

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Thomas Huywh **FILE #** 18-122-789
 2. **APPLICANT:** Thomas Huywh **HEARING DATE:** December 6, 2018
 3. **TYPE OF APPLICATION:** Nonconforming Use Permit - Reestablishment
 4. **LOCATION:** 822 Van Buren Ave, Between Avon and Victoria
 5. **PIN & LEGAL DESCRIPTION:** 35.29.23.12.0060; Avon Street Addition, Lot 6
 6. **PLANNING DISTRICT:** 7
 7. **ZONING CODE REFERENCE:** § 62.109(e) **PRESENT ZONING:** R4
 8. **STAFF REPORT DATE:** November 29, 2018 **BY:** Tony Johnson
 9. **DATE RECEIVED:** November 14, 2018 **60-DAY DEADLINE FOR ACTION:** January 13, 2019
-

- A. **PURPOSE:** Reestablishment of nonconforming use as a duplex
- B. **PARCEL SIZE:** 40 ft. of frontage on Van Buren x 124 ft. = 4791 sq. feet. With half of the alley included for the purpose of applying minimum lot area requirements, the lot area is 5,280 sq. feet.
- C. **EXISTING LAND USE:** Duplex
- D. **SURROUNDING LAND USE:**
 - North: Two-Family Dwelling (R4)
 - East: One-Family Dwelling (R4)
 - South: One-Family Dwelling (R4)
 - West: Two-Family Dwelling (R4)
- E. **ZONING CODE CITATION:** § 62.109(e) lists the conditions under which the Planning Commission may grant a permit to reestablish a nonconforming use.
- F. **PARKING:** Zoning Code § 63.207 requires a minimum of 3 off parking spaces. There are currently two off street parking spaces on site in a detached garage.
- G. **HISTORY/DISCUSSION:** The structure was originally constructed in 1889 as a single family dwelling. In 1919 the structure was converted to a duplex and has remained a duplex since that time. In 2007 the property was designated as a vacant building and has been on the vacant building list since that time. In 2009 a residential use affidavit was submitted stating that the property would be converted to a single family dwelling. Since that time multiple permits have been pulled, however the property was never physically converted to a single family dwelling. The applicant now intends to reestablish the nonconforming duplex use and on November 8, 2018 requested a duplex code compliance inspection, which was completed on November 28, 2018.
- H. **DISTRICT COUNCIL RECOMMENDATION:** No recommendation from District 7 at the time of this staff report.
- I. **FINDINGS:**
 1. 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.* There is 40 ft. of frontage on Van Buren, and the total lot area is 5,280 sq. ft. with the inclusion of the alley for calculating minimum lot area and density requirements.
 - 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 living area of the structure is 1,596 square ft. It is structured as an up-down duplex and each unit is approximately 798 sq. feet.
 - C. *Three off-street parking spaces (non-stacked) are preferred; two spaces are the required minimum. This guideline is met.* There is a two car detached garage on the subject parcel, with an unimproved surface parking space adjacent to the garage.

- 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 exterior changes to the property are proposed.
- 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. A duplex code compliance inspection was completed on November 28, 2018, and any required repairs will need to be made in order to reoccupy the structure as a duplex.

2. 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 property has been a duplex since 1919 and has remained a duplex since that time. Although a residential use permit was submitted stating the property would be converted to a single family dwelling, the structure was never physically converted and remains an up-down duplex. The units still have separate utilities, separate kitchens, and both units have separate front and rear exits.
- (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 nonconforming 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. The property has been a duplex since 1919 and there are other non-conforming duplex uses in the immediate area. The proposed duplex use is in keeping with the existing character of one and two family land uses in the immediate area and the reestablishment of this nonconforming use will not endanger the public health safety or general welfare.
- (4) *The proposed use is consistent with the comprehensive plan.* This finding is met. The subject property is located in an established neighborhood which is land-use designation where single family and duplex housing types predominate. The proposed duplex use is consistent with this area's comprehensive plan land use designation. Housing Plan Strategy H1.1 calls for increasing housing choice across the city to support economically diverse neighborhoods, including a mix of rental and ownership units and a range of housing types. 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.* This finding is met. The petition was found sufficient on November 11, 2018; 18 parcels eligible; 12 parcels required; 14 parcels signed.

