

## ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** MS Relocation Services, Inc. **FILE #** 20-027-532  
2. **APPLICANT:** MS Relocation Services Inc. **HEARING DATE:** May 7, 2020  
3. **TYPE OF APPLICATION:** NUP – Establishment w/ variance of petition requirement  
4. **LOCATION:** 1300 Schletti St, between Wheelock Pkwy. and Orange Ave. W  
5. **PIN & LEGAL DESCRIPTION:** 242923330015, COTTAGE HOMES EX S 350 FT AND EX N 145 FT PART OF W 1/2 S OF WHEELOCK PKWY AND E OF SCHLETTI ST OF LOT 31  
6. **PLANNING DISTRICT:** 6 **PRESENT ZONING:** R3  
7. **ZONING CODE REFERENCE:** § 62.109(a), § 61.601  
8. **STAFF REPORT DATE:** May 1, 2020 **BY:** Josh Williams  
9. **DATE RECEIVED:** April 20, 2020 **60-DAY DEADLINE FOR ACTION:** June 19, 2020
- 

- A. **PURPOSE:** Establishment of legal nonconforming use status as a duplex, with variance of the consent petition requirement
- B. **PARCEL SIZE:** 10,881 sq. ft.
- C. **EXISTING LAND USE:** Residential
- D. **SURROUNDING LAND USE:** Residential (R3)
- 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. § 61.601 allows the Planning Commission to grant variances subject to making certain findings.
- F. **PARKING:** Zoning Code § 63.207 requires a minimum of 1.5 off-street spaces per residential unit for single-family homes and duplexes. The requirement for a duplex is 3 off-street spaces. The property has a two car garage, plus a paved parking apron in the rear yard.
- G. **HISTORY/DISCUSSION:** There is no notable zoning history for the property.
- H. **DISTRICT COUNCIL RECOMMENDATION:** The District 6 Council had not made a recommendation as of the date of this staff report.
- I. **FINDINGS:**
1. The applicant, current owner of the subject property, purchased and rehabilitated the subject property at 1300 Schletti Street. The applicant states that City, County and other records indicated the property was and is a duplex. However, according to the applicant, the intended purchaser of the property from the applicant was told by Department of Safety and Inspection staff that the property is zoned for single-family (R3) and the property does not have legal nonconforming use as a duplex.
  2. The Saint Paul Planning Commission maintains guidelines for staff recommendations when evaluating duplex conversions, including establishment of nonconforming uses. The guidelines state that staff shall recommend denial unless the all findings for the applicable conditional use permit are met (see Finding 3), along with the following additional guidelines:
    - 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 is approximately 10,000 square feet, with 72 feet of frontage.
    - B. *Gross living area, after completion of duplex conversion, of at least 1,800 square feet.* This guideline is met; per county records, the structure includes 1,751 above ground finished square feet, plus a 200 finished square basement rec room.
    - C. *Three off-street parking spaces (non-stacked) are preferred; two spaces are the required minimum. A site plan showing improved (durable, permanent, dustless surface) parking spaces must be provided.* This guideline is met. The site includes a two-car garage and a paved parking apron in the rear yard.
    - D. *All remodeling work for the duplex is on the inside of the structure. Exceptions to this condition will be made if the applicant submits exterior elevation drawings which are approved as architecturally compatible by the design staff of the Department of Planning and Economic Development. PED staff would simply approve or disapprove; they would not revise drawings or write any detailed comments.* This guideline is met.

- E. *The proposed duplex structure is located in a mixed density neighborhood, not a homogeneous single-family area or in an area where duplexes and triplexes are already concentrated to the point of congesting neighborhood streets.* This guideline is met.
  - F. *A code compliance inspection has been conducted and the unit is found to be up to the housing code standards; or the property owner has agreed to make the necessary improvements to bring it to housing code compliance.* This guideline can be met. The applicant is working with Department of Safety and Inspections (DSI) staff. DSI determination that the property meets building and housing code for use as a duplex, within one year of approval or at the discretion of DSI staff, should be a condition of approval.
3. 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 appears to be met. Ramsey County tax records reflect that the use is taxed as a duplex/triplex. Although City zoning records show the property was never legally established as a duplex, the TISH report obtained at the time of the most recent sale state and describe the property as a duplex. Some City property records also show multiple units at the address.
  - (2) *The off-street parking is adequate to serve the use.* This finding is met. The parking requirement for a duplex is 3 off-street spaces. The property currently has a two-car garage, plus additional parking on a paved apron in the rear yard.
  - (3) *Hardship would result if the use were discontinued.* This finding is met. The applicant purchased and invested in the property with a belief that the property could legally be used as a duplex.
  - (4) *Rezoning the property would result in "spot" zoning or a zoning inappropriate to surrounding land uses.* This finding is met. The property is located in a large, contiguous area of R3 single-family zoning; the proposed use as a duplex is first allowed in the RT1 district, and rezoning the property to RT1 would likely result in spot zoning.
  - (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. The preponderance of evidence suggests that the property has been used for at least 10 years as a duplex. Provided that the property receives a Certificate of Occupancy as a duplex or occupancy approval for use as an owner-occupied duplex, the proposed use will neither be detrimental to the existing character of the area nor endanger the public health, safety, or general welfare.
  - (6) *The use is consistent with the comprehensive plan.* This finding is met. Policy 1.1 of the Housing Chapter of the 2030 Comprehensive Plan states that the City should "*increase housing choices across the city to support economically diverse neighborhoods*"; establishment of the property as a legal, nonconforming duplex adds housing choice in an area of largely single-family homes. Policy H2 of the North End District 6 Plan calls for the promotion of "*housing units that cater to empty nesters and seniors and that increase the range of affordability in the community*"; the proposed use supports this goal by increasing housing choice.
  - (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 **not** met. The consent petition would require the signatures of 2/3 of the owners of 14 surrounding properties. The applicant is seeking a variance of the petition requirement.

