

ZF# 16-016-050
Moises Romo

April 5, 2016

Mr. Gaius Nelson, Chair
Zoning Committee, City of Saint Paul
1400 City Hall Annex
Saint Paul, MN 55102

Re: 419 Sherburne Avenue, Zoning file # 16-016-050, Request for Continuance

Dear Mr. Nelson,

I am the applicant for this zoning file to reestablish legal nonconforming use of my house at 419 Sherburne Avenue as a triplex. I am writing to request a continuance of the Zoning Committee consideration of my application, which is presently scheduled before the Zoning Committee on April 7, 2016.

I understand that a continuance of this case before the Zoning Committee means the decision of the Planning Commission on this application, which is presently scheduled for April 15, 2016, will also be continued.

I have discussed my application with the Frogtown Neighborhood Association and they are planning a community forum regarding my application. We would like to gather information from the neighborhood residents that we think would contribute to this case.

I request that the zoning committee reopen the public hearing on my application so we can provide information from the community forum to the Zoning Committee at your meeting on May 5, 2016. I understand that the Planning Commission would then be scheduled to make their decision on May 13, 2016.

I am aware and understand statutory requirements found in Minn. Statue § 15.99 requiring the City of Saint Paul to approve or deny this application within sixty days of its submission. I desire to extend the sixty day period for a city decision under Minn. Stat § 15.99 to May 13, 2016, to accommodate the continuance I am requesting.

Sincerely,



Moises Romo.

ZF # 16-016-050
Moises Romo

Frogtown Neighborhood Association (District 7)

685 Minnehaha Avenue West · Saint Paul, MN · 55104
Tel: 651-789-7407 · Fax: 651-789-7482 · www.frogtownmn.org

April 6, 2016

Gaius Nelson, Chair
Zoning Committee, City of Saint Paul
1400 City Hall Annex
Saint Paul, MN 55102

RE: Continuance for 419 Sherburne, Zoning File # 16-016-050

Dear Mr. Nelson,

I am writing in strong support of the applicant's request to reopen the public hearing for a continuance until May for his nonconforming use permit application for the property located at 419 Sherburne. The Frogtown Neighborhood Association will host a community-wide discussion related to the request being made by Mr. Romo to operate the property as a triplex.

I believe that the community discussion will be a vital piece of the puzzle for the decision that is centered around 419 Sherburne but will have implications far beyond just this one property. Frogtown has seen drastic increase in rents and increased interest by outside investors; a set up for gentrification. FNA and community leaders see the question of density and owner occupied rental housing as key forces that can counteract the forces of gentrification while allowing the community to experience growth and market stability.

Having the information gleaned from a strong community process would add weight and significance to the decision making process around 419 Sherburne, I believe the Planning Commission will welcome.

Our request is to continue the Planning Commission hearing and the 15.99 timeline until May to allow for that community engagement process to occur.

Please feel free to contact me with any questions. 651-236-8699.

Very Sincerely,
Caty Royce
Executive Director

city of saint paul
planning commission resolution
file number: 15-138-929
date: April 15, 2016

WHEREAS, Mike and Joelle Olson, File # 15-138-929, have applied for an establishment of nonconforming use as a triplex under the provisions of §62.109(a) of the Saint Paul Legislative Code, on property located at 897 Goodrich Ave, Parcel Identification Number (PIN) 02.28.23.31.0055, legally described as Summit Park Addition, Lot 20, Blk 24; and

WHEREAS, the Zoning Committee of the Planning Commission, on August 13, 2015, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of §61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Zoning Committee continued the case to allow the applicant the opportunity to undertake additional research on the use of the property, and it came back to the Zoning Committee for a vote on April 7, 2016; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following findings of fact:

1. The applicant is seeking establishment of a nonconforming use of their property as a triplex. Under the RT1 two-family residential district, a two-family dwelling is permitted, while a three-family dwelling is not permitted.
2. The Planning Commission's triplex conversion guidelines state that staff will recommend denial unless 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.* This guideline is not met as the subject property is 6,000 square feet, but only has a 40-foot lot width.
 - (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.* This guideline is met. The gross living area exceeds 3,800 square feet, and the smallest unit, the basement unit, exceeds 1,000 square feet.
 - (c) *Four off-street parking spaces (non-stacked) are preferred; three spaces are the required minimum.* This guideline can be met if the unpaved portion of the outdoor parking area is paved in accordance with § 63.316. The parking requirement for three two-bedroom apartments is four parking spaces. This site currently has two garaged spaces and has sufficient space for two surface spaces. Upon review of site photos, a small portion of the parking area adjacent to the screening wall on the eastern property line is not paved. Section 63.316 of the zoning code states: "all parking spaces... shall be paved with standard or pervious asphalt or concrete or with brick, concrete or stone pavers, or material comparable to the adjacent street surfacing."
 - (d) *All remodeling work for the triplex is on the inside of the structure unless the plans for exterior changes are approved by the Planning Commission or Board of Appeals.* This guideline is met. No exterior changes are proposed.
 - (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. This guideline is met. The property has abated all of the code violations noted in a 2015 inspection, with exception to the zoning issue addressed by this application.

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:

(a) *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 not met. According to City records, on December 1, 2011, the illegal third unit was identified by a fire inspector as part of an inspection required to receive a certificate of occupancy, and upon re-inspection on February 23, 2012, the building was found to be a compliant duplex. To meet that, the previous owner would have had to meet the requirements to show it was being used only as a two-unit building. Based on this information, the use of the building as a triplex would have had to be discontinued for some period of time and thus cannot establish continuous use for ten years prior to this application.

(b) *The off-street parking is adequate to serve the use.* This finding is met subject to paving the unpaved portion of the outdoor parking in accordance with § 63.316. The parking requirement for three two-bedroom apartments is four parking spaces. This site currently has two garaged spaces and has sufficient space for two surface spaces. Upon review of site photos, a small portion of the parking area adjacent to the screening wall along the eastern property line is not paved. Section 63.316 of the zoning code states: "all parking spaces... shall be paved with standard or pervious asphalt or concrete or with brick, concrete or stone pavers, or material comparable to the adjacent street surfacing."

