

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Andrew Newby **FILE #** 19-051-380
 2. **APPLICANT:** Andrew Newby **HEARING DATE:** July 2, 2019
 3. **TYPE OF APPLICATION:** NUP - Establishment
 4. **LOCATION:** 1614 Hewitt Ave, between Snelling Avenue and Fry Street
 5. **PIN & LEGAL DESCRIPTION:** 282923440005, COLLEGE PLACE, WEST, DIVISION LOT 6 BLK 1
 6. **PLANNING DISTRICT:** 11 **PRESENT ZONING:** RT1
 7. **ZONING CODE REFERENCE:** Sec. 62.109(a)
 8. **STAFF REPORT DATE:** June 26, 2019 **BY:** Josh Williams
 9. **DATE RECEIVED:** June 12, 2019 **60-DAY DEADLINE FOR ACTION:** August 12, 2019
-

- A. **PURPOSE:** Establishment of legal nonconforming status as a 3-family dwelling.
- B. **PARCEL SIZE:** 10,560 sq. ft. (approx. 0.24 acres)
- C. **EXISTING LAND USE:** Nonconforming 3-unit dwelling
- D. **SURROUNDING LAND USE:** single-family, duplex, and multifamily housing
- E. **ZONING CODE CITATION:** §62.109(a) lists the conditions under which the Planning Commission may grant a permit to establish legal nonconforming use status.
- F. **PARKING:** Zoning Code § 63.207 requires parking for multifamily residential uses based on the size and number of units. The proposed legally nonconforming 3-unit dwelling requires 4 off-street spaces. The property currently has a 3-car garage as well as at least 1 additional parking space on a paved driveway.
- G. **HISTORY/DISCUSSION:**
- H. **DISTRICT COUNCIL RECOMMENDATION:** The District 11 Council recommends approval of this application.
- I. **FINDINGS:**
 1. The applicant acquired the property and three existing leases with tenants in 2018.
 2. The subject property was originally constructed as a duplex. The permit history for the building shows a number of permits for improvements around 2004. However, the City could not have knowingly issued permits for conversion of the structure from a duplex to a 3-unit dwelling. Therefore, it must be assumed that the conversion to a 3-unit was completed without all necessary permits. Completion of a code compliance inspection, bringing entire structure into conformance with building and fire code standards for a 3-unit dwelling, and obtaining of a Certificate of Occupancy for a 3-unit dwelling should be a condition of approval.
 2. Section 62.109(a) of the zoning code provides that the Planning Commission may grant legal nonconforming status to uses or structures that do not meet the standards for legal nonconforming status in section 62.102 if the commission makes the following findings:
 - (1) *The use or a nonconforming use of similar or greater intensity first permitted in the same zoning district or in a less restrictive zoning district has been in existence continuously for a period of at least ten (10) years prior to the date of the application.* This finding is met. Based on building permit records and information provided by the applicant, it appears that the subject property has been in use as a 3-unit dwelling since 2004. The building permit records show a 2002 building permit, and 2004 permits for mechanical, ventilation, electrical, and plumbing/gasfitting. In addition, the

applicant has stated and the truth-in-housing report indicates that the subject property had 3 units at the time of sale to the applicant in 2018.

- (2) *The off-street parking is adequate to serve the use.* This finding is met. The use requires 4 off-street parking spaces. The property has an existing 3-stall garage, plus additional parking space on a paved driveway.
- (3) *Hardship would result if the use were discontinued.* This finding is met. The property was in use as 3-unit dwelling at the time of purchase and purchased by the applicant on that basis.
- (4) *Rezoning the property would result in "spot" zoning or a zoning inappropriate to surrounding land uses.* This finding is met. Use of the property for a 3-unit dwelling would be allowed in an RT2 district. However, there is no RT2 zoning in the immediate area; the property is located in an RT1 district, and the block on which the property is located is flanked by R4 zoning on the block to the west and T2 zoning on the western portion of the subject block, which is separated by an alley and fronts Snelling Avenue.
- (5) *The 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. Despite the zoning, the immediate neighborhood is a mix of single family, duplex, 3-unit, and even multifamily dwellings. The proposed legal nonconforming use is consistent with this character.
- (6) *The 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 preserving a unit rental housing in an area that is predominantly single-family homes and duplexes and near high-capacity transit. The Hamline Midway Community Plan encourages the *maintenance and improvement of existing housing stock.*
- (7) *A notarized petition of at least two-thirds of the owners of the described parcels of real estate within one hundred (100) feet the subject property has been submitted stating their support for the use.* This finding is met. The petition was found sufficient on June 14, 2019: 14 parcels eligible; 10 parcels required; 10 parcels signed.

J. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the establishment of legal nonconforming status as a 3-family dwelling for the property at 1614 Hewitt Avenue, subject to the condition that a code compliance inspection is completed for the property, and the structure is brought into conformance with all building and fire code requirements for a 3-unit dwelling, and that a Certificate of Occupancy for a 3-unit building is issued.

**DUPLEX AND TRIPLEX CONVERSION
GUIDELINES FOR ZONING CASES**

Approved by the Board of Zoning Appeals June 30, 2009
Approved by the Planning Commission August 21, 2009 (09-52)

TRIPLEX CONVERSION GUIDELINES

Application Requirements:

Plans. In addition to the general application requirements of . 61.301, 61.302, and 61.801(b) (for rezonings), applications shall include a site plan showing total lot area and proposed off street parking (improved with a durable, permanent, dustless surface). In calculating the floor area of habitable rooms, only those portions of the floor area of a room having a clear ceiling height in excess of five (5) feet may be included. At least half of the floor area of any habitable room shall have a clear ceiling height of seven (7) feet or more. If exterior changes are proposed, exterior changes shall be consistent with the General Design Standards in section 63.110. All plans and drawings must show dimensions or be drawn to scale.

Economic Feasibility Analysis. An economic analysis worksheet provided by the City shall be completed and submitted with the application.

MLS Listing from Most Recent Sale. A copy of the MLS listing from the most recent sale shall be submitted with the application.