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

1. The applicant shall adhere to all applicable code requirements and obtain a certificate of occupancy for a two-unit building.



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 #: 18-122789
 Fee: 735⁰⁰
 Tentative Hearing Date:
12-6-18

AD=7

#352923120060

APPLICANT

Name THOMAS HUYNH
 Address 3007 VALENTO Ln
 City Little Canada Mn Zip 55117 Daytime Phone _____
 Name of Owner (if different) Lance Moe
 Contact Person (if different) Thomas huynh Phone 651 399 0236

PROPERTY LOCATION

Address/Location 822 Van Buren
 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 Duplex
 Proposed Use Duplex

Attach additional sheets if necessary

CK5236
735⁰⁰

Attachments as required Site Plan Consent Petition Affidavit

Applicant's Signature [Signature] Date 11-8-18 City Agent [Signature]

ZONING PETITION SUFFICIENCY CHECK SHEET

REZONING

SCUP

NCUP

FIRST SUBMITTED

RESUBMITTED

DATE PETITION SUBMITTED: 11-8-18

DATE PETITION RESUBMITTED: _____

DATE OFFICIALLY RECEIVED: _____

DATE OFFICIALLY RECEIVED: _____

PARCELS ELIGIBLE: 18

PARCELS ELIGIBLE: _____

PARCELS REQUIRED: 12

PARCELS REQUIRED: _____

PARCELS SIGNED: 14

PARCELS SIGNED: _____

CHECKED BY: Paul Dabourel

DATE: 11-13-18



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
St Paul, Minnesota 55101-1024

Telephone: 651-266-9090
Facsimile: 651-266-9099
Web: www.stpaul.gov/dsi

Residential Use Affidavit

I, (Printed Name) Lance Moore, the undersigned, certify that I own the residence at (address) 822 Van Burien in St. Paul, MN.

I purchased this property in (year) 2009 as a (Single Family with one kitchen or Duplex with two kitchens).
Other _____

This property has been converted to a (Single family with one kitchen or Duplex with two kitchens)

This property has been used since purchase as a (Single family or Duplex)

[Signature]
Signature (Homeowner)

June 10 2009
Date

Zoning Information

(To be filled in by zoning staff only)

Property zoning R4

AMANDA status _____

Truth in Housing Info _____

Certificate of Occupancy _____

History Check it was an illegal triplex

Address Folder _____

Ramsey County _____

Action taken _____

Zoning Staff K. Zacho

Date 6.16.09



Code Compliance Report

November 28, 2018

**** This Report must be Posted
on the Job Site ****

Lance Moe
2073 Walnut Ave
New Brighton MN 55112-5365

Re: 822 Van Buren Ave
File#: 07 206748 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on November 08, 2018.

Please be advised that this report is accurate and correct as of the date November 28, 2018. All deficiencies identified by the City after this date must also be corrected and all codes and ordinances must be complied with. This report is valid for 365 days from November 28, 2018. This report may be used in lieu of a Truth in Housing Report required in St Paul Legislative Code 189. This building must be properly secured and the property maintained at all times.

In order to sell or reoccupy this property the following deficiencies must be corrected. A Legislative Code exemption (Chapter 33.03(f)) allows a Category 2 Vacant Building to be sold "as is" providing the buyer, prior to closing, completes an approval process. For further information, call Reid Soley at 651-266-9120.

ZONING

1. This property is in a(n) R4 zoning district.
2. The property was inspected as a Duplex.

BUILDING Inspector: Jim Seeger

Phone: 651-266-9046

1. Insure basement cellar floor is even, is cleanable, and all holes are filled. SPLC 34.10 (1)
2. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
3. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)

4. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
5. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
6. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
7. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
8. Prepare and paint interior and exterior as necessary. Observe necessary abatement procedures (EPA, MPCA and St. Paul Legislative Code, Chapter 34 for additional information) if lead base paint is present. SPLC 34.33 (1)
9. Any framing members that required repair or do not meet code (where wall and ceiling covering is removed, members that are over- spanned, over- spaced, not being carried properly, door and window openings that are not adequately supported, etc.) are to be reconstructed in an approved manner. SPLC 34.34 (1)
10. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
11. Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible. MNRC Ch 1309 Sect 313.2.1
12. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
13. Install water- proof enclosure in shower area. MNRC Ch 1309 Sect. 307
14. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
15. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
16. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
17. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309- Sect. 404.1.6
18. Replace rear deck to code or remove.
19. Replace all loose stucco , many area's are pulling away from walls. Stucco permit required.
20. Repair garage doors and trim.
21. Properly re- install all new doors and windows.
22. Steel beam at center of basement is sagging , jack up and re- level.
23. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
24. Many area,s have drywall removed , call for framing inspection before covering walls and ceiling.
25. Repair stone foundation at rear of house.
26. Double up 2x6 floor joist under front area of house (old porch area)
27. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
28. Permanently secure top and bottom of support posts in an approved manner. MNRC Ch 1309 Sect. 407.3
29. Weather seal basement bulk head using approved materials. SPLC 34.09 (1b)
30. Install 20 minute fire rated doors, with self closing device, between common areas and individual units. All penetrations required to have property

intumescent device or caulk (per current building codes). MNRC Ch 1309 Sect. 317

31. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317
32. Install handrails (34 inches - 38 inches above each nosing) and guardrails (36 inch minimum) at all stairways, and return hand rail ends into a newel post or wall per attachment. MNRC Ch 1309 Sect. 311 & 312
33. A building permit is required to correct the above deficiencies. All work is to be done in a workmanship like manner. SPLC 33.03 (a)

ELECTRICAL Inspector: Gary Koehnen

Phone: 651- 266- 9039

1. Properly wire electric dryer receptacle/branch circuit/overcurrent device to current NEC.
2. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
3. Replace circuit breakers in electrical panel that are not listed for that panelboard with proper breakers. Article 110.3 (B)
4. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
5. Close openings in service panel/junction boxes with knockout seals, breaker blanks, proper cable clamps, and/or junction box covers. Article 110.12 (A), NEC
6. Properly strap and support cables and/or conduits. Chapter 3, NEC. including garage.
7. Remove all cord wiring used as a substitute for fixed wiring. Article 400.8, NEC
8. Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code. Article 406.4(D) & Article 410, NEC
9. Check all receptacles for proper polarity (including 2- prong) and verify ground on 3- prong receptacles. Ensure all GFCI receptacles are functioning properly. Rewire and/or replace receptacles that are improperly wired or not functioning properly. Article 406.4(D), NEC
10. Install box extensions on devices mounted in wood paneling. Article 314.20, NEC
11. Install hard-wired, battery backup, Carbon Monoxide smoke detector as specified in Chapter 58 of the Saint Paul Legislative Code, and other smoke detectors and carbon monoxide detectors as required by the Minnesota State Building Code. SPLC 58, IRC
12. Properly wire electric range receptacle/branch circuit/overcurrent device to current NEC.
13. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
14. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
15. Cables, smaller than 8 AWG, run at angles on the bottom of joists in unfinished basements, shall be run in either bored holes in joists or on running boards.

- Article 334.15 (C), current NEC
16. Properly bond neutral bar to service panelboard enclosure. Article 250, NEC
 17. Properly wire multi-wire circuits in panelboard to ensure ungrounded conductors on opposite phases. Article 100, NEC
 18. Replace electrical service, mast, meter and panelboard. Article 110.12 (B), NEC
 19. Repair damaged electrical due to vandalism to current NEC.
 20. Properly wire furnace to current NEC.
 21. Properly wire electric water heater to current NEC.
 22. Properly wire microwave/hood fan above range to current NEC.
 23. Properly wire dishwasher/disposal to current NEC.
 24. Illegally upgraded service panel. Wire and ground to current NEC.
 25. Ensure/rewire all electrical associated with NM cables dated after _____ to current NEC. An electrical permit was never purchased for that wiring. SPLC 33.03 (d)
 26. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
 27. Repair the electrical service grounding conductor to the metallic water piping system. Install a conductor sized to Table 250.66 (NEC) from the electrical service to within 5' of the entrance point of the water service, and bond around the water meter. Article 250, NEC
 28. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Jim Kaufer