(c) *Hardship would result if the use were discontinued.* This finding is not met. This building is constructed as a duplex, and the building would continue to have reasonable use as a duplex. Re-use of the improved basement space in conjunction with the first-floor unit would require some reconfiguration of the layout of the space should a laundry facility continue to be shared between the two units.

(d) *Rezoning the property would result in "spot" zoning or a zoning inappropriate to surrounding land uses.* This finding is met. This property is zoned RT1 two-family and all of the properties fronting on Lincoln and Goodrich Avenues from Victoria Street west to Oxford Street are within the same zoning district.

(d) *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. This building has been operating on and off as a three-unit building for an undocumented number of years. It does not appear that use of the building as a triplex would endanger the health, safety, or general welfare of the surrounding area.

(f) *The use is consistent with the comprehensive plan.* This finding is met. This property is designated Established Neighborhood in the Comprehensive Plan. The

Established Neighborhood land use is defined as "predominately residential areas with a range of housing types. Single family houses and duplexes predominate, although there may be smaller scale multifamily housing scattered in the neighborhood..." A triplex would be consistent with smaller scale multifamily housing.

(g) *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 July 13, 2015: Twenty-one parcels eligible; fourteen parcels required; eighteen parcels signed.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of Mike and Joelle Olson for an establishment of nonconforming use as a triplex at 897 Goodrich Ave is hereby denied based on findings 2(a), 3(a), and 3(c).

moved by _____
seconded by _____
in favor _____
against _____

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** 897 Goodrich **FILE #** 15-138-929
 2. **APPLICANT:** Mike and Joelle Olson **HEARING DATE:** August 13, 2015
 3. **TYPE OF APPLICATION:** NUP - Establishment
 4. **LOCATION:** 897 Goodrich Ave, between Victoria St. S. and Milton St.
 5. **PIN & LEGAL DESCRIPTION:** 022823310055, Summit Park Addition, Lot 20 Blk 24
 6. **PLANNING DISTRICT:** 16 **PRESENT ZONING:** RT1
 7. **ZONING CODE REFERENCE:** Sec. 62.109(a)
 8. **STAFF REPORT DATE:** July 23, 2015 (amended April 7, 2016) **BY:** Jamie Radel
 9. **DATE RECEIVED:** July 13, 2015 **60-DAY DEADLINE FOR ACTION:** September 25, 2015
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- A. **PURPOSE:** Establishment of nonconforming use as a triplex
- B. **PARCEL SIZE:** 6,000 sq. ft. (0.14 acres); 40 x 150 feet
- C. **EXISTING LAND USE:** Two-family dwelling
- D. **SURROUNDING LAND USE:**
 - North: Mix of one- and two-family dwellings
 - East: Mix of one- and two-family dwellings
 - South: Mix of one- and multi-family dwellings
 - West: Mix of one-, two-, and multi-family dwellings
- 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. **HISTORY/DISCUSSION:** According to the 1908 building permit, this house was constructed as a duplex. No building permits were found that indicate when the third unit was added in the basement. This property is currently zoned RT1 two-family residential, which allows the property to have two dwelling units, but it has been used a triplex for an undocumented number of years. This property was tracked through the City's rental registration program from 2003 to 2007, which identified it as a two-unit building. The property was issued a provisional certificate of occupancy from 2007 to 2011. DSI's property files identified the use as an illegal triplex in a certificate of occupancy (C of O) zoning review in 2008. In a letter dated December 1, 2011 (attached to this report), the City informed the previous property owner that three dwelling units were not allowed in this building per the City's zoning code. In a re-inspection in February 2012, the building was found to be a compliant duplex. (See attached report.) In July 2014, the applicants purchased this property. A March 2015 C of O inspection of the property found the illegal third dwelling unit in the structure, and the applicant was told they needed to discontinue the illegal use of the building or contact DSI to convert the building to a legal use.
- G. **DISTRICT COUNCIL RECOMMENDATION:** The District 16 Council Zoning and Land Use Committee recommended approval of this project.
- H. **FINDINGS:**
 1. The applicant is seeking establishment of a nonconforming use of their property as a triplex. Under the RT1 two-family residential district, a two-family dwelling is permitted, while a three-family dwelling is not permitted.
 2. The Planning Commission's triplex conversion guidelines state that staff will recommend denial unless 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.* This guideline is not met as the subject property is 6,000 square feet, but only has a 40-foot lot width.
 - (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.* This guideline is met. The gross living area exceeds 3,800 square feet, and the smallest unit, the basement unit, exceeds 1,000 square feet.
 - (c) *Four off-street parking spaces (non-stacked) are preferred; three spaces are the required minimum.* This guideline can be met if the unpaved portion of the outdoor parking area is paved in accordance with § 63.316. The parking requirement for three two-bedroom

apartments is four parking spaces. This site currently has two garaged spaces and has sufficient space for two surface spaces. Upon review of site photos, a small portion of the parking area adjacent to the screening wall on the eastern property line is not paved. Section 63.316 of the zoning code states: "all parking spaces...shall be paved with standard or pervious asphalt or concrete or with brick, concrete or stone pavers, or material comparable to the adjacent street surfacing."