1. Applications for *variances* in RT-2 or higher residential zones:

For proposed conversions of existing single-family and duplex structures to triplexes, staff will recommend denial unless in addition to the findings for variances contained in § 61.600 of the Zoning Code, the following guidelines are met:

- A. Lot size of at least 6,000 square feet with a lot width or front footage of 50 feet.
- B. Gross living area, after completion of triplex conversion, of at least 2,100 square feet. No unit shall be smaller than 500 square feet.
- C. Four off-street parking spaces (non-stacked) are preferred; three spaces are the required minimum.
- D. All remodeling work for the triplex is on the inside of the structure unless the plans for exterior changes are approved by the Board of Zoning Appeals as part of the variance. (The Planning Commission will approve these changes for the cases they handle.)
- E. For the purpose of protecting the welfare and safety of the occupants of any structure that has been converted into a triplex without the necessary permits, a code compliance inspection shall be conducted and the necessary permits obtained to bring the entire structure into conformance with building and fire code standards; or the property owner must, as a condition of the approval, make the necessary improvements to obtain the necessary permits and bring the entire structure into building and fire code compliance within the time specified in the resolution.

2. Applications for *establishment of legal nonconforming use and reestablishment of nonconforming use*

For residential uses in residential districts, staff will recommend denial unless the following guidelines are met:

- A. All required findings for nonconforming uses permits in § 62.109 (a) *Establishment of legal nonconforming use, (b) Reestablishment of nonconforming use* in the Zoning Code are met.
- B. That guidelines A - E in section 1. are met.

3. Applications to *rezone* single parcels to RT2 or higher to permit conversion to a triplex:

Staff will assess the on-street parking conditions in the area as well as review the application against the following guidelines. Staff will recommend denial unless these guidelines are met:

- A. Lot size of at least 9,000 square feet.
- B. Gross living area after completion of the conversion of at least 2,100 square feet for the three units. No unit shall be smaller than 500 square feet.
- C. Four off-street parking spaces (non-stacked) are preferred; three spaces are a minimum requirement.
- D. The property is located within a mixed density or mixed use neighborhood.
- E. The units must be inspected by the Fire Marshal's Office as part of the Certificate of Occupancy program required for all residential structures with three or more units. The entire structure must meet building and fire code standards; or the property owner must obtain the necessary permits for the necessary improvements to bring the entire structure into building and fire code compliance.
- F. The lot and surrounding area have not been previously rezoned as part of a community-wide plan and zoning study (district plan or small area plan).



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 #: 19-051380
 Fee: 735.00
 Tentative Hearing Date: 7-2-19
 #282923440005

PD=11

APPLICANT

Name ANDREW NEWBY Email ACO.NEWBY@GMAIL.COM
 Address 2096 Randolph Ave
 City St Paul St. MN Zip 55105 Daytime Phone 571-425-8479
 Name of Owner (if different) _____
 Contact Person (if different) _____ Phone _____

PROPERTY LOCATION

Address/Location 1614 HEWITT AVE ST PAUL MN 55104
 Legal Description Lot 6, Block 1, College Place, West Division, Ramsey
County Minnesota Current Zoning RT1
 (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 Triplex

See attached sheets

RECEIVED
 JUN 12 2019
 BY: _____

Attach additional sheets if necessary

Attachments as required Site Plan Consent Petition Affidavit

Applicant's Signature [Signature] Date 6/11/19 City Agent [Signature]

Pdd
 6/12/19

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

As the applicant, I am submitting a Nonconforming Use Permit Application for the property 1614 Hewitt Avenue to be recognized as a triplex in RT1 zoning. Attached please find the required application, petition, affidavit, and filing fee, as well as the applicant's commentary on the findings necessary in order for the nonconforming use to be granted by the Commission.

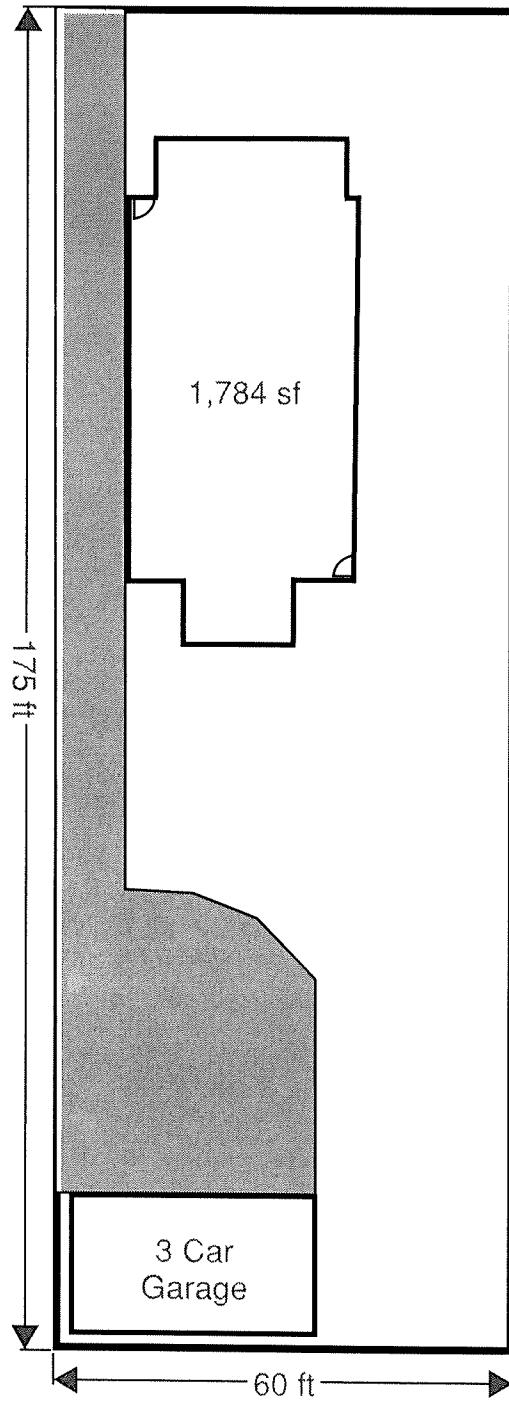
1. *The use occurs entirely within an existing structure. **The apartment already exists on the third floor and enters from the second floor hallway.***
2. *The use or use of similar intensity permitted in the same clause of the zoning code or in a more restrictive zoning district has been in existence continuously for a period of at least (10) years prior to the date of the application. **To the best of the applicant's knowledge, the permits associated with the third unit were completed in 2004, which matches the mechanical equipment age found in the unit. (See attached addendum containing a permit search)***
3. *The off-street parking is adequate to serve the use. **There is an off-street 3-car parking garage.***
4. *Hardship would result if the use were discontinued. **The building was purchased at a valuation based off the income and expenses of three units. The reduction to two units would cause a financial loss where expenses would exceed income.***
5. *Rezoning the property would result in spot zoning or a zoning inappropriate to the surrounding land uses. **All of the surrounding residential units are zoned RT1 Two Family***
6. *The use will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, or general welfare. **The triplex is not detrimental to the existing character of the immediate neighborhood, which provides a mix of 1-8 unit buildings and both homeowner and rental residents***
7. *The use is consistent with the comprehensive plan. **This building fits categorically into the missing middle housing identified in the comprehensive plan, and is a good example of buildings that fit their surrounding character built prior to 1930***
8. *A notarized petition of two-thirds of the property owners within 100 feet has been obtained stating support for this use. **Signed Petition and Notarized Affidavit attached.***