Phone: 651- 266- 9054

1. Basement - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
2. Basement - Gas Piping - (MFGC 614.1- 614.7) Vent clothes dryer to code.
3. Basement - Laundry Tub - (MPC .0100 P & Q & 419.2) Install the water piping to code.
4. Basement - Laundry Tub - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
5. Basement - Lavatory - (MPC .0100 E & 901) Install a proper fixture vent to code.
6. Basement - Lavatory - (MPC 701) Install the waste piping to code.
7. Basement - Lavatory - (MPC .0100 P & Q & 419.2) Install the water piping to code.
8. Basement - Soil and Waste Piping - (MPC 709.1) Install a front sewer clean out.
9. Basement - Soil and Waste Piping - (MPC .0100 L & M & 708.1) Plug all open piping and properly pitch all piping.
10. Basement - Soil and Waste Piping - (MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
11. Basement - Toilet Facilities - (MPC .0100 E & 901) Install a proper fixture vent to code.
12. Basement - Toilet Facilities - (MPC 701) Install the waste piping to code.
13. Basement - Toilet Facilities - (MPC .0100 P & Q & 419.2) Install the water piping

- to code.
14. Basement - Water Heater - (MPC 501) Install the water piping for the water heater to code.
 15. Basement - Water Heater - (MPC .0100 Q) The water heater must be fired and in service.
 16. Basement - Water Meter - (MPC 609.11 & SPRW Sec. 904.04 (a)) Raise the water meter to a minimum of 12 inches above the floor.
 17. Basement - Water Meter - (MPC 609.11) Support the water meter to code.
 18. Basement - Water Meter - (MPC 609.11 & SPRWS Sec.88.14) The water meter must be installed and in service.
 19. Basement - Water Meter - (SPRWS Sec. 94.04 & 94.16(g)) The water meter must be removed from the pit.
 20. Basement - Water Piping - (MPC 301.1 (3)) Repair or replace all the corroded, broken, or leaking water piping.
 21. Basement - Water Piping - (MPC .0100 P & Q) Provide water piping to all fixtures and appliances.
 22. Basement - Water Piping - (SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
 23. First Floor - All waste, vent, and water pipe to be installed, air tested, and inspection per the Minnesota Plumbing Code.
All Plumbing fixtures must meet the minimum standards of the Minnesota Plumbing Code.
 24. First Floor - Lavatory - (MPC .0100 E & 901) Install a proper fixture vent to code.
 25. First Floor - Lavatory - (MPC 701) Install the waste piping to code.
 26. First Floor - Lavatory - (MPC .0100 P & Q & 419.2) Install the water piping to code.
 27. First Floor - Lavatory - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
 28. First Floor - Lavatory - (MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
 29. First Floor - Plumbing - General - (MN Rules Chapter 1300.0120) Obtain permits and provide tests/inspections for any plumbing performed without permits.
 30. First Floor - Sink - (MPC .0100 E & 901) Install a proper fixture vent to code.
 31. First Floor - Sink - (MPC 701) Install the waste piping to code.
 32. First Floor - Sink - (MPC .0100 P & Q & 419.2) Install the water piping to code.
 33. First Floor - Sink - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
 34. First Floor - Sink - (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
 35. First Floor - Toilet Facilities - (MPC .0100 E & 901) Install a proper fixture vent to code.
 36. First Floor - Toilet Facilities - (MPC 701) Install the waste piping to code.
 37. First Floor - Toilet Facilities - (MPC .0100 P & Q & 419.2) Install the water piping to code.