- (d) *All remodeling work for the triplex is on the inside of the structure unless the plans for exterior changes are approved by the Planning Commission or Board of Appeals.* This guideline is met. No exterior changes are proposed.
 - (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.* This guideline is met. The property has abated all of the code violations noted in a 2015 inspection, with exception to the zoning issue addressed by this application.
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:
- (a) *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 not met. According to City records, on December 1, 2011, the illegal third unit was identified by a fire inspector as part of an inspection required to receive a certificate of occupancy, and upon re-inspection on February 23, 2012, the building was found to be a compliant duplex. To meet that, the previous owner would have had to meet the requirements to show it was being used only as a two-unit building. Based on this information, the use of the building as a triplex would have had to be discontinued for some period of time and thus cannot establish continuous use for ten years prior to this application.
 - (b) *The off-street parking is adequate to serve the use.* This finding is met subject to paving the unpaved portion of the outdoor parking in accordance with § 63.316. The parking requirement for three two-bedroom apartments is four parking spaces. This site currently has two garaged spaces and has sufficient space for two surface spaces. Upon review of site photos, a small portion of the parking area adjacent to the screening wall along the eastern property line is not paved. Section 63.316 of the zoning code states: "all parking spaces...shall be paved with standard or pervious asphalt or concrete or with brick, concrete or stone pavers, or material comparable to the adjacent street surfacing."
 - (c) *Hardship would result if the use were discontinued.* This finding is not met. This building is constructed as a duplex, and the building would continue to have reasonable use as a duplex. Re-use of the improved basement space in conjunction with the first-floor unit would require some reconfiguration of the layout of the space should a laundry facility continue to be shared between the two units.
 - (d) *Rezoning the property would result in "spot" zoning or a zoning inappropriate to surrounding land uses.* This finding is met. This property is zoned RT1 two-family and all of the properties fronting on Lincoln and Goodrich Avenues from Victoria Street west to Oxford Street are within the same zoning district.
 - (d) *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. This building has been operating on and off as a three-unit building for an undocumented

number of years. It does not appear that use of the building as a triplex would endanger the health, safety, or general welfare of the surrounding area.

- (f) *The use is consistent with the comprehensive plan.* This finding is met. This property is designated Established Neighborhood in the Comprehensive Plan. The Established Neighborhood land use is defined as "predominately residential areas with a range of housing types. Single family houses and duplexes predominate, although there may be smaller scale multifamily housing scattered in the neighborhood..." A triplex would be consistent with smaller scale multifamily housing.
- (g) *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 July 13, 2015: Twenty-one parcels eligible; fourteen parcels required; eighteen parcels signed.

- I. **STAFF RECOMMENDATION:** Based on finding 2(a), 3(a), and 3(c) above, staff recommends denial of the establishment of legal nonconforming use as a triplex at 897 Goodrich Avenue.

Gregory Cruz and Lisa McGann
872 Goodrich Ave.
Saint Paul, MN 55105
651-690-2828

Date: August 10, 2015

To: City of Saint Paul Planning Commission Zoning Committee
Attn: c/o Jamie Radel
Re: 15-138-929 Establishment of a nonconforming use for 897 Goodrich Ave.

Dear Committee Members,

Non conforming multi-unit (legal single-family/duplex properties with owners wanting them to be apartment buildings) properties have been an issue on our block of Goodrich Ave. for the past few years. Our block of Goodrich is anchored at east and west by true multi-unit apartment buildings (buildings originally designed and built for the purpose, not illegally converted from single family/duplex structures) with another true apartment building in the middle of the block. All other properties on the block are zoned for single-family/duplex. Contrary to Joelle's Olson's reference in her application, while we do have multi-units on our block, it's fair to say that our block is predominately single-family residences plus four duplexes (911, 897, 890/892 and 887 Goodrich) and three true apartment buildings at 918, 903, and at Goodrich/Victoria.

The reason spot zoning of non-conforming multi-units have become an issue is because two properties that have sold in the last few years (890/892 and 897) have requested to establish spot non-conforming uses as multi-units (aka: apartment buildings). Both properties were originally constructed as duplexes and both properties have been historically zoned as duplexes by the City. The property zoning remained the same as prior/new owners chose to ignore their zoning and sought to establish or tried to convert their duplex properties to multi-unit apartments, something for which they were not originally designed/intended. The City zoning designations for those properties have always been available for owners and prospective owners to see.

Neighborhood planning/zoning is there to best serve the broad interests of a block and the greater neighborhood. If a nonconforming use were to be established for 897 Goodrich it clearly would be a case of spot zoning on the part of the Committee. I understand the financial reasons why Mike and Joelle want the City to grant spot zoning. What extraordinary reason would there be for the neighborhood to have the City to deviate from a zoning plan with spot zoning? It's important to remember that regardless of how nice and/or earnest property owners are today, property zoning is there for a reason. Zoning follows the property, not the owners and a spot nonconforming use is permanent once established by the City.

Our neighbors on our block of Goodrich defrayed two developer's efforts to turn a duplex at 890/892 Goodrich directly across the street from 897 into a 5+ unit apartment building a couple of years ago. One of the signers of the Olson's petition, Krista Wolter, is the current owner/developer of that property and still has not finished outstanding work necessary for occupancy of that property. I believe that some of the neighbors who signed the Olson's petition for 897 were against the establishment of a spot NC use for 890/892 Goodrich. I suspect they still are. Most people when faced directly by a motivated neighbor feel compelled to help by signing a petition. Folks may feel obligated to help. It's likely that

they simply wanted to “go along to get along” with their nearby neighbor, the Olsons, and may not have fully considered the implications of what a spot zoning could mean for the block/neighborhood both short and long-term. That's one thing I love about our neighborhood – most of our neighbors want to help each other out when we can. I want to do the same – that's why I am outlining my specific concerns over establishing a spot non-conforming use for our block.

A chief concern of many neighbors not included in the Olsons' 100 ft. radius is that allowing a spot nonconforming use for 897 Goodrich will set a bad precedent and may embolden Krista Wolter to re-attempt to establish 890/892 as a multi-unit apartment building instead of it's duplex zoning. The bottom line is that everyone has a right to expect consistent, standardized zoning for their block/neighborhood. Not everyone has an expectation to fundamentally change the zoning of their property unless there is an extraordinary reason for the City on behalf of the neighborhood to do so. Other than a personal financial incentive for the Olsons (which was determined to not be a hardship by City staff) I don't see that establishing a spot non-conforming use zoning designation will accomplish anything positive for the neighborhood.