Respectfully Submitted,

Andrew Newby, Owner

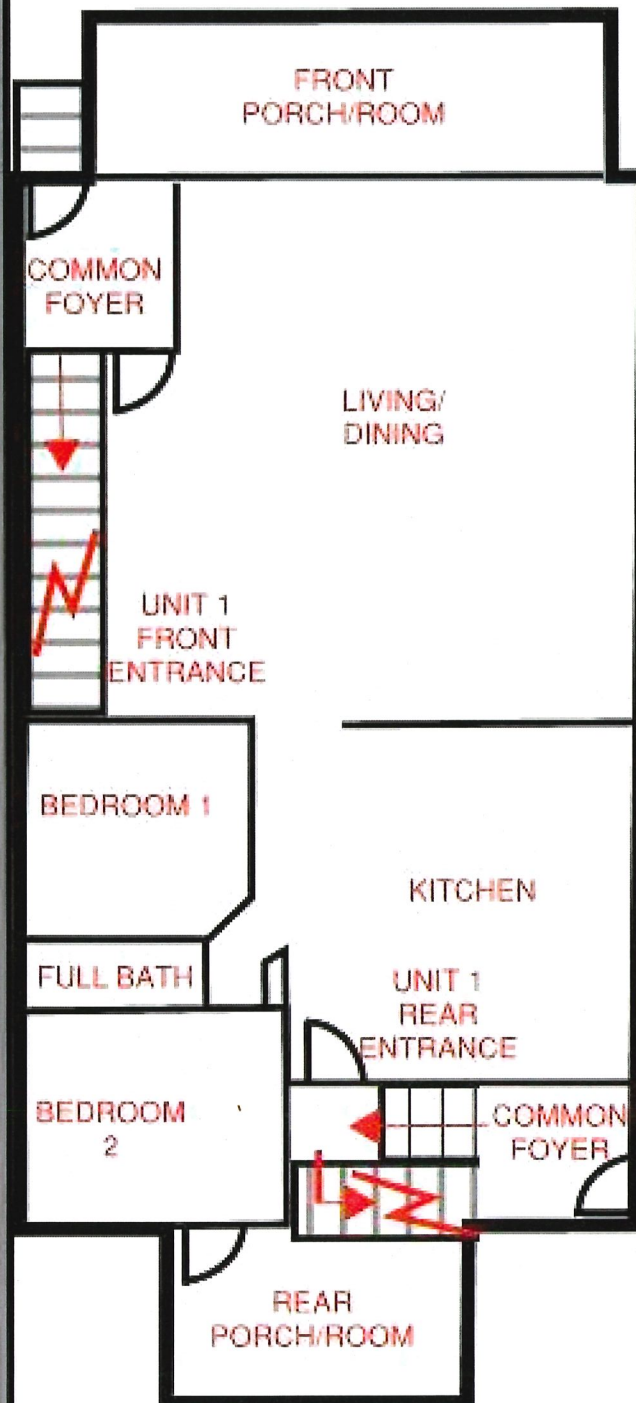
1614 Hewitt Avenue

1614 Hewitt Avenue,
Saint Paul, MN 55104



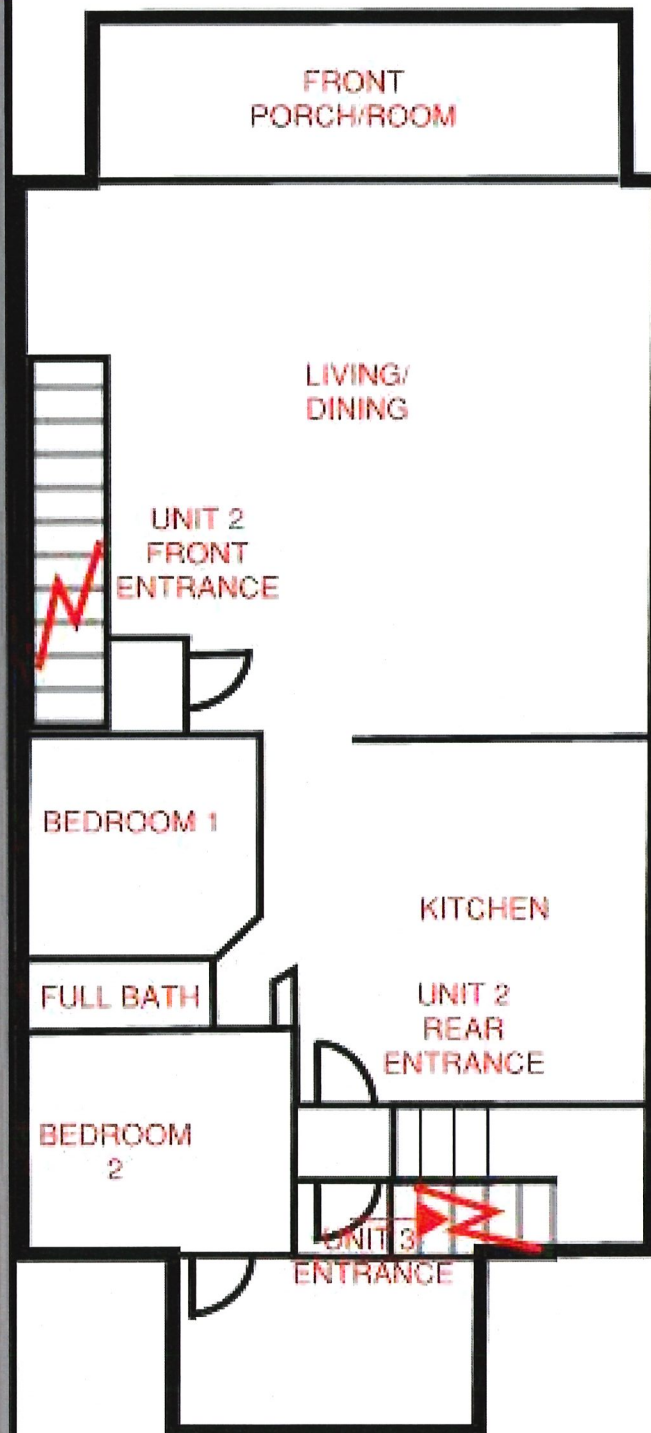
1614 Hewitt Avenue,
Saint Paul, MN 55104