4. Section 61.601 of the zoning code states that the planning commission shall have the power to grant variances from the strict enforcement of the provisions of this code upon a finding that:
  - (a) *The variance is in harmony with the general purposes and intent of the zoning code.* This finding is met. The general purpose of the zoning code is to ensure compatibility between land uses in the same general area. The petition requirement is one way in which this compatibility is maintained, but varying of the petition requirement does not negate the ability of the zoning code, provided other requirements are met, to ensure this purpose is fulfilled.
  - (b) *The variance is consistent with the comprehensive plan.* This finding is met. Policy 1.1 of the Housing Chapter of the 2030 Comprehensive Plan states that the City should “increase housing choices across the city to support economically diverse neighborhoods”; establishment of the property as a legal, nonconforming duplex adds housing choice in an area of largely single-family homes. Policy H2 of the North End District 6 Plan calls for the promotion of “housing units that cater to empty nesters and seniors and that increase the range of affordability in the community”.; the proposed use supports this goal by increasing housing choice.
  - (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 invested significant time and money to purchase and rehabilitate the house, and is already in the process of selling the property, based on City and County records and documents that suggest it has legal status as a duplex. Together with the stay-at-home order currently in effect due to the pandemic, which would make the collection of signatures more time consuming and problematic, this has created practical difficulties in complying with the consent petition requirement.
  - (d) *The plight of the landowner is due to circumstances unique to the property not created by the landowner.* This finding is met. The inconsistency of publicly available information regarding the legal use of the subject property and current stay-at-home order due to the pandemic are circumstances unique to the property 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.* The finding is met. Section 62.109(a) of the zoning code provides that the Planning Commission may grant legal nonconforming status to uses or structures, provided certain findings are met. The variance of the consent petition requirement does not negate this authority.
  - (f) *The variance will not alter the essential character of the surrounding area.* This finding is met. The variance of the petition requirement will not directly nor indirectly alter the essential character of the surrounding area.

J. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the establishment of legal nonconforming use status as a duplex, with variance of the consent petition requirement, subject to the following condition:

1. Within one year of approval, or at the discretion of Department of Safety and Inspections (DSI), DSI staff determines that the property meets applicable housing and building code for the proposed use as a duplex.



**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) 266-6583

Zoning Office Use Only

File # \_\_\_\_\_  
Fee Paid \$ \_\_\_\_\_  
Received By / Date \_\_\_\_\_  
Tentative Hearing Date \_\_\_\_\_

**APPLICANT**

Name M S Relocation Services, Inc  
*(must have ownership or leasehold interest in the property, contingent included)*  
Address 2108 East 43rd Street City Minneapolis State MN Zip 55407  
Email msrelocationservices@gmail.com Phone 612-702-7243  
Name of Owner (if different) \_\_\_\_\_ Email \_\_\_\_\_  
Contact Person (if different) \_\_\_\_\_ Email \_\_\_\_\_  
Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

**PROPERTY INFO**

Address/Location 1300 Schletti Street North  
PIN(s) & Legal Description see attached  
*(attach additional sheet if necessary)*  
Lot Area 77.5x135 Current Zoning R3

**TYPE OF PERMIT:** Application is hereby made for a Nonconforming Use Permit under provisions of Zoning Code § 62.109.  
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)

Present / Past Use Duplex  
Proposed Use Duplex

**SUPPORTING INFORMATION:** Demonstrate that each of the requirements in Zoning Code § 62.109 for the type of nonconforming use permit being requested is met. Attach additional sheets if necessary.

- 1)The property has been used as a duplex and will remain so.
- 2)The traffic generated will remain the same as the existing use. The property posses a two car garage for off street parking.
- 3)The use will remain the same, a residential duplex, and will not be detrimental in any way to the neighborhood.
- 4)Total lot size 77.5'x135' or 10462.5 square feet

see additional attachments

Attachments as required:  Site Plan  Consent Petition  Affidavit  
 If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Applicant's Signature

Date

4/14/20



# ZONING VARIANCE APPLICATION

To Board of Zoning Appeals

To Planning Commission

Dept. of Safety & Inspections  
Zoning Section  
375 Jackson St., Suite 220  
Saint Paul, MN 55101-1806  
(651) 266-9008

Dept. of Planning & Econ. Dev.  
Zoning Section  
1400 City Hall Annex, 25 W 4<sup>th</sup> St.  
Saint Paul, MN 55102-1634  
(651) 266-6583

Zoning Office Use Only

File # \_\_\_\_\_  
Fee Paid \$ \_\_\_\_\_  
Received By / Date \_\_\_\_\_  
Tentative Hearing Date \_\_\_\_\_

## APPLICANT

Name MS RELOCATION SERVICES, INC  
(must have ownership or leasehold interest in the property, contingent included)  
Address 2108 E. 43<sup>rd</sup> ST City MPU State MN Zip 55407  
Email msrelocationservices@st. Paul.com Phone 612-702-7243  
Name of Owner (if different) \_\_\_\_\_ Email \_\_\_\_\_  
Contact Person (if different) \_\_\_\_\_ Email \_\_\_\_\_  
Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

## PROPERTY INFO

Address / Location 1300 SCHLETTI ST N.  
PIN(s) & Legal Description See Attached  
(attach additional sheet if necessary) 77.5x  
Lot Area 135 Current Zoning R3

**VARIANCE REQUEST:** Application is hereby made to the Board of Zoning Appeals (or to the Planning Commission with another zoning application) for variance from the following section(s) of the Zoning Code PETITION REQUIREMENTS OF 62.109(a)(7). State the requirement and variance requested. due to COVID-related complications and safety concerns

## SUPPORTING INFORMATION:

 Explain or demonstrate the following. Attach additional sheets if necessary.

1. Practical difficulties in complying with the provision of the code from which a variance is requested, and that the property would be used in a reasonable manner not permitted by the provision.

see attached

2. The plight of the landowner is due to circumstances unique to the property not created by the landowner.

see attached

3. The variance will not permit any use that is not allowed in the zoning district in which the property is located.

The property has been used as a duplex and we would remain the same

4. The variance will not alter the essential character of the surrounding area.

NO STRUCTURAL CHANGES WILL BE MADE THAT WOULD IMPACT THE ESSENTIAL CHARACTER OF SURROUNDING AREA

Required site plan is attached

If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Applicant's Signature \_\_\_\_\_

Date \_\_\_\_\_

4/17/20

M S Relocation Services, Inc.  
2108 E 43<sup>rd</sup> Street  
Minneapolis, MN 55407

April 13, 2020

RE: 1300 Schletti Street North, Saint Paul

To Whom it may concern:

Our company, M S Relocation Services, Inc, purchased 1300 Schletti Street North on October 8<sup>th</sup>, 2019. Prior to purchasing the property we held the belief it was a duplex due to the fact that it was represented so by Ramsey County tax records, the Multiple Listing Service, Truth-in-Sale of Housing Reports dated 10/4/19 and 1/6/20, and The City of Saint Paul Property information web site which lists the property having a primary AND a secondary residence(see attached documents). Physically the property appeared as a duplex with separate entrances/exits, heat, hot water and electricity. The property has had separate utility billing since at least February 3, 2005, as far back as records show, using the addresses of 1300/1306 Schletti according to Xcel Energy(see attached letter).