Rather, a spot non-conforming use will set a precedent to allow/encourage the conversion of single-family/duplex properties to apartment buildings. You only need to look to the current application by the Olson's and the two attempts to do the same at 890/892 Goodrich as proof. I can see why the owners of the properties want to go multi-unit – It's a hot rental market right now. It can be profitable to be a landlord. The only thing is that we, and I suspect many other property owners on the block, did not choose to purchase our homes to make money off of them. Other neighbors have detailed their concerns over increased density on the block (parking, noise, etc.). This is where we live and proper zoning helps keep a balance between rentals for business/income and keeping our block/neighborhood livable. I don't think we need to go back to a time when opportunistic people split up single-family homes and ruined the nature of a neighborhood in order to make a buck. I applaud the City's efforts to increase safety for tenants by increasing regulation enforcement and regular inspections. Part of that enforcement includes following zoning regulations that have been long-established.

I hate to lump what might otherwise appear to be a minor zoning issue for the Olsons along with the greater issue of spot non-conforming use but it has important implications for our block. The zoning issues are inter-connected and are legacy issues related to circumventing appropriate zoning in the first place.

People are the main thing that makes our neighborhood and we love our neighbors. We hope the Olsons understand that our opposition to their application is in no way personal and we truly welcome them to the neighborhood. We are simply stating our opposition regarding establishment of a spot non-conforming use.

Sincerely,

Greg Cruz and Lisa McGann

gregcruz@msn.com
lem1794@hotmail.com

McCarthy, Nicole (CI-StPaul)

Subject: FW: 897 Goodrich

From: conniemiles@comcast.net [mailto:conniemiles@comcast.net]

Sent: Monday, August 10, 2015 4:46 PM

To: Radel, Jamie (CI-StPaul)

Subject: 897 Goodrich

Dear Jamie,

I have lived at 911 Goodrich since 1967. Over those years I have experienced great changes to this block. With the mix of duplexes, apartments, and the group home next door to me the block has become less residential. I do not want to see more nonblock residents being allowed to increase the noise, traffic, parking etc. Please consider those of us who actually live here have some say in what happens by not granting this non-conforming uses.

Connie Miles
911 Goodrich Avenue

McCarthy, Nicole (CI-StPaul)

Subject: FW: Support for application by Joelle and Mike Olson for a 'non-conforming use permit' for 897 Goodrich Ave

From: Richard Huhn [<mailto:huhn@att.net>]

Sent: Tuesday, August 11, 2015 10:18 AM

To: Radel, Jamie (CI-StPaul)

Subject: Support for application by Joelle and Mike Olson for a 'non-conforming use permit' for 897 Goodrich Ave

To whom it may concern at the St. Paul Planning Commission --

I am writing in support of the application by Joelle and Mike Olson for a 'non-conforming use permit for a structure that's been in existence for 10+ years' at 897 Goodrich Ave in St. Paul. I have been a tenant on the second floor of that building for 2+ years, dating back to the previous owners of the property. Before my arrival, and until April 2015, the basement floor apartment was occupied by two young employed women who were very quiet, friendly and sociable. Prior to Joelle and Mike, the first floor was occupied by a young family who moved out in the Winter of 2014. The Olsons painstakingly refinished the first floor dwelling in 2014 to serve as their home when they purchased the property.

The Olsons have always treated me well, with great concern for my comfort on the second floor. They show great respect for the historic character of the house and keep it well maintained. In addition, they show a real interest in neighbor relationships.

I hope the St. Paul Planning Commission will view the Olson's plans to restore tenants to the basement apartment positively, as I think this would be a valuable asset to the neighborhood.

Best regards,

Richard D. Huhn

huhn@att.net

609-519-4698

McCarthy, Nicole (CI-StPaul)

To: nico
Subject: FW: 897 Goodrich Avenue
Attachments: scan.pdf

From: Jane Lynch [<mailto:janelynch@comcast.net>]
Sent: Tuesday, August 11, 2015 10:54 AM
To: Radel, Jamie (CI-StPaul); summithill@visi.com
Subject: 897 Goodrich Avenue

To whom this may concern,

I am writing this letter in support of the Olsens, the current owners of 897 Goodrich Avenue.

I am the former owner of this property.

I understand they have a meeting Thursday regarding the property converting to a triplex. I would like to voice my support as I understand this is a daunting process. As you will see in my attached letter the conversion would no way have a negative impact on the neighborhood as the number of occupants would not change. The city would benefit from a tax standpoint. The property is structured in such a way that it accommodates the same amount of people weather it is a triplex or duplex. It appears to me to be beneficial to have this property zoned as a triplex as it does have three legal units. It would make sense to zone it this way so the city can have the proper codes in place, tax base, inspections etc.

It would be my hope the city sees this as a benefit to everyone involved.

Jane Lynch

Re/Max Results

651-387-9405

JaneLynch@comcast.net

Summit Hill Association

District 16 Planning Council
860 Saint Clair Avenue
Saint Paul, Minnesota 55105
Telephone 651-222-1222
www.summithillassociation.org
summithill@visi.com

August 11, 2015

Zoning Committee
Planning commission, City of St. Paul
St. Paul City Hall
15 Kellogg Blvd. West, St. Paul, MN 55102