1ST FLOOR 2 BEDROOM UNIT



1614 Hewitt Avenue,
Saint Paul, MN 55104

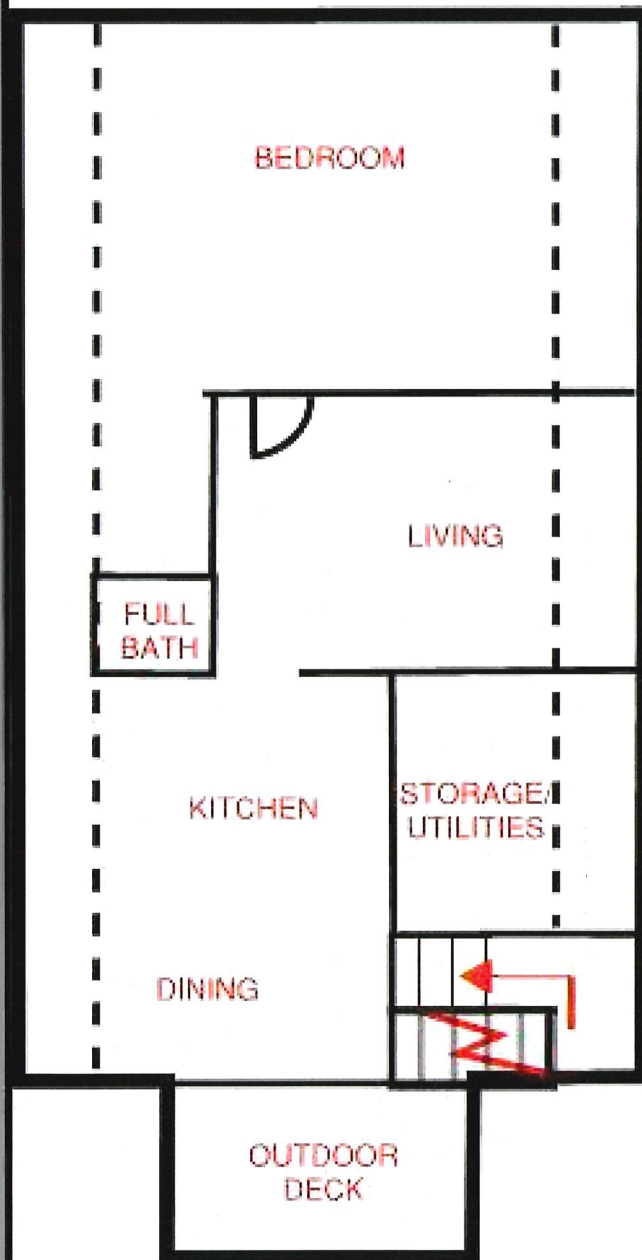
2ND FLOOR 2 BEDROOM UNIT



1614 Hewitt Avenue,
Saint Paul, MN 55104

3RD FLOOR 1 BEDROOM UNIT

-- CEILING VAULT
CLEARANCE



Addendum A
City of Saint Paul Permit Search

Permit Number	Address	Permit Type	Issued Date	Permit Status	DETAILS
20 02 187766 000 00 TH	1614 HEWITT AVE ST PAUL	Truth In Sale of Housing Inspection	2001-02-09	History	DETAILS
20 02 247032 REM 00 B	1614 HEWITT AVE ST PAUL	Building Permit	2004-01-15	Finalled	DETAILS
20 04 034228 S&C 00 E	1614 HEWITT AVE ST PAUL	Electrical Permit	2004-01-23	Finalled	DETAILS
20 04 036252 GAS 00 M	1614 HEWITT AVE ST PAUL	Mechanical Permit	2004-01-29	Finalled	DETAILS
20 04 036254 REF 00 M	1614 HEWITT AVE ST PAUL	Mechanical Permit	2004-01-29	Finalled	DETAILS
20 04 036256 PLB 00 PG	1614 HEWITT AVE ST PAUL	Plumbing/Gasfitting/Inside Water Piping	2004-01-29	Finalled	DETAILS
20 04 040150 WRM 00 W	1614 HEWITT AVE ST PAUL	Warm Air, Ventilation & General Sheet	2004-02-06	Finalled	DETAILS
20 06 112014 SAV 00 E	1614 HEWITT AVE ST PAUL	Electrical Permit	2006-07-19	Finalled	DETAILS
20 07 035273 000 00 CC	1614 HEWITT AVE ST PAUL	Certificate of Occupancy		History	DETAILS

RESIDENTIAL LEASE

THE MINNESOTA ATTORNEY GENERAL'S OFFICE HAS CERTIFIED THAT
THIS LEASE COMPLIES WITH THE MINNESOTA PLAIN LANGUAGE
CONTRACT ACT.

(Minnesota statutes, Sections 325G.29-325G.36). Certification of a contact by the Attorney General under the plain language contract act is not otherwise an approval of the contract's legality or legal effect.