38. First Floor - Toilet Facilities - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
39. First Floor - Toilet Facilities - (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
40. First Floor - Tub and Shower - (MPC .0100 E & 901) Install a proper fixture vent to code.
41. First Floor - Tub and Shower - (MPC 701) Install the waste piping to code.
42. First Floor - Tub and Shower - (MPC .0100 P & Q & 419.2) Install the water piping to code.
43. First Floor - Tub and Shower - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
44. First Floor - Tub and Shower - (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
45. Second Floor - Lavatory - (MPC .0100 E & 901) Install a proper fixture vent to code.
46. Second Floor - Lavatory - (MPC 701) Install the waste piping to code.
47. Second Floor - Lavatory - (MPC .0100 P & Q & 419.2) Install the water piping to code.
48. Second Floor - Lavatory - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
49. Second Floor - Lavatory - (MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
50. Second Floor - Sink - (MPC .0100 E & 901) Install a proper fixture vent to code.
51. Second Floor - Sink - (MPC 701) Install the waste piping to code.
52. Second Floor - Sink - (MPC .0100 P & Q & 419.2) Install the water piping to code.
53. Second Floor - Sink - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
54. Second Floor - Sink - (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
55. Second Floor - Toilet Facilities - (MPC .0100 E & 901) Install a proper fixture vent to code.
56. Second Floor - Toilet Facilities - (MPC 701) Install the waste piping to code.
57. Second Floor - Toilet Facilities - (MPC .0100 P & Q & 419.2) Install the water piping to code.
58. Second Floor - Toilet Facilities - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
59. Second Floor - Toilet Facilities - (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
60. Second Floor - Tub and Shower - (MPC .0100 E & 901) Install a proper fixture vent to code.
61. Second Floor - Tub and Shower - (MPC 701) Install the waste piping to code.
62. Second Floor - Tub and Shower - (MPC .0100 P & Q & 419.2) Install the water piping to code.
63. Second Floor - Tub and Shower - (MPC 301.1) Repair/replace the fixture that is

missing, broken or has parts missing.

64. Second Floor - Tub and Shower - (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
65. All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4714, Minnesota Rules Chapter 326, 4716, 1300, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and Saint Paul Regional Water Services Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul by a plumber licensed in the State of Minnesota who also possess a City of Saint Paul Competency Card and after obtaining an approved City of Saint Paul Plumbing Permit.

Heating Inspector: Christi Dick

Phone: 651- 266- 9045

1. Clean and Orsat test furnace burners. Check all controls for proper operation. Check both furnace heat exchangers for leak; provide documentation from a licensed contractor that the heating units are safe
2. Connect and water heater venting into chimney liner
3. Vent clothes dryer to code and bathroom exhaust fans, Both require a Ventilation Permit for Installs
4. Provide support for gas lines to code
5. Plug, cap and/or remove all disconnected gas lines A full Pressure test of all gas pipe is required.
6. Clean all supply and return ducts for warm air heating system
7. Repair and/or replace heating registers as necessary
8. Provide heat in every habitable room and bathrooms
9. Separate heating system is required for each dwelling unit.
10. Mechanical gas permits are required for the above work.

Notes:

1. See attachment for permit requirements and appeals procedure.
2. Provide plans and specifications for any portion of the building that is to be rebuilt.
3. Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.

Re: 822 Van Buren Ave
November 28, 2018
Page 8

This is a registered vacant building. In order to sell or reoccupy this building, all deficiencies listed on this code compliance report must be corrected in accordance with the Minimum Housing Standards of the St. Paul Legislative Code (Chapter 34) and all required permits must receive final approval within six (6) months of the date of this report. One (1) six-month time extension may be requested by the owner and will be considered if it can be shown that the code compliance work is proceeding and is more than fifty (50) percent complete in accordance with Legislative Code Section 33.03(f).