Dear Zoning Committee,

RE: 897 Goodrich Avenue

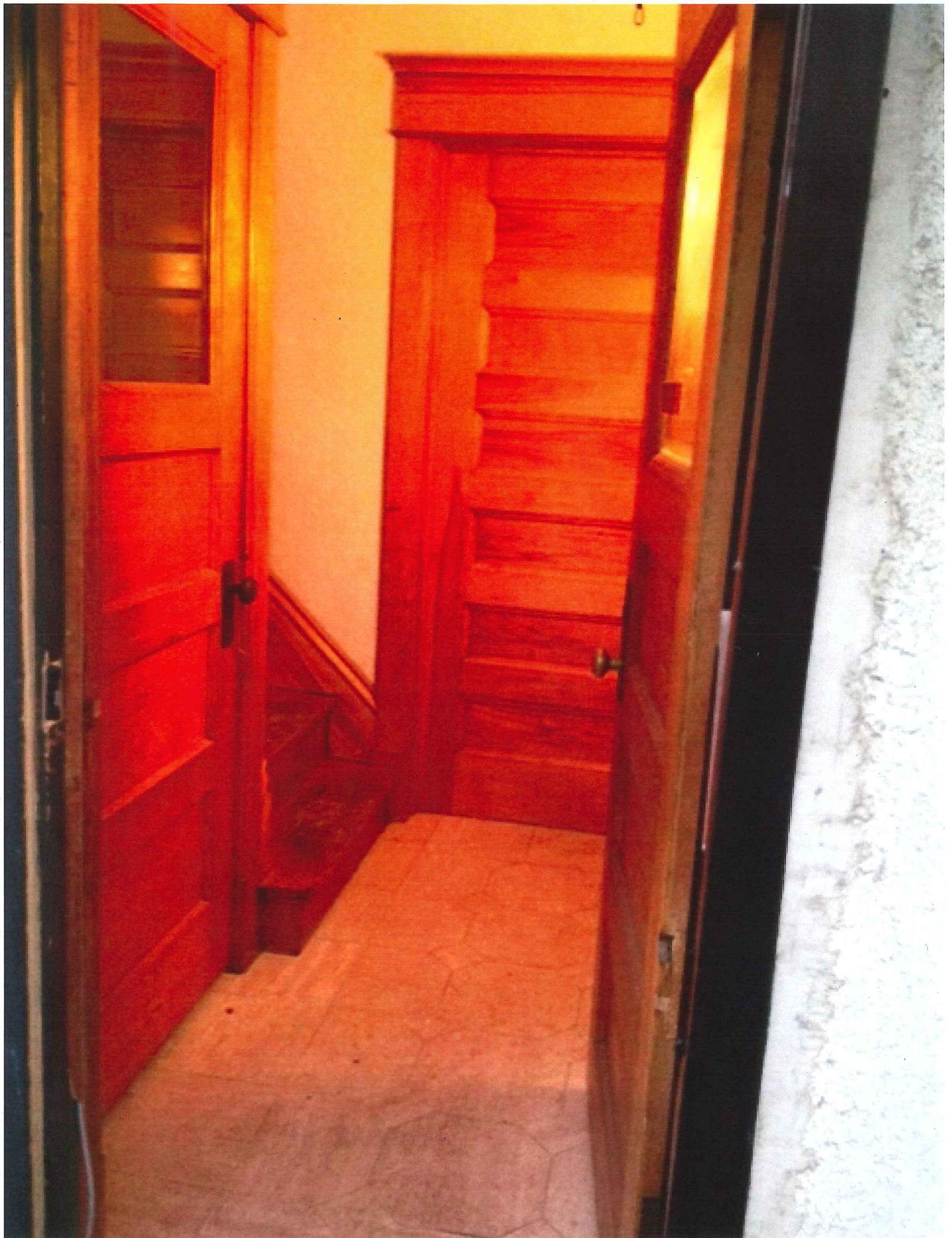
The Summit Hill Association's Zoning and Land Use Committee met on Tuesday August 11, 2015 to discuss the application concerning the above named property. The committee had previously put out a notice within a 300ft radius of the property to solicit community input and feedback. The committee received 5 written responses on the matter – 3 in favor and 2 in opposition. The applicants attended the meeting to answer questions from the committee and those raised from the responses. There were no verbal comments from the community at the meeting.

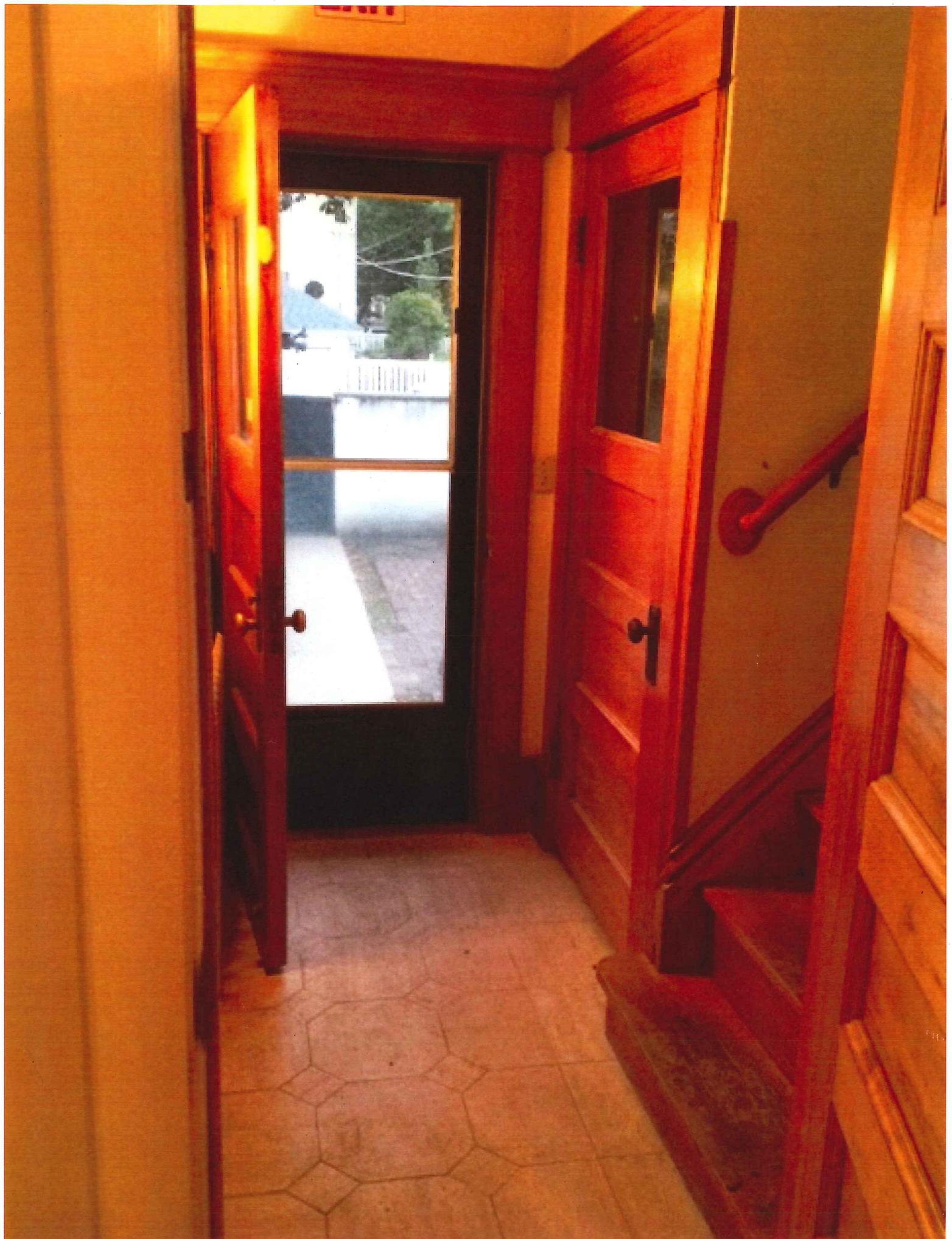
The committee voted in favor of the application.