RESIDENT* (list all persons, and their dates of birth, who will live in the apartment) Alyana Soi Machado 5/82 and Yajaira Machado 00/2004

MANAGEMENT: (enter company name if applicable) Manta Properties, LLC - Julie Kaplan

STREET ADDRESS OF PREMISES (Apartment) 1614 Hewitt Avenue, St. Paul, MN 55104

APARTMENT NO. #2 DURATION OF LEASE (enter number of months or month-to-month) 12

STARTING DATE OF LEASE 2/15/2018 DATE THIS LEASE ENDS (if appropriate) 2/14/2019

NOTICE PERIOD (the NOTICE PERIOD is one full month unless the LEASE states a different notice period) 60 days

MONTHLY APARTMENT RENT 1350.00 LATE RENT FEES 50.00

OTHER MONTHLY RENT CHARGES (e.g. garage) \$

TOTAL MONTHLY RENTS 1350.00 SECURITY DEPOSIT \$ 1350.00

UTILITIES INCLUDED IN RENT: Heat Water Other: gas, electricity, water, sewer, garbage, lawn care, snow removal

UTILITIES PAID BY RESIDENT: Electricity Telephone Other: Internet

(the following is required by Minnesota Statutes, Section 504B.181)

The Premises were constructed prior to 1978 See attached disclosure of information

Authorized Manager of Apartment Manta Properties, LLC - Julie Kaplan

Address 412 Blake Road S., Edina, MN 55343

An owner of the premises or an agent authorized to accept service of process and receive and give receipts for notices and demands is

Manta Properties, LLC - Julie Kaplan

If this box is checked, Paragraph 21. ATTORNEY'S FEES AND ENFORCEMENT COSTS do not apply.

Address 412 Blake Road S., Edina, MN 55343

*Where appropriate, singular terms used in this Lease include the plural, and pronouns of one gender include all genders.

Additional Agreements (if any). Attached are 4 Addenda which are made part of this Lease.

Security Deposit Agreement, Smoke-Free Lease Addendum, Lead Disclosure, Renter's Insurance Addendum

Management (acting as agent for owner of the premises) and Resident agree to the terms of this Lease and any attachments that may be made part of this Lease.

MANAGEMENT
Manta Properties, LLC

by Julie Kaplan

Date Signed 2-2-18

X Alyana Machado
(Resident)

(Resident)

(Resident)

X 2/2/18
Date Signed

Resident acknowledges receipt of the Lease by signature on this document

RESIDENTIAL LEASE

THE MINNESOTA ATTORNEY GENERAL'S OFFICE HAS CERTIFIED THAT
THIS LEASE COMPLIES WITH THE MINNESOTA PLAIN LANGUAGE
CONTRACT ACT.

(Minnesota statutes, Sections 325G.29-325G.36). Certification of a contract by the Attorney General under the
plain language contract act is not otherwise an approval of the contract's legality or legal effect.

RESIDENT* (list all persons, and their dates of birth, who will live in the apartment) Marques Robert Winslow - 4/1979, Calvin Winslow - 11/01/2008, Anja Winslow - 8/13/2010

MANAGEMENT: (enter company name if applicable) Manta Properties

STREET ADDRESS OF PREMISES (Apartment) 1614 Hewitt Ave, St. Paul, MN 55104

APARTMENT NO. #1 DURATION OF LEASE (enter number of months or month-to-month) 18

STARTING DATE OF LEASE 2/1/2018 DATE THIS LEASE ENDS (if appropriate) 7/31/2019

NOTICE PERIOD (the NOTICE PERIOD is one full month unless the LEASE states a different notice period) 60 days

MONTHLY APARTMENT RENT \$1,350.00 LATE RENT FEES \$50.00

OTHER MONTHLY RENT CHARGES (e.g. garage) \$ \$0

TOTAL MONTHLY RENT \$ \$1,350.00 SECURITY DEPOSIT \$ \$1,350.00

UTILITIES INCLUDED IN RENT: Heat Water Other Gas and Electric

UTILITIES PAID BY RESIDENT: Electricity Telephone Other Internet, Cable

(the following is required by Minnesota Statutes, Section 504B.181)

The Premises were constructed prior to 1978 See attached disclosure of information

Authorized Manager of Apartment Julie Kaplan

Address 412 Blake Rd S, Edina, MN 55343

An owner of the premises or an agent authorized to accept service of process and receive and give receipts for notices and demands is If this box is checked, Paragraph 21.

Julie Kaplan

ATTORNEY'S FEES AND ENFORCEMENT COSTS do not apply.

Address 412 Blake Rd S, Edina, MN 55343

*Where appropriate, singular terms used in this Lease include the plural, and pronouns of one gender include all genders.

Additional Agreements (if any). Attached are 5 Addenda which are made part of this Lease.

Security Deposit Agreement, Smoke-Free Lease Addendum, Renter's Insurance Addendum, Lead Disclosure

Move-in/Move-out Inspection Form

Management (acting as agent for owner of the premises) and Resident agree to the terms of this Lease and any attachments that may be made part of this Lease.

MANAGEMENT

Manta Properties, LLC

by Julie Kaplan

X Date Signed 1-19-18

* Marques Winslow
(Resident)

(Resident)

(Resident)

* 1-19-18
Date Signed

Resident acknowledges receipt of the Lease by signature on this document

RESIDENTIAL LEASE

THE MINNESOTA ATTORNEY GENERAL'S OFFICE HAS CERTIFIED THAT
THIS LEASE COMPLIES WITH THE MINNESOTA PLAIN LANGUAGE
CONTRACT ACT.

(Minnesota statutes, Sections 325G.29-325G.36). Certification of a contract by the Attorney General under the plain language contract act is not otherwise an approval of the contract's legality or legal effect.