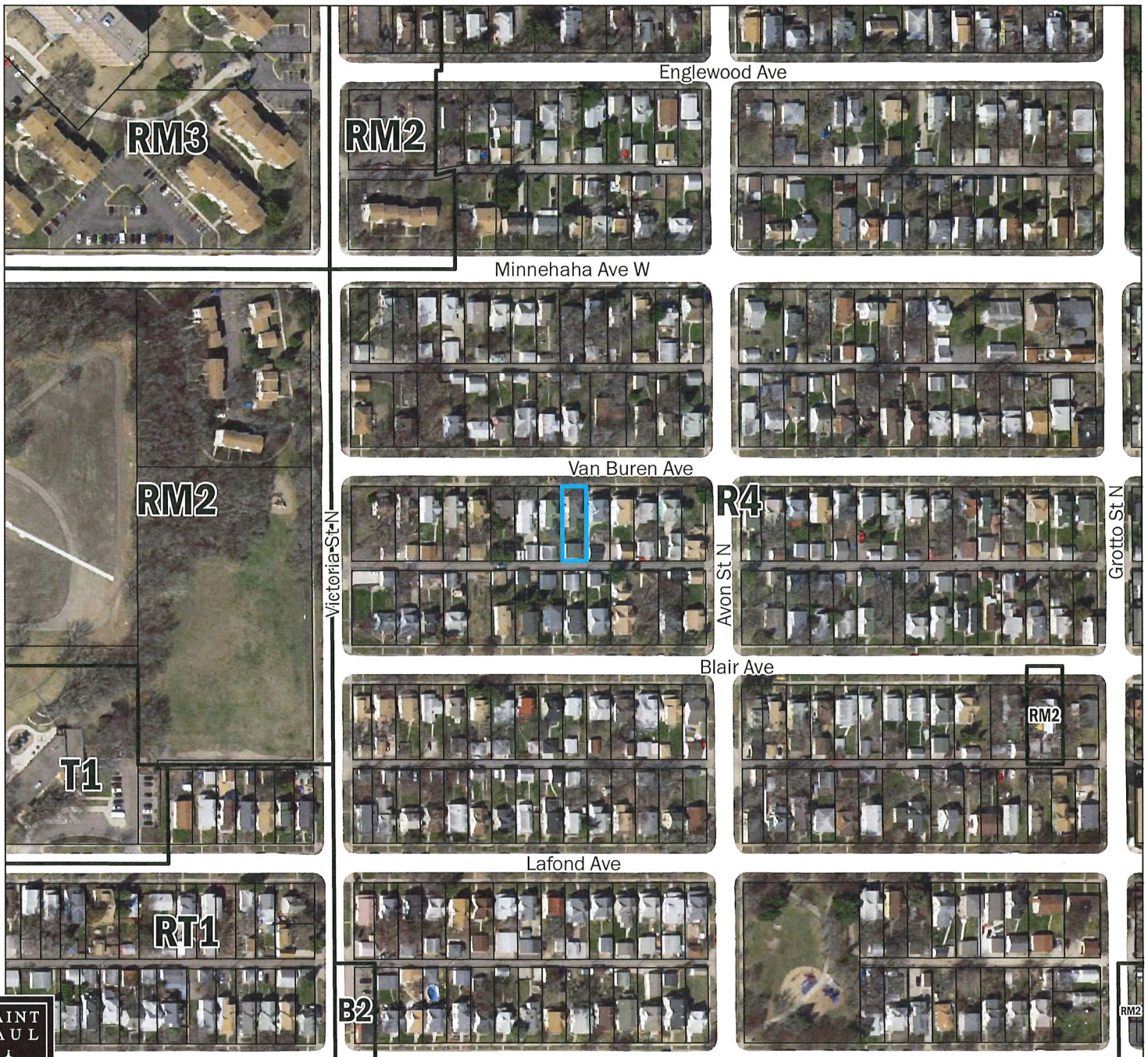
You may file an appeal to this notice by contacting the City Clerk's Office at 651-266-8688. Any appeal must be made in writing within 10 days of this notice. (You must submit a copy of this notice when you appeal, and pay a filing fee.)

If you have any questions regarding this inspection report, please contact Ken Eggers between 7:30 - 9:00 AM at 651-266-9046 or leave a voice mail message.