Sincerely,

Nelima Sitati
Executive Director, Summit Hill Association













897 Goodrich Avenue:

Additional documentation to showcase how the home has been actively, continuously used as a triplex.

Please review the Appendix items below and reconsider our application:

- 1) Written statements confirm how 897 Goodrich has been used over the years.
 - a. **Jane Lynch**, the prior owner of 897 Goodrich, clarifies the homes usage
 - b. **Susan Kleven** and family – 903 Goodrich Avenue, confirm the home was always used as a triplex.

- 2) Written documentation of tenant history:
 - a. **Richard Huhn**
 - i. Richard is a tenant from 2013 – present. He confirms how home was used as a triplex during the Certificate of Occupancy ‘duplex’ period showcasing the unit was misrepresented and out of alignment with the Certificate of Occupancy’s intentions.
 - b. **Molly Grames**
 - i. Molly was a tenant from 2013 – 2015. Her verification of tenancy confirms she occupied the basement unit in question during the Certificate of Occupancy ‘duplex’ period, also showcasing the home was used as a triplex during the Certificate of Occupancy ‘duplex’ period.
 - ii. Molly confirms tenant prior to her was Adam Chelseth
 - iii. Public data shows Adam Chelseth occupied 897 Goodrich Avenue in 2012 during the ‘duplex’ period
Datasource: http://archive.kare11.com/assetpool/documents/121101034048_Minnesotans%20United%20for%20All%20Families%20finance%20report.pdf
 - c. **Kelsey Jameson**
 - i. Kelsey Jameson was a tenant from 2013 – 2014. Her verification of tenancy confirms, like Molly, she also occupied the basement unit in question during the Certificate of Occupancy ‘duplex’ period, also showcasing the home was used as a triplex during the Certificate of Occupancy ‘duplex’ period.
 - d. **Megan Gusetti**
 - i. Comcast promotional mail sent to the Olson’s in unit 1 showcases prior tenant history.

- 3) Additional documentation
 - a. Documentation of a large amount of tenant history
 - i. Spokeo data showcases a large amount of tenant history (30+ people) lived in the home over the years

897 Goodrich Avenue, St. Paul, MN 55105

To whom it may concern –

897 Goodrich Avenue has been in my family for the time period spanning from prior to 1975 – 2014. I purchased the building in 2005 from my family and owned it up until the sale in 2014 to the Olsons. At the time of our purchase from my in-laws, the home was occupied with 2 in the lower level, 1 on the main and 3 on the second floor. At the time of sale to the Olsons, they inherited the existing leases – which included 1 tenant on the second floor and 2 tenants in the basement.

The basement unit, main floor unit and second floor unit have been continuously rented as separate units to non-related tenants during my years of ownership. For the entire duration of ownership in my family, the property has never had any complaints regarding traffic, noise, parking, etc. In February 2012, a certificate of occupancy was issued for the property as duplex status. This was only temporary as we continued to use the units separately and weigh options for use of the property in the future. We ultimately decided to sell the property and listed it for sale in 2013/2014. We sold the property to the Olson family in the summer of 2014.

The basement unit contains two bedrooms with legal egress windows, a kitchen with gas stove, refrigerator, sink, cabinets, and a bathroom with sink, toilet, and shower as well as separately controlled radiators. The basement unit is separated from the first unit by a community stairwell with 3 doors of separation, community laundry space, separate radiators, and a separately used back entry to the backyard. Therefore, it is not practical for this layout to accommodate shared living between the 1st floor unit and the basement's best use is as a standalone unit and would be a significant hardship to convert the unit to use it otherwise.

I strongly support the Olson's request for this permit. Their request is the best use for this building and is as it has been used over the last several decades with no complaints or disruptions to the neighborhood.


Jane Lynch

8.4.2015

August
2015

To whom it may concern,

I'm writing in support of the new owners (Joelle and Mike Olson) to continue to use their new home as a triplex.

I'm the direct neighbor to the west of 897 Goodrich Avenue and I am writing to inform you that I knew the prior owners (the Lynch family, including Jane and Marty Lynch) during their ownership of 897 Goodrich Avenue.

The neighboring building at 897 Avenue has been in continuous use as a triplex for as long as my family (my parents, brother, and myself) have owned 903 Goodrich Avenue (1992 – present).

The previous owners have rented out the basement, main unit, and second unit as separate units to non-related tenants since I've been a part of this neighborhood.

I've known Mike and Joelle for the duration of their ownership and have gotten to know them very well. They are extremely hard working individuals who, outside of working full time jobs, invest their free time and energy into improving their home.