RESIDENT: (list all persons, and their dates of birth, who will live in the apartment) Rebecca Anderson

MANAGEMENT: (enter company name if applicable) Manta Properties, LLC

STREET ADDRESS OF PREMISES (Apartment) 1614 Hewitt Ave, St. Paul, MN 55104

APARTMENT NO. # 3 DURATION OF LEASE (enter number of months or month-to-month) 12

STARTING DATE OF LEASE 1/15/2018 DATE THIS LEASE ENDS (if appropriate) 1/14/2019

NOTICE PERIOD (the NOTICE PERIOD is one full month unless the LEASE states a different notice period) 2 months

MONTHLY APARTMENT RENT 725.00 LATE RENT FEES 50.00

OTHER MONTHLY RENT CHARGES (e.g. garage) \$

TOTAL MONTHLY RENT \$ 725.00 SECURITY DEPOSIT \$ 725.00

UTILITIES INCLUDED IN RENT: Heat Water Other Gas, Electric, Lawn Care, Snow Removal

UTILITIES PAID BY RESIDENT: Electricity Telephone Other Internet

(the following is required by Minnesota Statutes, Section 504B.181)

The Premises were constructed prior to 1978 See attached disclosure of Information

Authorized Manager of Apartment Manta Properties, LLC - Julie Kaplan

Address 412 Blake Rd S., Edina, MN 55343

An owner of the premises or an agent authorized to accept service of process and receive and give receipts for notices and demands is

Manta Properties, LLC - Julie Kaplan

If this box is checked, Paragraph 21. ATTORNEY'S FEES AND ENFORCEMENT COSTS do not apply.

Address 412 Blake Rd S., Edina, MN 55343

*Where appropriate, singular terms used in this Lease include the plural, and pronouns of one gender include all genders.

Additional Agreements (if any). Attached are 4 Addenda which are made part of this Lease.

Security Deposit Agreement, Smoke-Free Lease Addendum, Renter's Insurance Addendum, Lead Disclosure

Management (acting as agent for owner of the premises) and Resident agree to the terms of this Lease and any attachments that may be made part of this Lease.

MANAGEMENT

Manta Properties, LLC

by Julie Kaplan

Date Signed 12/12/2017

Rebecca Anderson
(Resident)

(Resident)

(Resident)

12-12-17
Date Signed

Resident acknowledges receipt of the Lease by signature on this document



Truth-in-Sale of Housing Report

This is a visual disclosure report based on the current City of Saint Paul Truth-in-Sale of Housing Evaluator Guidelines and is valid for one year from the date of issuance and for the owner named.

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

Phone: 651-266-8989

Fax: 651-266-1919

Web: www.stpaul.gov/dsi

Property Address: 1614 HEWITT AVE

Date of Evaluation: May 3, 2018

Date of Expiration: May 03, 2019

This report is intended to provide basic information to the home buyer and seller prior to the time of sale.

This report WILL NOT be used to enforce the requirements of the Legislative Code; however, it will be used to determine if there is compliance with the requirements for sale within the City of Saint Paul, MN.



MAJOR NOTIFICATIONS AND WARNINGS

For questions on these items, call the City's Information and Complaint Line at 651-266-8989

• Residential Type: **Duplex**

• **Smoke Detectors:**

- Smoke Detector Present: H
- Smoke Detector Properly Located: Y
- Smoke Detector Hard Wired (required in Single Family Homes): Y
- Smoke Detector Comments: H No hardwired smoke detector at main level hallway near sleeping areas (wiring in place).

• **Open Permits:**

*This property has the following open permits:
SP - 11 264252 - - Inspected*

Report Rating Key (Where there are multiple rooms to a category, the Evaluator must specify the room to which a Comment is related)

H: Hazardous Condition	B: Below Minimum	C: See Comments	M: Meets Minimum
Y: Yes	N: No	NV: Not Visible	NA: Not Applicable

17c. Fuel

Gas

18. Installation and visible condition

B

18. B No discharge pipe installed at relief valve. Dirty boiler. Main level kitchen lacks a heat source.

19. Viewed in operation (required in heating season)

N

20. Combustion venting

M

21a. Additional heating unit(s): Type

Hot Water

21b. Additional heating unit(s): Fuel

Gas

21c. Installation and visible condition

B

21c. B Dirty boiler. Loose lagging. C 3rd unit in kneewall space in attic, stored items prevent view/access.

21d. Viewed in operation

N

21e. Combustion venting

H

21e. H Unprotected openings in chimney.

Kitchen

22. Walls and ceiling

M

23. Floor condition and ceiling height

M

24. Evidence of dampness or staining

N

25. Electrical outlets and fixtures

M

26. Plumbing fixtures

M

27. Water flow

M

28. Window size/openable area/mechanical exhaust

M

29. Condition of doors/windows/mechanical exhaust

M

Living and Dining Room(s)