Sincerely,

James L. Seeger
Code Compliance Officer
Department of Safety and Inspections
City of Saint Paul
375 Jackson Street, Suite 220
Saint Paul MN 55101
Phone: 651-266-9046
Email: jim.seeger@ci.stpaul.mn.us

Attachments



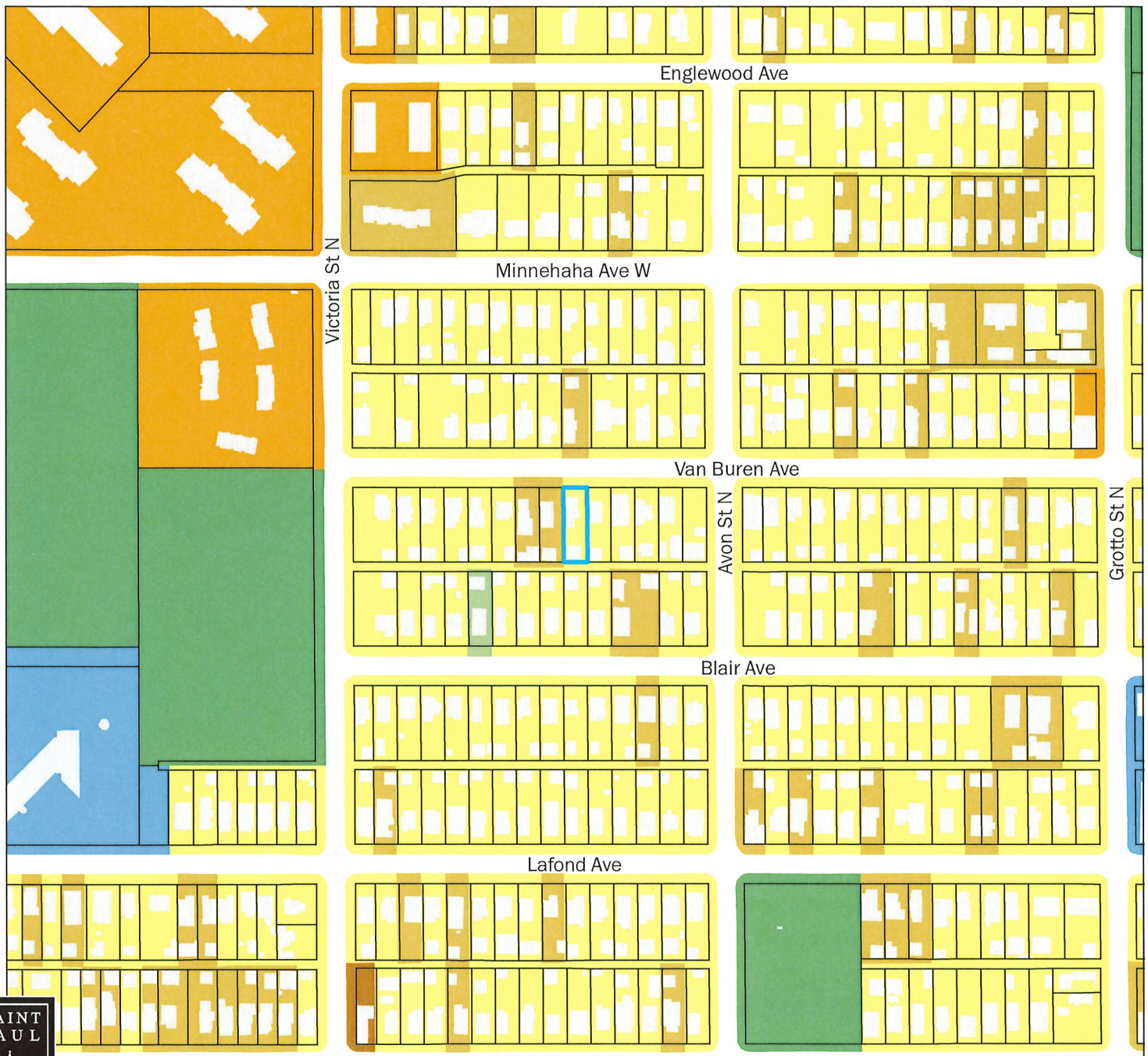
FILE #18-122789 | AERIAL MAP
Application of Thomas Huywh

Application Type: Rest. Nonconforming Use
 Application Date: November 8, 2018
 Planning District: 7

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 #18-122789 | LAND USE MAP
Application of Thomas Huywh

