THIS IS TO CERTIFY that the building or premises located at **01619 HUBBARD AVE** , is hereby authorized for the following occupancy:

6 DWELLING UNITS

This Certificate is issued to *JERRY BURDICK, 1619 HUBBARD AVE, 612-643-0727*, and shall remain in force and effect until otherwise revoked by the Division of Fire Prevention in accordance with the Saint Paul Legislative Code.

VALID FROM: 04/25/96


INSPECTOR



No. 15618

You should be commended for your attentiveness and in providing a safe and well maintained property. Thank you for helping make the City of Saint Paul a most livable city.

Sincerely,



JOHN GALLES,
Inspector

CORS-1

City of Saint Paul

Division of Fire Prevention

CERTIFICATE OF OCCUPANCY

THIS IS TO CERTIFY that the building or premises located at **01619 HUBBARD AVE** , is hereby authorized for the following occupancy:

6 DWELLING UNITS

This Certificate is issued to *BILL JONES, RR.3 PO BOX 10B, 612-732-7279*, and shall remain in force and effect until otherwise revoked by the Division of Fire Prevention in accordance with the Saint Paul Legislative Code.

VALID FROM: 04/07/94

INSPECTOR



No. 15618

Certificate of Occupancy has been issued since March 1, 1996.

You should be commended for your attentiveness and interest in providing a safe and well maintained property. Thank you for helping make the City of Saint Paul a most livable city.

Sincerely,



JOHN GALLES,
Inspector

CORS-1

ZONING PETITION SUFFICIENCY CHECK SHEET

REZONING

SCUP

NCUP

FIRST SUBMITTED

RESUBMITTED

DATE PETITION SUBMITTED: _____

DATE PETITION RESUBMITTED: 8/9/18

DATE OFFICIALLY RECEIVED: _____

DATE OFFICIALLY RECEIVED: _____

PARCELS ELIGIBLE: 14

PARCELS ELIGIBLE: 14

PARCELS REQUIRED: 10

PARCELS REQUIRED: 10

PARCELS SIGNED: 8

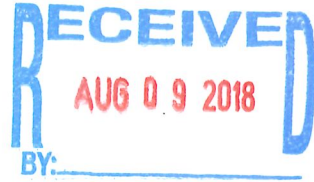
PARCELS SIGNED: 10

CHECKED BY: Paul Duboniel

DATE: 8-9-18

CITY OF SAINT PAUL

AFFIDAVIT OF PERSON CIRCULATING PETITION



STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

Mark E. Nedoroski, being first duly sworn, deposes and states that he/she is the person who circulated the consent petition consisting of one pages; that affiant is informed and believes that the parties described on the consent petition are the owners of the parcels of real estate described immediately before each name, and that 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 and all property contiguous to the subject property that was owned, purchased or sold by the petitioner within one (1) year preceding the date of the petition; that the consent petition was signed by each said owner; and that the signatures are the true and correct signatures of each and all of the parties so described.

NAME Mark E. Nedoroski

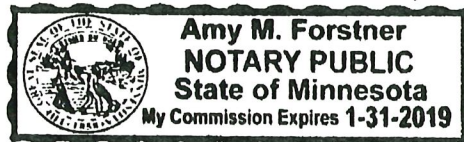
366 Snelling Avenue South

ADDRESS St. Paul, MN 55105

651-699-7368

TELEPHONE NUMBER

Subscribed and sworn to before me this 4th day of August, 2018

NOTARY PUBLIC

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 Mark E. Nedoroski
(name of applicant)

to ^{re-}establish a 10 unit apartment property
(proposed use)

located at 1619 Hubbard Ave
(address of property)

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

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

ADDRESS OR PIN	RECORD OWNER	SIGNATURE	DATE
1619 Hubbard	Mark E. Nedoroski	<i>Mark Nedoroski</i>	7-28-18
1615 Hubbard	Thomas Hall Shelli Hall	<i>Shelli Hall</i>	7-28-18
1625 Hubbard	Jill M. Zats	<i>JMZ</i>	7-28-18
1607 Hubbard	Mark D. Hopland		
1606 Hewitt	Curtis D. Burroughs Sandra L. Burroughs		
1614 Hewitt	Schrader-Kristovich Trust		
1616 Hewitt	Bruce Brisbois Barbara A. Thomas	<i>Bruce Brisbois</i>	7-29-18
1624 Hewitt	Nancy J. White	<i>Nancy White</i>	7/26/18
1630 Hewitt	Andrew T. Hilliard	<i>Andrew Hilliard</i>	7-29-18
1636 Hewitt	Ann R. Cook	<i>Ann R Cook</i>	7-28-18
826 Fry	Jason W. Simek Katie Simek	<i>Jason Simek</i>	7-28-18
1631 Hubbard	James B. Carmouche Anne Carmouche	<i>James Carmouche</i>	7/28/18
818 Fry	Robert E. Ridgway	<i>RE Ridgway</i>	7/28/18