After purchasing and renovating the property our company entered into a purchase agreement for the sale of the property while retaining the belief it was a duplex. The purchasing real estate agent unearthed from Saint Paul zoning a month before closing that the property was considered by city zoning as a single family dwelling.

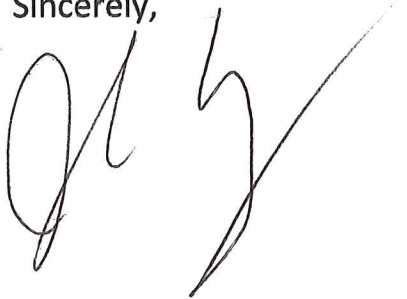
We are respectfully requesting the property be given duplex status as we feel it was wrongfully misrepresented by the City of Saint Paul and Ramsey County. The utility records clearly show the property has been used as a duplex for a minimum of 15 years. Not granting the property duplex status will cause tremendous hardship to our business as we have invested \$108,426.22 in updates(see attached) which we will not be able to recoup. The property simply is worth more as a duplex and we would never have made the investment as a single

M S Relocation Services, Inc.  
2108 E 43<sup>rd</sup> Street  
Minneapolis, MN 55407

family property. It will also cause a hardship for the purchasing family who plans to owner occupy and will need rent from the second unit in order to obtain their loan.

Thank you in advance for you consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Sadusky', written over a light blue horizontal line.

John Sadusky

M S Relocation Services, Inc

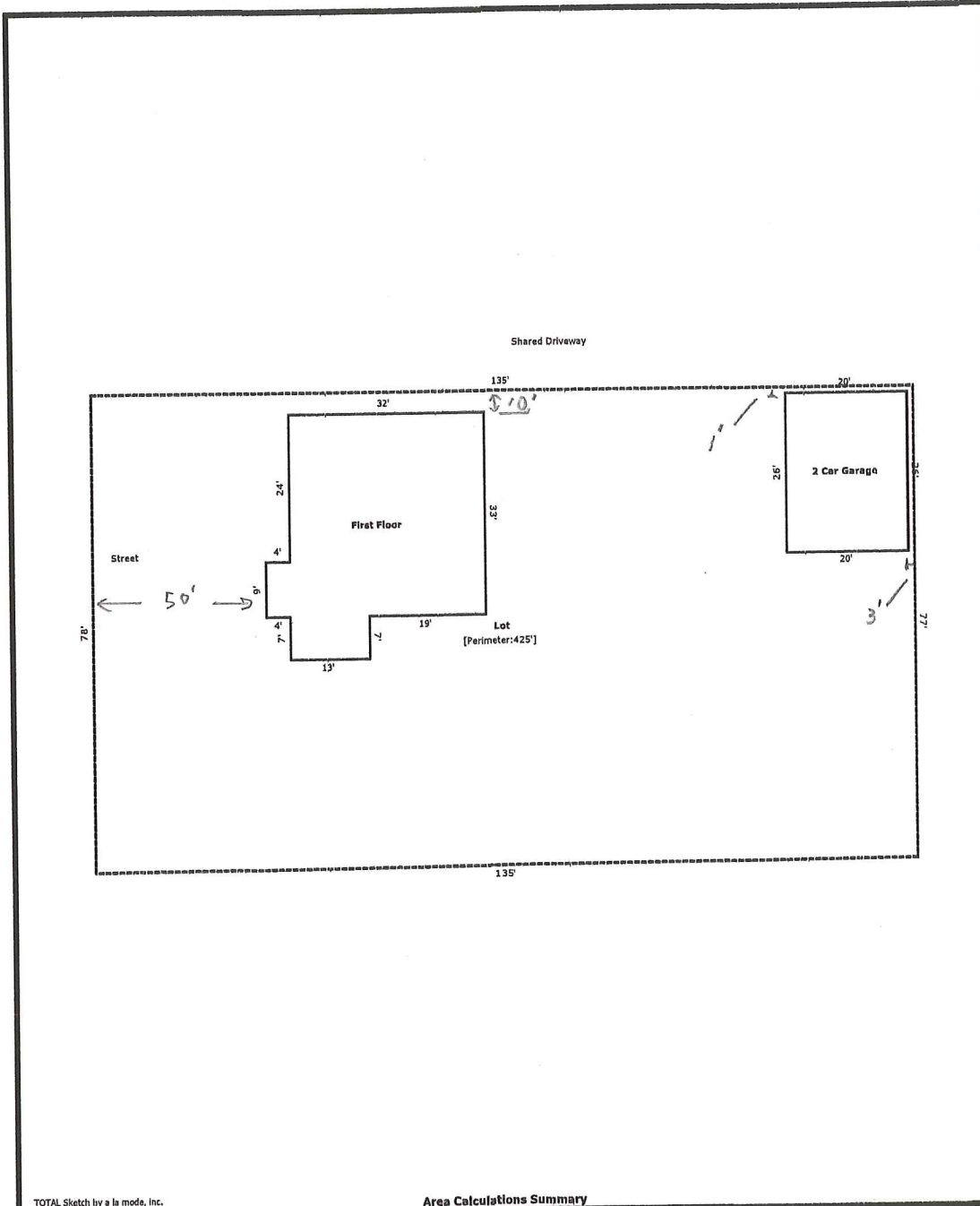
MN LIC# BC321568

(612)702-7243

msrelocationservices@gmail.com

### Building Sketch (Page - 2)

Borrower	N/A		
Property Address	1300 Schletti St	<i>SITE PLAN</i>	
City	Saint Paul	County Ramsey	State MN Zip Code 55117
Lender/Client	JOHN MCGOVERN/ MS RELOCATION SERVICES, INC.		