Since the Olson's took ownership of 897 Goodrich, the home has seen many aesthetic improvements from lawncare, to refreshing the paint on the front porch, to scraping and painting the trim, painting their alley entrance, hedge trimming, and many other tasks that come with homeownership. The Olson's are a young couple who work very hard to maintain the historical integrity of their home.

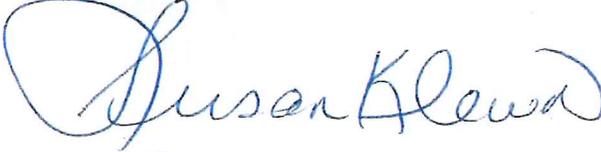
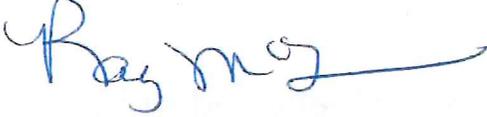
I'm concerned that if they are not allowed to continue to use the home as a triplex, the home could fall into the hands of someone who doesn't have their passion and drive to improve our block.

Please do not displace my kind, hardworking neighbors.

As a long standing member of the Summit Hill community, I ask that you recognize their plight and consider approving their

request for a non-conforming triplex.

Sincerely,
Susan Kleven and family

From: [Richard Huhn](#)
To: [Joelle Olson](#)
Subject: Confirmation of occupancy 897 Goodrich Ave
Date: Friday, July 24, 2015 2:59:30 AM

Dear Joelle -

I confirm that I have occupied Unit 2 (2nd Floor) of the residence at 897 Goodrich Ave., Saint Paul, MN continuously since July 2013. My rent payment has been \$1500 per month, initially to the prior owner of the residence, Jayne Lynch, and now to you since you purchased the residence in 2014. Continuously until April 2015, the basement unit was occupied by tenant Molly Grames and a friend. Also during the period of July 2013 until approximately January 2014, the 1st floor unit was occupied by a woman (whose name I cannot recall) with her toddler son, Leo, and an infant.

Best regards,

Richard Huhn

From: mollygrames1@gmail.com
To: [Joelle.Olson](#)
Subject: Re: Goodrich
Date: Friday, July 24, 2015 10:41:04 PM

Hey Joelle,

Good to hear from you! No worries about bothering me, I'm happy to help anytime. :)

Molly Grames occupied basement unit from July 1st, 2013 to April 29th, 2015

Kelsey Jamieson occupied basement unit July 1st, 2013 to April 30th, 2014.

Lacey Bourgois occupied basement until May 1st, 2014 to April 29th, 2015

Rent paid by each occupant: \$500

I'm afraid I don't have a copy of the lease from Jane anymore, but I hope this helps! Let me know if you need anything else.

Molly

Sent from my iPhone



Wed 7/29/2015 10:27 AM

mollygrames1@gmail.com

Re: Goodrich



Joelle Olson

You replied to this message on 7/29/2015 11:04 AM.

I would assume the two people with the same last names were the married couple. For some reason, I want to say Adam lived in the basement unit... I think we got mail for him once. None of the other names look familiar though. I asked Kelsey last night too and she had no idea. Hope this helps a little and you can figure it out!

Sent from my iPhone

On Jul 28, 2015, at 12:35 PM, Joelle Olson <Joelle.Olson@target.com> wrote:

Hey Molly! That makes a ton of sense. Right now I have a few names of people who have lived in the building (below), I'm just trying to place them in the right unit at the right time. Let me know if any of these sound familiar!

<image003.jpg>

Thanks so much and have a good rest of the day!

Joelle Olson | Financial Analyst | Merchandise Finance – Negotiations | Target | 33 South Sixth Street CC-0915 | Minneapolis, MN 55402 | 612.761.5881 |

-----Original Message-----

From: mollygrames1@gmail.com [<mailto:mollygrames1@gmail.com>]

Sent: Monday, July 27, 2015 8:48 PM

To: Joelle.Olson

Subject: Re: Goodrich

Oh boy. I don't remember at all. I know that it was a family of four that lived above us - a mom, dad, and two little boys, but I don't remember their names. I also don't know who lived in the apartment before I did - I just know that it was two guys around our age. I'm going to see Kelsey tomorrow so I can ask her if she remembers any more than I do. Sorry I can't be of more help!

Molly

Sent from my iPhone

Joelle Olson

From: Joelle Olson
Sent: Tuesday, July 28, 2015 12:35 PM
To: 'mollygrames1@gmail.com'
Subject: RE: Goodrich

Hey Molly! That makes a ton of sense. Right now I have a few names of people who have lived in the building (below). I'm just trying to place them in the right unit at the right time. Let me know if any of these sound familiar!

Adam Chesleth
Megan Gusetti
Carolyn Sonneck
John E. Sonnek
Nick Wagner
Dan Raleigh

Thanks so much and have a good rest of the day!

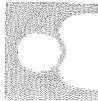
Joelle Olson | Financial Analyst | Merchandise Finance - Negotiations | Target | 33 South Sixth Street CC-0915 | Minneapolis, MN 55402 | 612.761.5881 |

----- Original Message -----
From: mollygrames1@gmail.com [mailto:mollygrames1@gmail.com]
Sent: Monday, July 27, 2015 8:48 PM
To: Joelle Olson
Subject: Re: Goodrich

Oh boy. I don't remember at all. I know that it was a family of four that lived above us - a mom, dad, and two little boys. But I don't remember their names. I also don't know who lived in the apartment before I did - I just know that it was two guys around our age. I'm going to see Kaisey tomorrow so I can ask her if she remembers any more than I do. Sorry I can't be of more help!

Date	Cash	In Kind	Total
03/22/2012	20.00	0.00	20.00
08/17/2012	5.00	0.00	5.00
08/24/2012	25.00	0.00	25.00
08/28/2012	25.00	0.00	25.00
09/18/2012	450.00	0.00	450.00
Total	525.00	0.00	525.00

Adam Daniel Chelseth
897 Goodrich Avenue Saint Paul, MN 55105
Employment: Unemployed



Tue 7/28/2015 8:16 AM

Kelsey Jamieson <kjamieson110@gmail.com>

Re: 897 Goodrich

To: Joelle Olson

1. Kelsey Jamieson, Basement, July 1, 2013-April 30, 2014
2. Molly Grames, entire duration
3. \$500? That included everything except for internet.