30. Walls and ceiling

M

31. Floor condition and ceiling height

M

32. Evidence of dampness or staining

N

33. Electrical outlets and fixtures

M

34. Window size and openable area

M

35. Window and door condition

M

Hallways, Stairs and Entries

36. Walls, ceilings, floors

M

37. Evidence of dampness or staining

N

38. Stairs and handrails to upper floors

M

39. Electrical outlets and fixtures

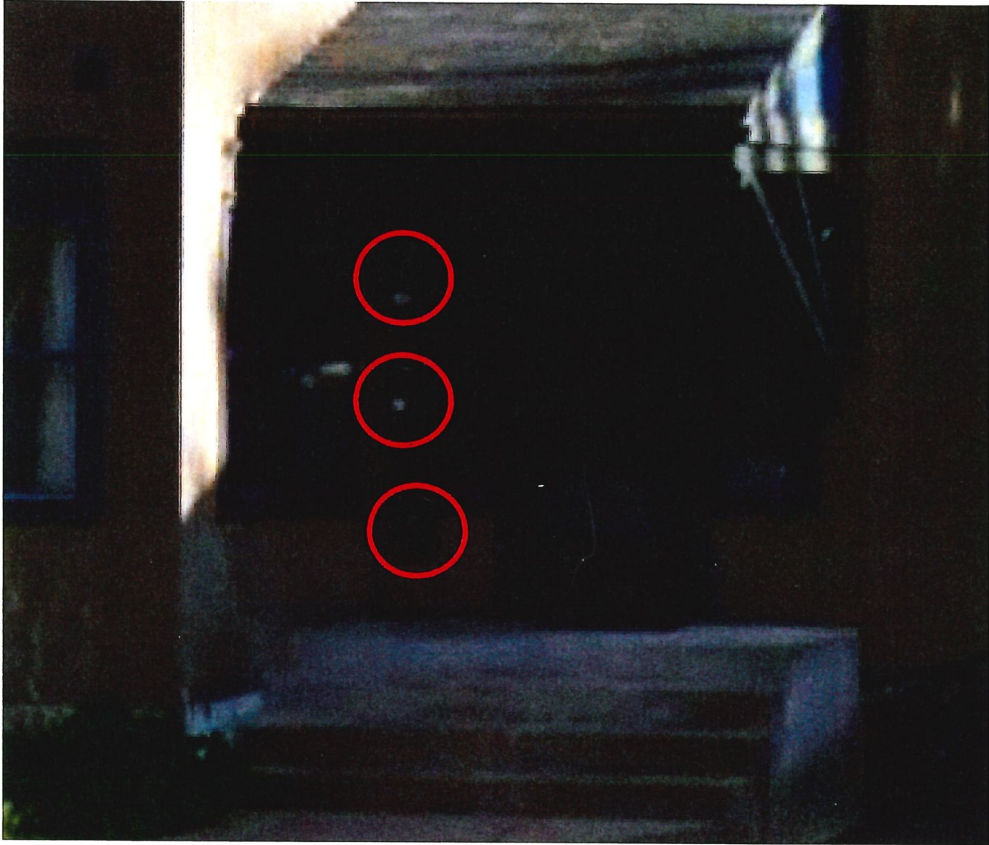
M

40. Window and door conditions

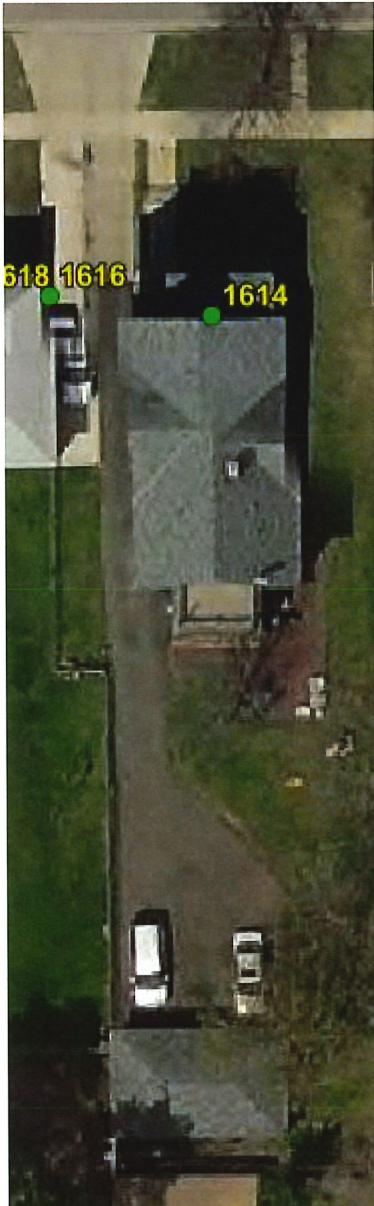
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Three Mailboxes



Parking space

CITY OF SAINT PAUL

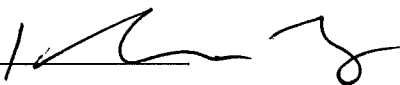
AFFIDAVIT OF PETITIONER FOR A CONDITIONAL
USE PERMIT OR A NONCONFORMING USE
PERMIT

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

The petitioner, Andrew C. Newby, 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.

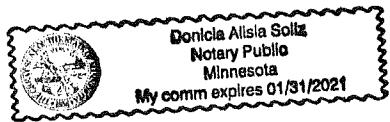
ANDREW NEWBY / 
NAME

2096 Randolph Ave St Paul MN 55105
ADDRESS

571-425-8479
TELEPHONE NUMBER

Subscribed and sworn to before me this
12th day of June, 2019.

Donicia A. Soliz
NOTARY PUBLIC



ZONING PETITION SUFFICIENCY CHECK SHEET

REZONING

SCUP

NCUP

FIRST SUBMITTED

RESUBMITTED

DATE PETITION SUBMITTED: 6/12/2019

DATE PETITION RESUBMITTED: _____

DATE OFFICIALLY RECEIVED: 6/14/2019

DATE OFFICIALLY RECEIVED: _____

PARCELS ELIGIBLE: 14

PARCELS ELIGIBLE: _____

PARCELS REQUIRED: 10

PARCELS REQUIRED: _____

PARCELS SIGNED: 10

PARCELS SIGNED: _____

CHECKED BY: Addison Vang

DATE: 6/14/2019



FILE #19-051380 | ZONING MAP
Application of Andrew Newby

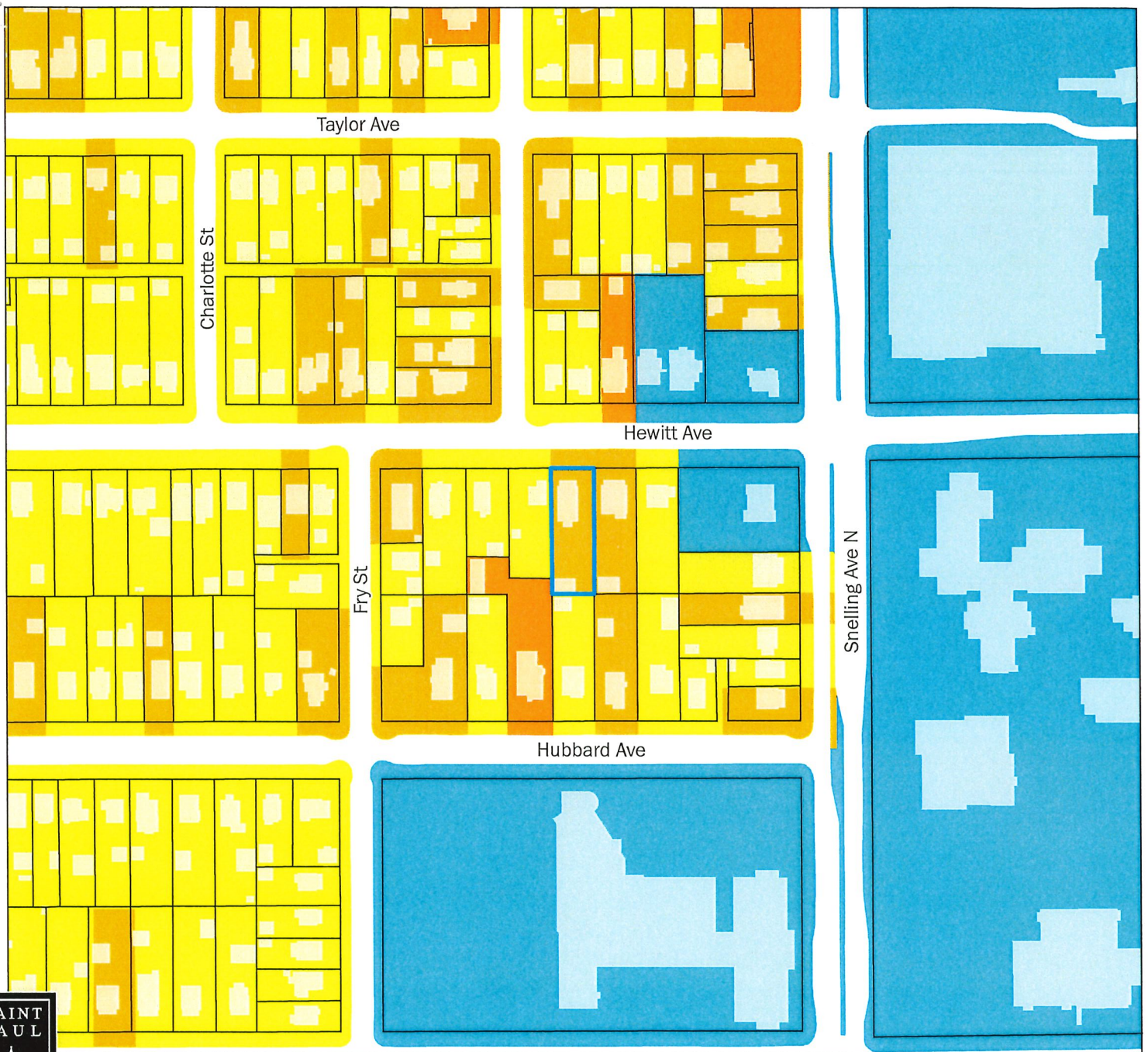
Application Type: NCUP
 Application Date: June 12, 2019
 Planning District: 11