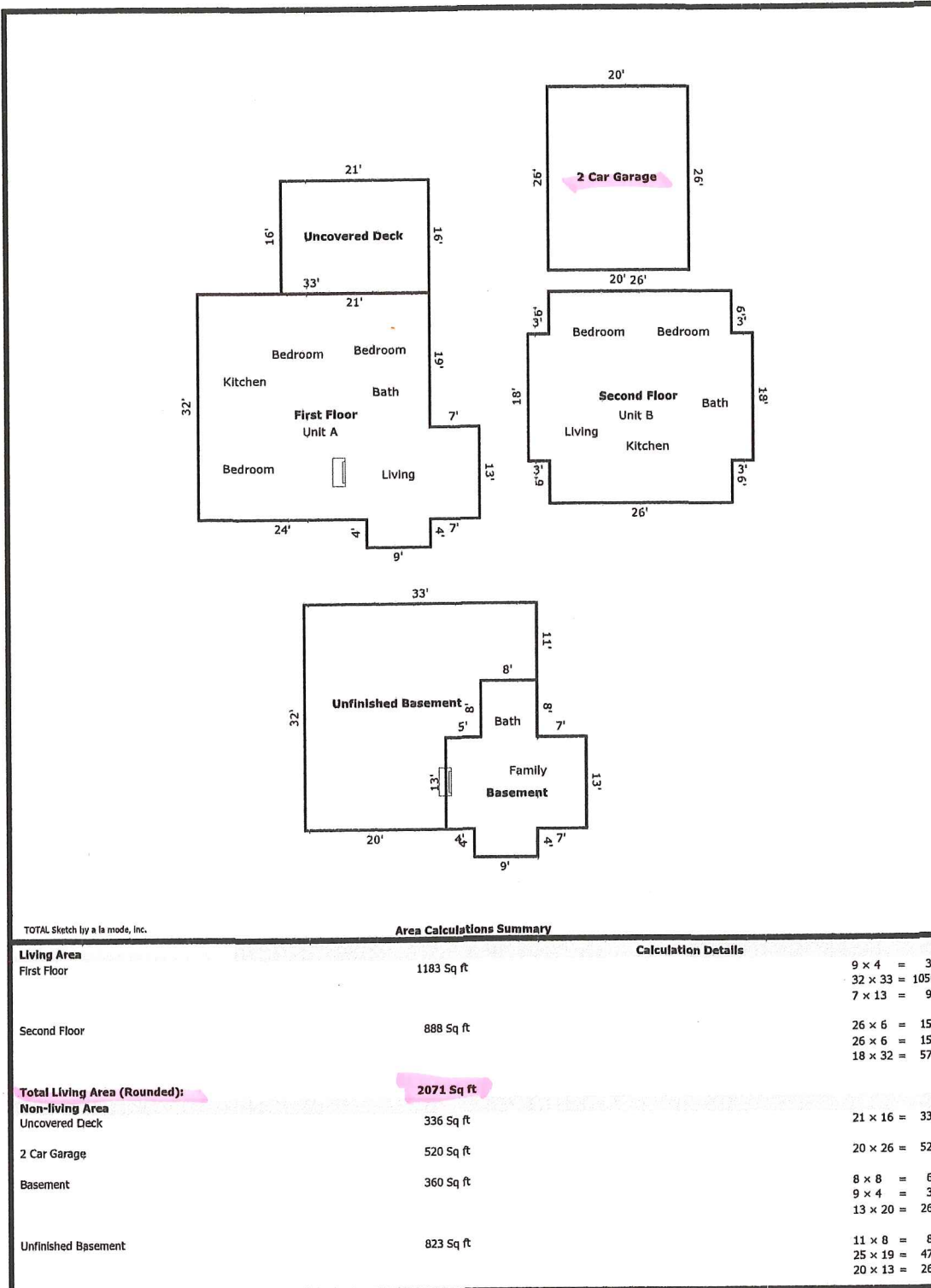


TOTAL Sketch by a la mode, Inc.		<b>Area Calculations Summary</b>	
<b>Living Area</b>		<b>Calculation Details</b>	
First Floor	1183 Sq ft		13 x 7 = 91
			33 x 32 = 1056
			9 x 4 = 36
<b>Total Living Area (Rounded):</b>	<b>1183 Sq ft</b>		
<b>Non-living Area</b>			
2 Car Garage	520 Sq ft		20 x 26 = 520



## Building Sketch

Borrower	N/A		
Property Address	1300 Schletti St		
City	Saint Paul	County Ramsey	State MN Zip Code 55117
Lender/Client	JOHN MCGOVERN/ MS RELOCATION SERVICES, INC.		



TOTAL Sketch by a la mode, inc.

### Area Calculations Summary

Living Area	Area Calculations Summary	Calculation Details
First Floor	1183 Sq ft	$9 \times 4 = 36$ $32 \times 33 = 1056$ $7 \times 13 = 91$
Second Floor	888 Sq ft	$26 \times 6 = 156$ $26 \times 6 = 156$ $18 \times 32 = 576$
<b>Total Living Area (Rounded):</b>	<b>2071 Sq ft</b>	
<b>Non-living Area</b>		
Uncovered Deck	336 Sq ft	$21 \times 16 = 336$
2 Car Garage	520 Sq ft	$20 \times 26 = 520$
Basement	360 Sq ft	$8 \times 8 = 64$ $9 \times 4 = 36$ $13 \times 20 = 260$
Unfinished Basement	823 Sq ft	$11 \times 8 = 88$ $25 \times 19 = 475$ $20 \times 13 = 260$



# Saint Paul Online Services (/)

(<https://www.stpaul.gov/>)

Showing results from 2 matching total.

## Select Property

Show 10 entries

Search:

Address	Property Type	Unit/Apartment	PIN	Select
1300 SCHLETTI ST	Primary		242923330015	Select
1300 SCHLETTI ST	Secondary	1	242923330015	Select

Showing page 1 of 1

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[Previous](#)



DSI (<https://www.stpaul.gov/departments/safety-inspections/>):  
 375 Jackson, Street Suite 220 | Saint Paul, MN 55101 | 651-266-8989

SPRWS (<https://www.stpaul.gov/departments/saint-paul-regional-water-services/>):  
 McCarrons Center, 1900 Rice Street | Saint Paul, MN 55113 | 651-266-6350

Home (/) | [StPaul.gov \(https://www.stpaul.gov/\)](https://www.stpaul.gov/)  
 | Department of Safety & Inspections  
 (<https://www.stpaul.gov/departments/safety-inspections/>)  
 | SPRWS (<https://www.stpaul.gov/departments/saint-paul-regional-water-services/>)  
 | Website Policies (<https://www.stpaul.gov/website-policies/>)