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 Mark E. Nedoroski (name of applicant)

re- to establish a 10 unit apartment property (proposed use)

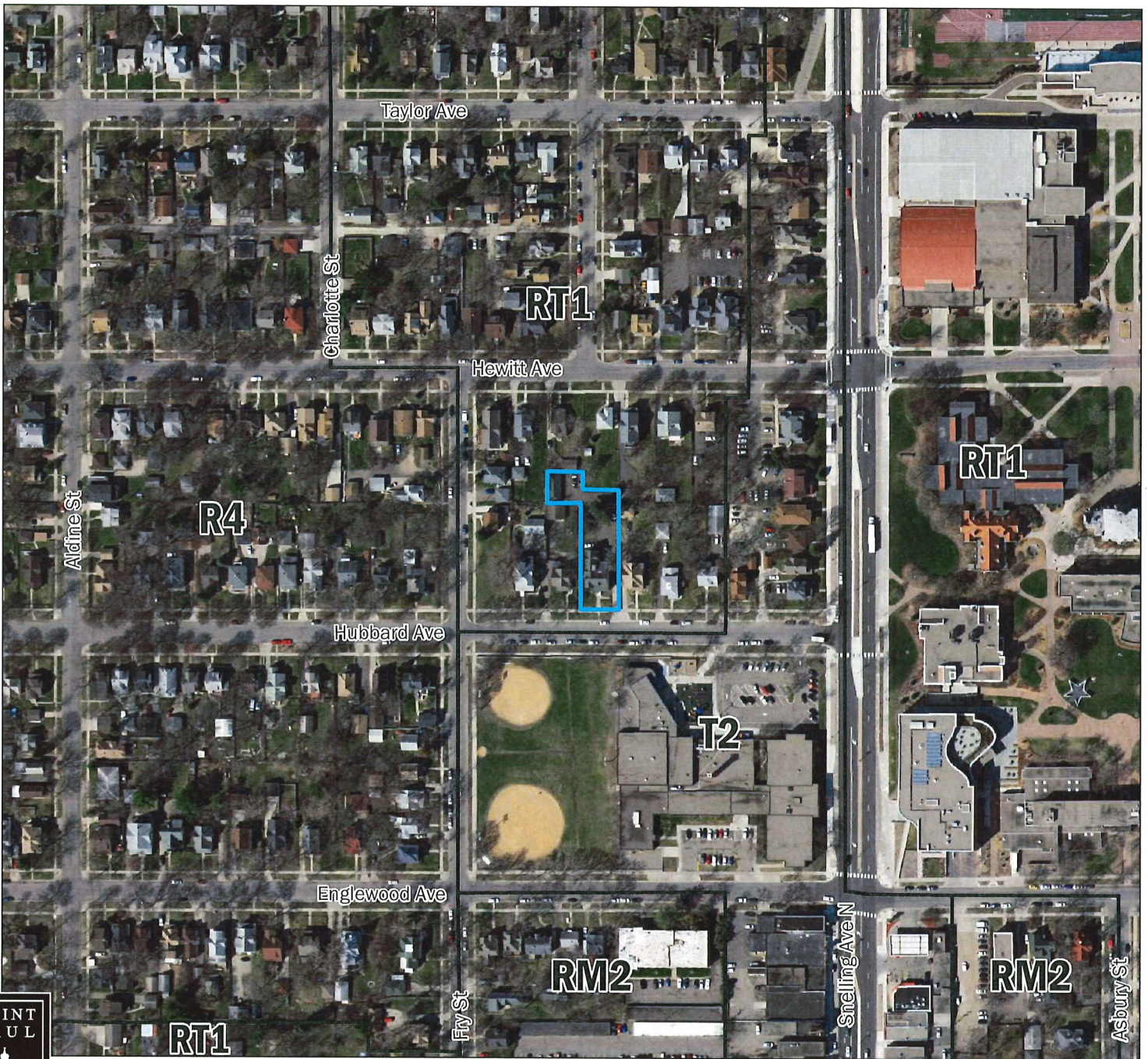
located at 1619 Hubbard Ave. (address of property)

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

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

Table with 4 columns: ADDRESS OR PIN, RECORD OWNER, SIGNATURE, DATE. Contains handwritten entries for 1630 Hewitt and 1636 Hewitt.