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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



FILE #19-051380 | LAND USE MAP
Application of Andrew Newby

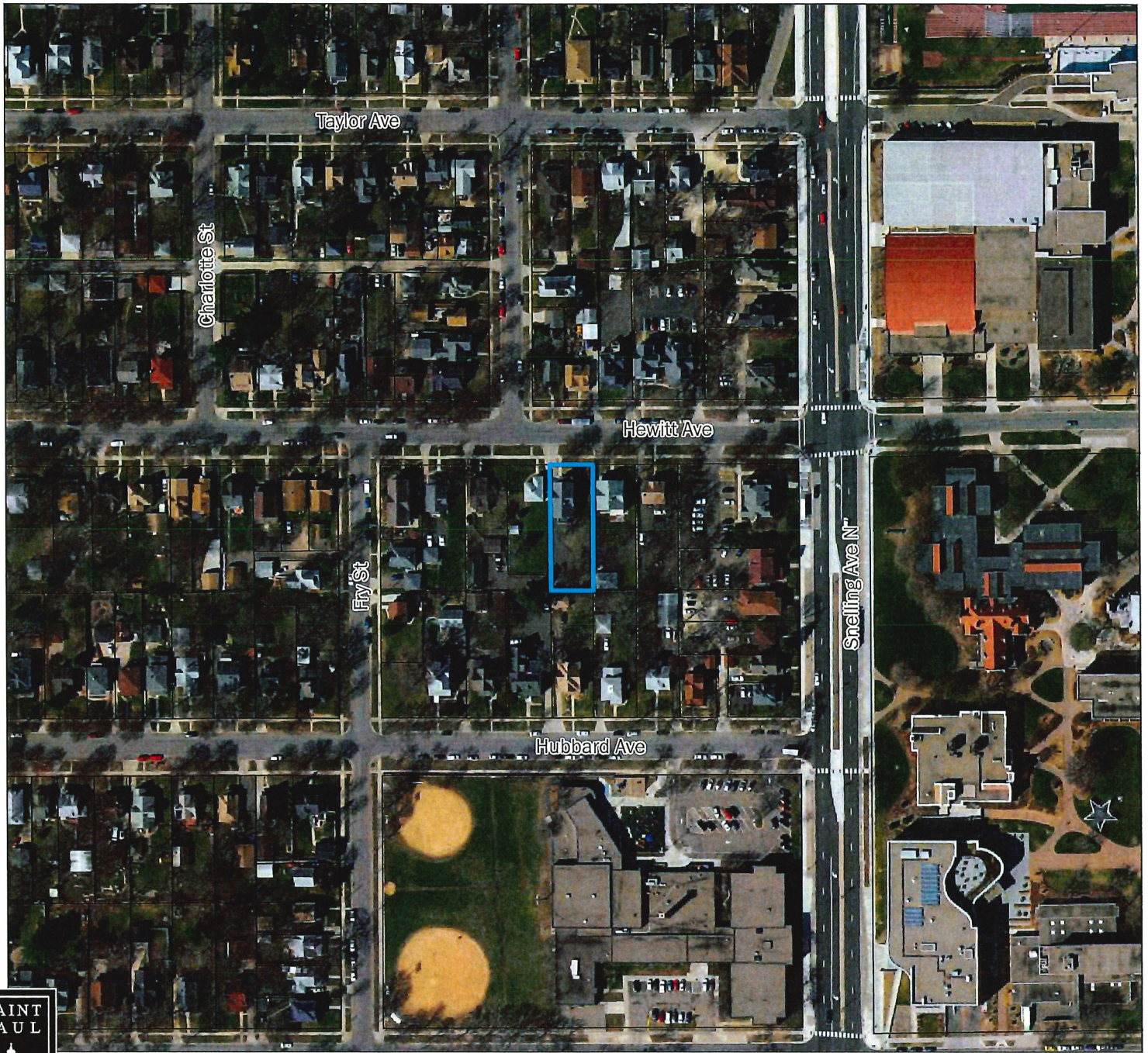
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 Application Date: June 12, 2019
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Subject Parcel Outlined in Blue



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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 #19-051380 | AERIAL MAP
Application of Andrew Newby

Application Type: NCUP
Application Date: June 12, 2019
Planning District: 11

Subject Parcel Outlined in Blue



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