CITY OF SAINT PAUL, MN

DEPARTMENT OF SAFETY AND INSPECTIONS  
Steve Magner, Manager of Code Enforcement

## 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](http://www.stpaul.gov/dsi)

**Property Address:** 1300 SCHLETTI ST

**Date of Evaluation:** Oct 4, 2019

**Date of Expiration:** Oct 03, 2020

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: Y
  - Smoke Detector Properly Located: Y
  - Smoke Detector Hard Wired (required in Single Family Homes): Y
  - Smoke Detector Comments:
- Open Permits:

*This property has No Open Permits.*

## **HAZARDOUS**

### **Basement Only**

- Electrical service installation/grounding
- Electrical wiring, outlets and fixtures

### **Bathroom(s)**

- Electrical outlets and fixtures

### **General**

- Carbon Monoxide Alarm

### **Plumbing System**

- Gas piping (all floors)
- Water heater(s), installation

## **BELOW MINIMUM**

### **Basement/Cellar**

- Basement/Cellar Floor

### **Exterior Space**

- Doors (frames/storms/screens)

### **Garage(s)/Accessory Structure(s)**

- Slab condition

### **Plumbing System**

- Water heater(s), venting
- Water piping (all floors)



### Truth-in-Sale of Housing Report

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

Phone: 651-266-8989  
Fax: 651-266-1919  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

**Property Address:** 1300 SCHLETTI ST

**Date of Evaluation:** Jan 9, 2020

**Date of Expiration:** Jan 08, 2021

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: Y
- Smoke Detector Properly Located: Y
- Smoke Detector Hard Wired (required in Single Family Homes): Y
- Smoke Detector Comments:

• **Open Permits:**

*This property has the following open permits:*

*B - 19 098172 - FRAME NEW PARTITION WALL IN BE - Inspected*

*E - 19 100071 - Install new electrical service - Inspected*

*PG - 19 097912 - Replacing and updating fixture - Active/Issued*

**BELOW MINIMUM**

**Garage(s)/Accessory Structure(s)**

- Slab condition

**Plumbing System**

- Water heater(s), venting



Pay Property Tax

Pay Property Taxes



11/27/2018

Summary View

Parcel ID 242923330015  
 Parcel Status Active  
 Property Address 1300 SCHLETTI ST  
 ST PAUL, MN 55117-4275  
 Sec/Twp/Rng 24/029/023  
 Brief Tax Description Lot 31 of COTTAGE HOMES  
 EX S 350 FT AND EX N 145 FT PART OF W 1/2 S OF WHEELLOCK PKWY AND E OF SCHLETTI ST OF LOT 31  
 (Note: Not to be used on legal documents)  
 Parcel Area 0.25 Acres  
 Parcel Width 72 Feet  
 Parcel Depth 135 Feet  
 (Note: Width and Depth represent buildable area of lot in the case of irregularly shaped lots)  
 Tax Classification 1A-Residential Homestead  
 Roll Type Real Property  
 Municipality ST PAUL  
 School District ISD #625  
 Watershed CAPITAL REGION W/S  
 TIF District  
 Land Use Code **520 R - TWO FAMILY DWELLING - UP/DWN**

\* The Tax Classification is the Assessor Office's determination of the use of the property and is not the same as the property's zoning.  
 \* Please contact the zoning authority for information regarding zoning.  
 \* To determine whether your property is Abstract or Torrens, call 651-266-2050

Taxpayers

Please refer to disclaimer at bottom of this page

Type	Name	Address
Owner	Ms Relocation Services Incorporated	2108 43rd St E Minneapolis MN 55407-3050

Current Tax Year

\*Information listed is as of yesterday. For specific payoff information contact [Property Tax Info](#) at 651-266-2000

First Half Due 05-15-2020		Second Half Due 10-15-2020	
Amount Due	\$2,055.00	Amount Due	\$2,055.00
Penalty & Fees (thru current month)	\$0.00	Penalty & Fees (thru current month)	\$0.00
Sub Total	\$2,055.00	Sub Total	\$2,055.00
Payments Made	\$0.00	Payments Made	\$0.00
Balance Due	\$2,055.00	Balance Due	\$2,055.00
<b>Total Due</b>	<b>\$4,110.00</b>		

## Tax Summary

	2020 Payable	2019 Payable	2018 Payable	2017 Payable	2016 Payable
Estimated Market Value	\$240,500	\$223,100	\$211,900	\$200,500	\$197,500
Taxable Market Value	\$224,900	\$205,900	\$193,700	\$181,300	\$178,000
Net Tax Amount	\$3,761.22	\$3,496.12	\$3,188.06	\$2,913.28	\$2,955.68
+ Special Assessments	\$348.78	\$693.88	\$661.94	\$910.72	\$902.32
= Total Taxes	\$4,110.00	\$4,190.00	\$3,850.00	\$3,824.00	\$3,858.00
+ Penalty	\$0.00	\$42.74	\$39.27	\$191.20	\$0.00
+ Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Amount Paid	\$0.00	\$4,232.74	\$3,889.27	\$4,015.20	\$3,858.00
= Outstanding Balance	\$4,110.00	\$0.00	\$0.00	\$0.00	\$0.00

## Special Assessments

Note: + sign indicates a multiple year assessment. Click on the + to view additional years.

Assess #	Year	Description	Initial Amount	Principal	Interest	Installment Amount	Remaining Balance	Deferred
R-012099960	2020	2020 RECYCLING	\$0.00	\$0.00	\$0.00	\$116.40	\$0.00	No
T-011900250	2020	2019 SMSP / Sweeping and Lighting	\$0.00	\$0.00	\$0.00	\$81.06	\$0.00	No
T-011900800	2020	2019 SSSC/Storm Sewer	\$0.00	\$0.00	\$0.00	\$102.12	\$0.00	No
T-012099970	2020	2020 SOLID WASTE	\$0.00	\$0.00	\$0.00	\$49.20	\$0.00	No

Note: Installment amount is the amount that will be included in the property tax total for the referenced payable year.

Remaining Balance is the amount eligible for prepayment. Prepayment must be paid in full by November 15th of the current year.

Please call the City of Saint Paul General Assessment line for payoff amounts or additional information concerning any Saint Paul assessment. You can reach them at 651-266-8858 or go to [Assessment Lookup](#).

Suburban property owners should call 651-266-2000 for detailed assessment information.