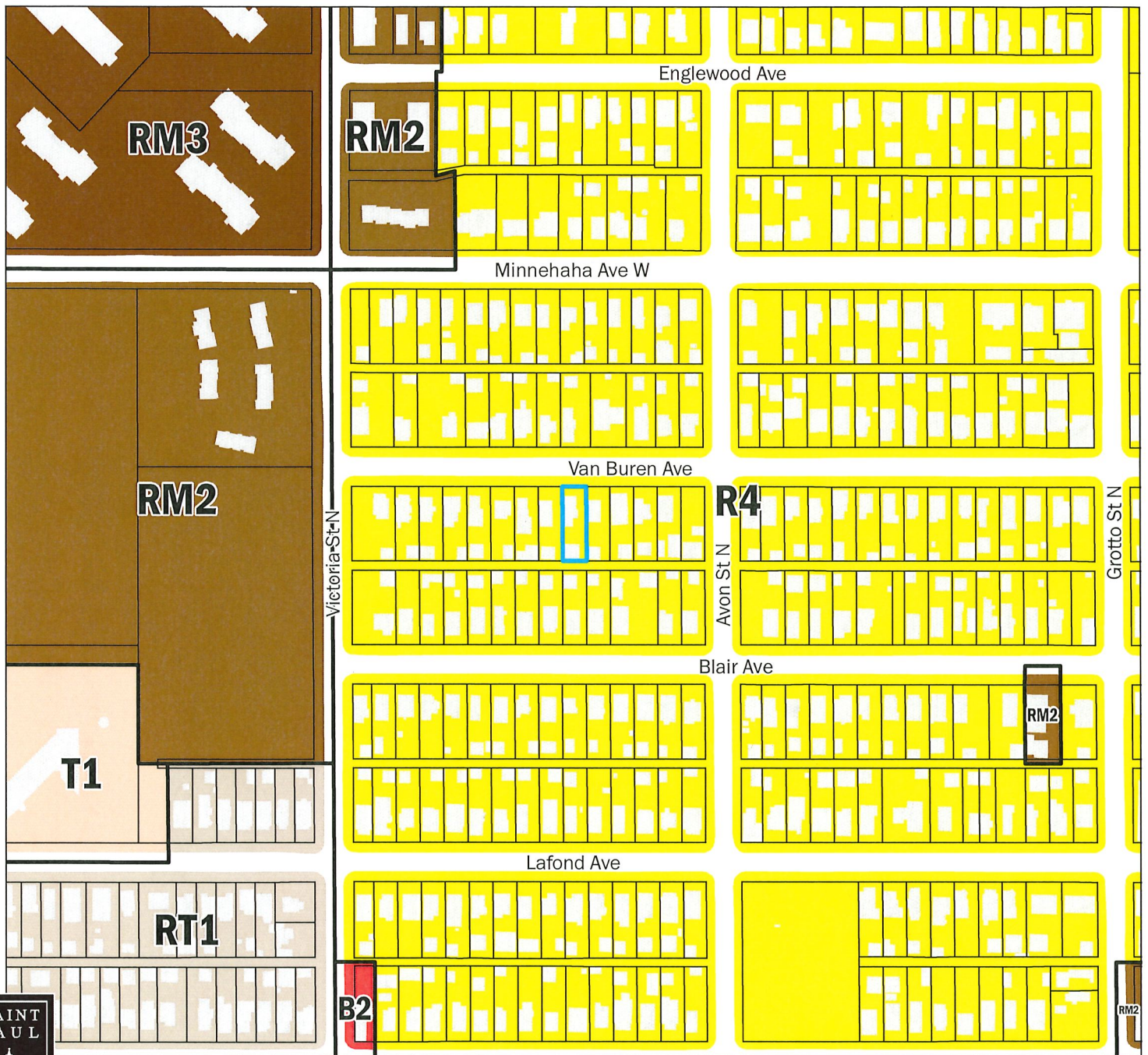
Application Type: Rest. Nonconforming Use
 Application Date: November 8, 2018
 Planning District: 7



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Subject Parcel Outlined in Blue

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|---------------------------|--------------------------------|--------------------------------|--------------|
| 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 #18-122789 | ZONING MAP
Application of Thomas Huywh

Application Type: Rest. Nonconforming Use
 Application Date: November 8, 2018
 Planning District: 7



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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