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



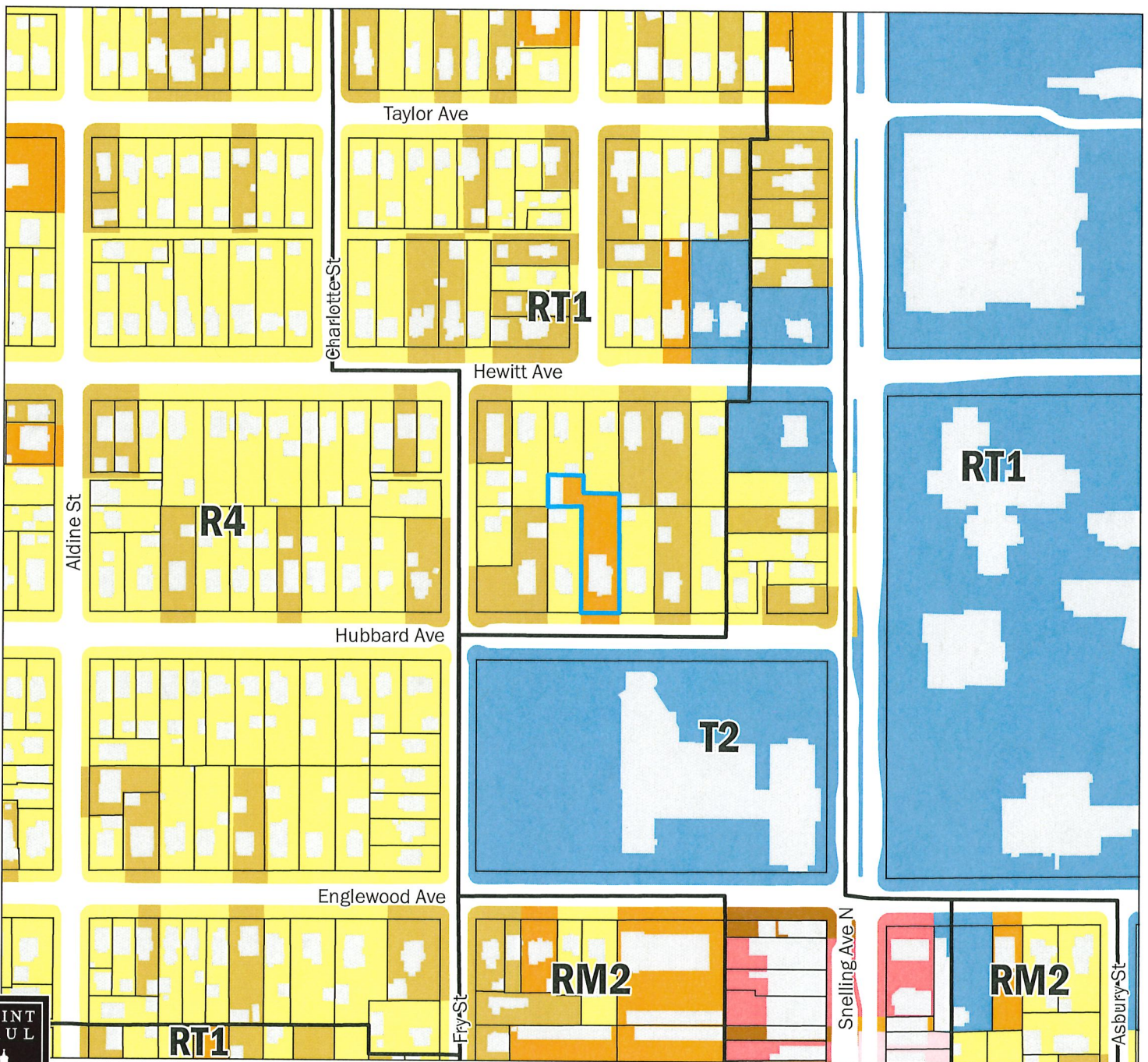
FILE #18-093236 | AERIAL MAP
Application of Mark Nedoroski

Application Type: Reestablishment of Nonconforming Use
 Application Date: August 9th, 2018
 Planning District: 11

Subject Parcel Outlined in Blue



This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such. Data sources: City of Saint Paul, Ramsey County, Metropolitan Council, State of Minnesota.



FILE #18-093236 | LAND USE MAP
Application of Mark Nedoroski

Application Type: Reestablishment of Nonconforming Use
 Application Date: August 9th, 2018
 Planning District: 11



This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such. Data sources: City of Saint Paul, Ramsey County, Metropolitan Council, State of Minnesota.

Subject Parcel Outlined in Blue

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



FILE #18-093236 | ZONING MAP
Application of Mark Nedoroski

Application Type: Reestablishment of Nonconforming Use
 Application Date: August 9th, 2018
 Planning District: 11



This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such. Data sources: City of Saint Paul, Ramsey County, Metropolitan Council, State of Minnesota.

Subject Parcel Outlined in Blue

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