## Tax Transaction History

Tax Year	Business Date	Effective Date	Transaction Type	Tax Amount	Special Assessment	Penalty	Interest	Fees	Overpayment	Total
2020	2/23/2020		Original Charge	\$3,761.22	\$348.78	\$0.00	\$0.00	\$0.00	\$0.00	\$4,110.00
2019	9/18/2019	9/18/2019	Payment	(\$1,748.06)	(\$346.94)	\$0.00	\$0.00	\$0.00	\$0.00	(\$2,095.00)
2019	6/21/2019	6/21/2019	Payment	(\$34.96)	(\$6.94)	(\$0.84)	\$0.00	\$0.00	\$0.00	(\$42.74)
2019	5/22/2019	5/22/2019	Payment	(\$1,713.10)	(\$340.00)	(\$41.90)	\$0.00	\$0.00	\$0.00	(\$2,095.00)
2019	2/28/2019		Original Charge	\$3,496.12	\$693.88	\$0.00	\$0.00	\$0.00	\$0.00	\$4,190.00
2018	10/11/2018	10/11/2018	Payment	(\$1,594.03)	(\$330.97)	\$0.00	\$0.00	\$0.00	\$0.00	(\$1,925.00)
2018	6/20/2018	6/20/2018	Payment	(\$31.88)	(\$6.62)	(\$0.77)	\$0.00	\$0.00	\$0.00	(\$39.27)
2018	6/4/2018	5/31/2018	Payment	(\$1,562.15)	(\$324.35)	(\$38.50)	\$0.00	\$0.00	\$0.00	(\$1,925.00)
2018	2/28/2018		Original Charge	\$3,188.06	\$661.94	\$0.00	\$0.00	\$0.00	\$0.00	\$3,850.00

## Sales

Date	eCRV #	Sale Price	State Study Recommendation	State Study Reject Reason	Cnty Study Rec
9/16/2019	<a href="#">1008905</a>	\$145,000	N	09-TRADE OR GIFT OR ESTATE SALE	N
10/11/2019	<a href="#">1020851</a>	\$180,000	N	26-NOT TYPICAL MARKET	N

## Pay Property Tax

[Pay Property Taxes](#)

## Statements and Notices

2020

[Value Notice](#)  
[Tax Statement](#)  
[Payment Stubs](#)  
[Proposed Tax Statement](#)

2019

[Value Notice](#)  
[Tax Statement](#)  
[Payment Stubs](#)  
[Proposed Tax Statement](#)





John Sadusky <msrelocationservices@gmail.com>

### Xcel Energy Account Information

1 message

Xcel Energy Customer Care <customerservice@xcelenergy.com>

Wed, Apr 15, 2020 at 9:00 AM

To: "MSRELOCATIONSERVICES@GMAIL.COM" <msrelocationservices@gmail.com>



Billing & Payment Start, Stop, Transfer Programs & Rebates Outage & Emergencies

Hello John,

Account: 51-9431153-6

Thank you for contacting Xcel Energy.

I have provided the breakdown for the dates the current meters were installed at the property. As you can see, this property has been billed for utilities as a duplex for many years. Each unit has been billed separately for gas and electric service since at least 2005.

Service Address	Meter Type	Date Current Meter was Installed
1300 Schletti St., Fl. 1, Saint Paul, MN	Electric Meter	02/03/2005
	Gas Meter	06/13/2012
1306 Schletti St., Fl. 2, Saint Paul, MN	Electric Meter	02/03/2005
	Gas Meter	06/13/2012

Your voice matters! Please take a short [survey](#) to let my supervisor know how well I did.

Thank you for contacting us. I was happy to help.

**Michelle E.**

Xcel Energy | Responsible By Nature  
Customer Service – Correspondence Dept.

## Email from applicant re status of property.

**Subject:** 1300 Schletti St N

**Think Before You Click: This email originated outside our organization.**

Hello Bill,

Seven days ago I contacted the zoning department to get a determination on the above property in terms of its use. We purchased the property last fall, invested nearly \$80,000 into it and now have a buyer with a closing date scheduled for April 30th.

The buyers agent contacted the zoning department and was told the property was single family. Zoning(Dan Niziolek) informed us finally yesterday that we need to apply for non conforming duplex status and that he could not help us. We feel that the City has misrepresented the property primarily because if you look up the property on the City of St Paul property information site the very FIRST PAGE lists a PRIMARY and SECONDARY residence.

We rely on the City for accurate information when moving forward on projects. To us this was a confirmation of our belief that it was a duplex. We also believe it t be a duplex for the following reasons:

1)Ramsey County tax record shows duplex status.

2)MLS information shows duplex status.

3)Utility bills- Xcel has documented history as far back as they can search(February 3, 2005) of two separate units Floor One(1300 Schletti) and Floor 2(1306 Schletti).

4)Physical attributes: property has separate entrances and exits, utility's, heat, water heaters, etc).

Not having duplex status is a tremendous issue for us as it jeopardizes our investment and also the sale pending. The buyers will be devastated as well.

Please call me so that we may move forward with the process @ (612)702-7243. Dan Niziolek assured me he would pass along information and that you would be in contact with me.

I've cc'd Amy Brendmoen as well.

Thank you in advance for your help.

John Sadusky

--

John Sadusky  
M S Relocation Services, Inc  
(612)702-7243  
MN LIC#BC321568



(<http://www.revenue.state.mn.us>

/Pages

/default.aspx)

[Download PDF Report](#)

## View Summary for Completed eCRV ID 1020851 1020851

**County: Ramsey Auditor ID:**

**Submit Date: 10/07/2019 3:14 PM Accept Date: 10/11/2019 1:07 PM**

### Buyers Information

Organization name:

**MS Relocation Services, Incorporated**

Address:

**2108 43rd Street East, Minneapolis, MN 55407 United States**

Foreign address: **No**

Phone number: **(612) 702-7243** Email:

**\*\*\* MN Revenue does not display SSN/Tax ID fields due to privacy. \*\*\***

### Sellers Information

Organization name:

**Good Domus Duo, LLC**

Address:

**3539 Douglas Drive North, Crystal, MN 55422 United States**

Foreign address: **No**

Phone number: **(612) 386-6796** Email:

**\*\*\* MN Revenue does not display SSN/Tax ID fields due to privacy. \*\*\***

### Property Information

County: **Ramsey**

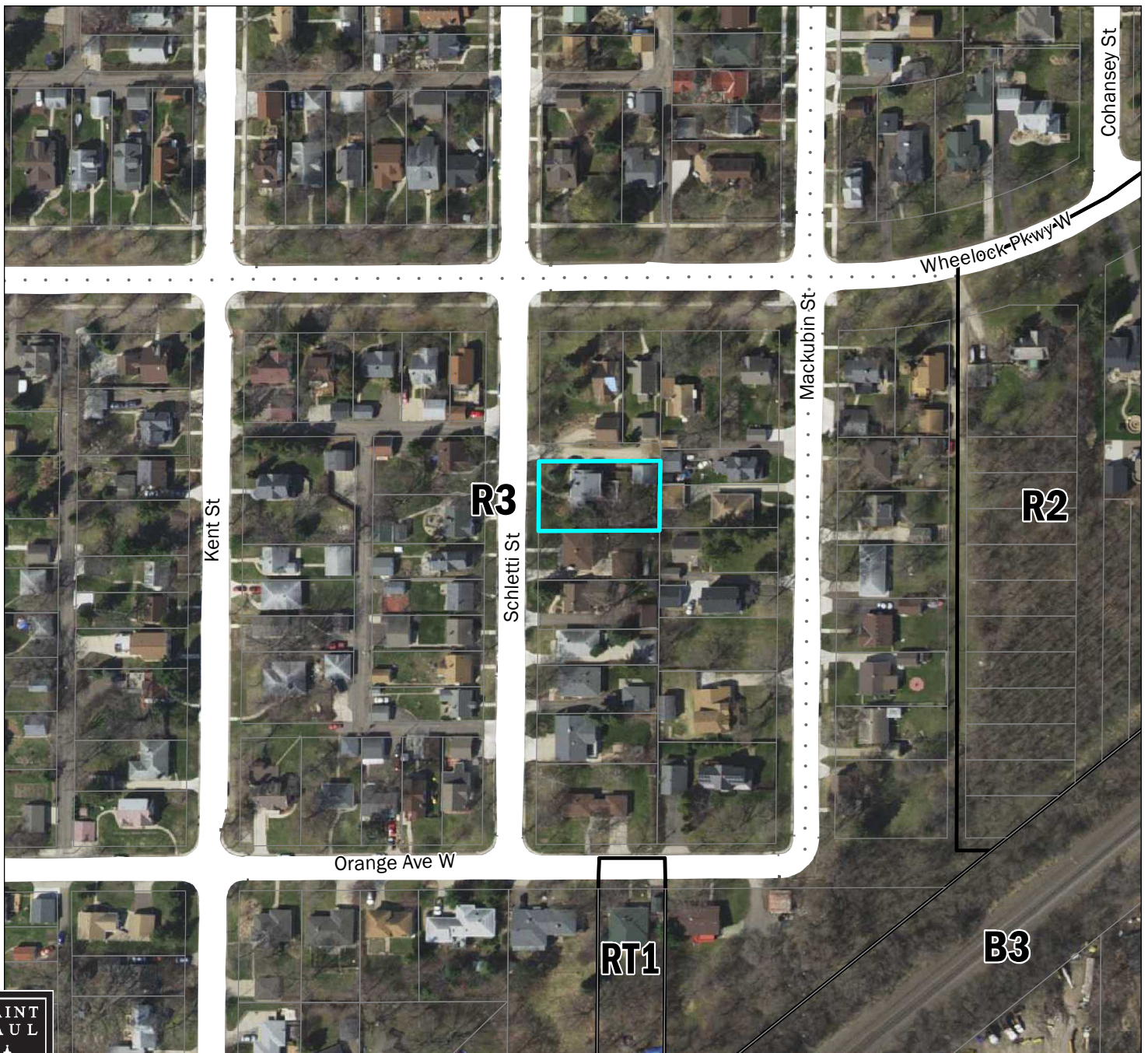
Legal description:

That part of the West 1/2 of Lot 31, Cottage Homes, according to the recorded plat thereof, lying South of Wheelock Parkway and East of Schletti Street, except the North 145 feet thereof and except the South 350 feet thereof, Ramsey County, Minnesota.

Deeded acres:

Will use as primary residence: **No**

What is included in the sale: **Land and Buildings**



FILE #20-027-532 | AERIAL MAP

# Application of MS Relocation Services

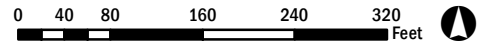
Application Type: NCUP w/variance

Application Date: April 10, 2020

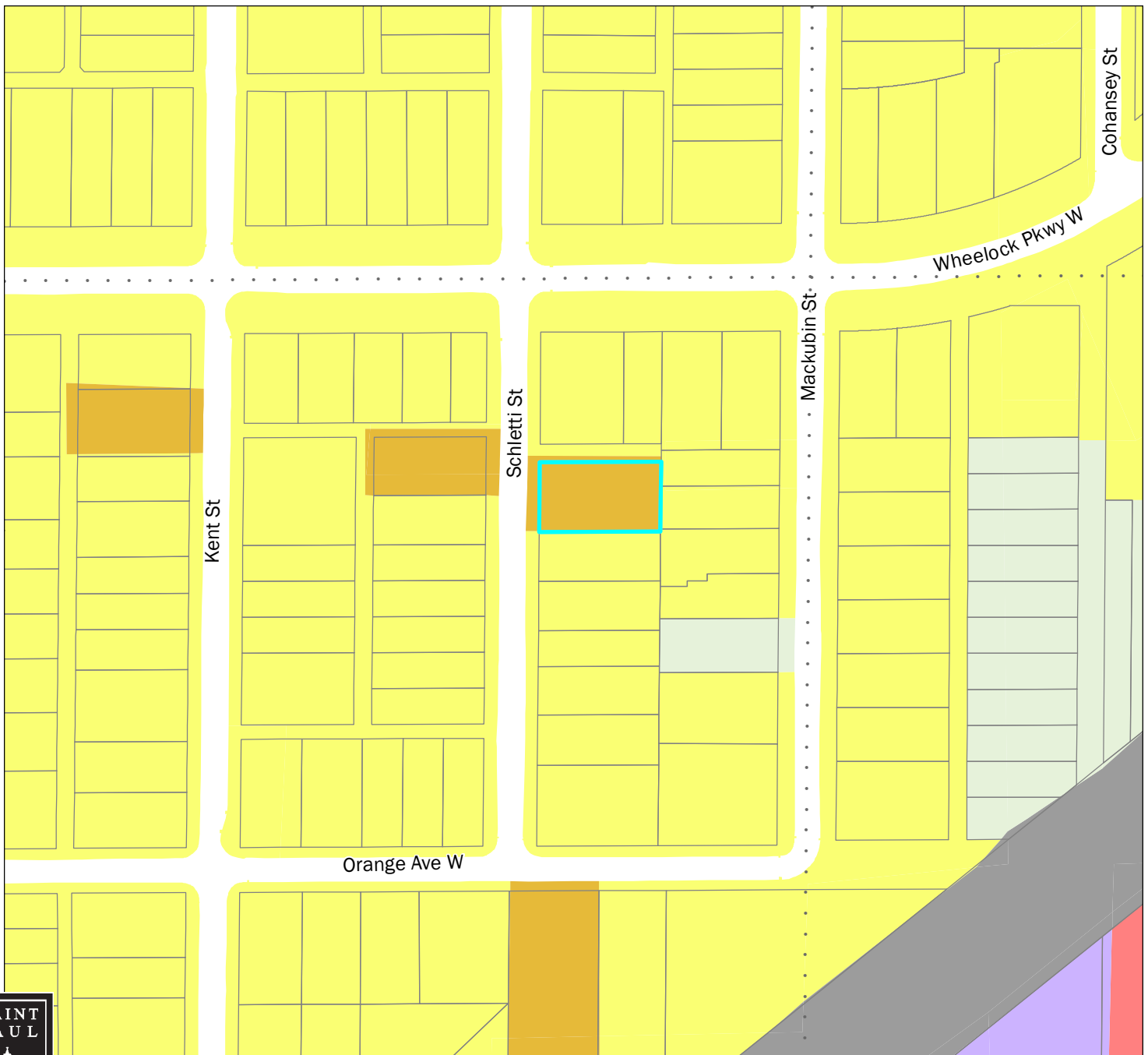
Planning District: 6

**Subject Parcel(s) Outlined in Blue**

ParcelPoly on

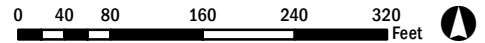


This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such. Data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



FILE #20-027-532 | Existing Landuse  
**Application of MS Relocation Services**

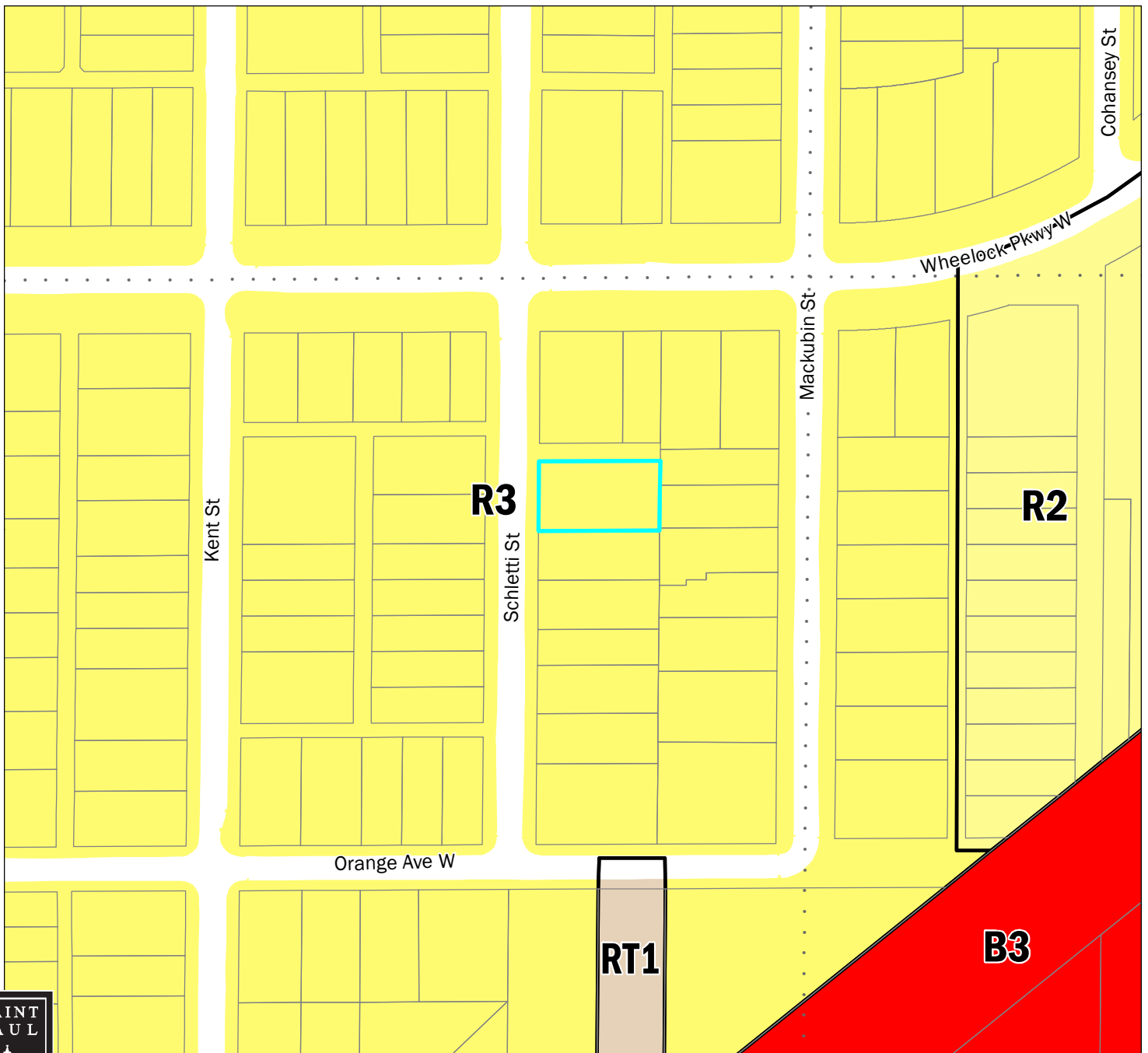
Application Type: NCUP w/variance  
 Application Date: April 10, 2020  
 Planning District: 6



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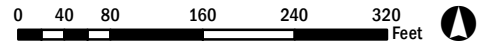
**Subject Parcel(s) Outlined in Blue**

- |                           |                                |                                |              |
|---------------------------|--------------------------------|--------------------------------|--------------|
| ParcelPoly on             | Multifamily                    | Industrial and Utility         | Railway      |
| 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                  |              |



FILE #20-027-532 | ZONING MAP  
**Application of MS Relocation Services**

Application Type: NCUP w/variance  
 Application Date: April 10, 2020  
 Planning District: 6



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**Subject Parcel(s) Outlined in Blue**

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