I can't find any copy of the lease. Molly may have that though!

Let me know if you have any other questions.

Kelsey

897 Goodrich Avenue

The below list of past tenants at 897 Goodrich showcases that the multiunit home has been rented to many, many individuals in the past years indicating its usage as a multi-unit home.

The screenshot displays the Spokeo website interface for the address 897 Goodrich Ave, Saint Paul MN 55105. The page is divided into several sections:

- Property Overview:** Located on the left, it features a satellite view of the property with a 'Found!' overlay. Below the image are social media sharing options for Facebook, Twitter, and Print. The 'About This Property' section lists: Estimated Value: \$428,000; Lot Size: 6,098 sqft; House Size: 4,404 sqft; House Type: Multi-Family Reside...; and Bed/Bath: 5/3.
- Address and Search:** The top right shows the search bar with the address '897 Goodrich Ave, Saint Paul MN 55105' and a 'Sign up' button. A blue navigation bar below the search bar contains the address components: 'Saint Paul, MN', 'Goodrich Ave', '897', and 'Unknown Unit'.
- Property Title:** The main heading is '897 Goodrich Ave, Unknown Unit' with the address 'Saint Paul, MN 55105' and a green 'See Full Results' button.
- Current & Past Residents:** This section is titled 'Current & Past Residents' and includes the subtext 'Find out about who lives at this address'. It features a list of 37 residents. The first four listed are:
 - C**** Aune:** Male | 30's
 - T**** Bakken:** Male | 30's
 - D**** Raleigh:** Male | 30's
 - J**** Heglund:** Male | 30'sNavigation buttons for 'Prev' and 'Next' are located at the bottom of the list.
- Resident Profile:** A detailed profile for 'C**** Aune' is shown on the right. It includes a profile picture, gender and age ('Male | 30's'), birthday, phone number ('(952) 484-****'), email address ('c****@pacbell.net'), and marital status. There are links for 'See Available Results' for both birthday and marital status, and a 'View Profile' button.



897 Goodrich Ave, Unknown Unit

Saint Paul, MN 55105

[See Full Results](#)

Current & Past Residents

Find out about who lives at this address

37 Residents



K** Falvey**

Female | 40's



T** Finch**

Male



Z** Fox**

Male



K** Salvey**



C** Aune**

Male | 30's

Gender & Age

[Male | 30's](#)

Phone Number

[\(952\) 484-****](#)

Email Address

[c****@pacbell.net](#)

[View Profile](#)

Birthday

[See Available Results](#)

Marital Status

[See Available Results](#)

Previous

Next



897 Goodrich Ave, Unknown Unit

Saint Paul, MN 55105

[See Full Results](#)

Current & Past Residents

Find out about who lives at this address

<p>37 Residents</p> <hr/> <p> P**** Santer Female 40's</p> <hr/> <p> T**** Savage Male 60's</p> <hr/> <p> T**** Norgard Female 40's</p> <hr/> <p> P**** Palmen Male 50's</p> <hr/> <p>^ Prev Next v</p>	<div data-bbox="656 701 751 793"></div> <p data-bbox="776 709 958 745">C**** Aune</p> <p data-bbox="776 751 876 779">Male 30's</p> <hr/> <table border="0"><tr><td data-bbox="656 877 779 934">Gender & Age Male 30's</td><td data-bbox="1024 877 1218 934">Birthday See Available Results</td></tr><tr><td data-bbox="656 951 792 1008">Phone Number (952) 484-****</td><td data-bbox="1024 951 1218 1008">Marital Status See Available Results</td></tr><tr><td colspan="2" data-bbox="656 1024 824 1081">Email Address c****@pacbell.net</td></tr></table> <p data-bbox="656 1098 818 1134">View Profile</p>	Gender & Age Male 30's	Birthday See Available Results	Phone Number (952) 484-****	Marital Status See Available Results	Email Address c****@pacbell.net	
Gender & Age Male 30's	Birthday See Available Results						
Phone Number (952) 484-****	Marital Status See Available Results						
Email Address c****@pacbell.net							



897 Goodrich Ave, Unknown Unit

Saint Paul, MN 55105

[See Full Results](#)

Current & Past Residents

Find out about who lives at this address

<p>37 Residents</p> <ul style="list-style-type: none"> A**** Patel Male 40's Lynch Family 4 people A**** Malm Female K**** Skow Male 40's	<div data-bbox="649 751 747 846"></div> <p data-bbox="771 758 954 793">C**** Aune</p> <p data-bbox="771 802 873 829">Male 30's</p> <hr/> <p data-bbox="649 928 777 953">Gender & Age</p> <p data-bbox="649 957 756 982">Male 30's</p> <p data-bbox="649 1001 790 1026">Phone Number</p> <p data-bbox="649 1031 784 1056">(952) 484-****</p> <p data-bbox="649 1075 779 1100">Email Address</p> <p data-bbox="649 1104 823 1129">c****@pacbell.net</p> <p data-bbox="678 1152 792 1178">View Profile</p> <p data-bbox="1015 928 1099 953">Birthday</p> <p data-bbox="1015 957 1214 982">See Available Results</p> <p data-bbox="1015 1001 1148 1026">Marital Status</p> <p data-bbox="1015 1031 1214 1056">See Available Results</p>
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897 Goodrich Ave, Unknown Unit

Saint Paul, MN 55105

[See Full Results](#)

Current & Past Residents

Find out about who lives at this address

<p>37 Residents</p> <ul style="list-style-type: none"> J**** Sonnek Male K**** Soutsos Female 40's E**** Sullivan Female 50's Johnson Family 2 people <p>← Prev Next →</p>	<div data-bbox="695 793 800 898"></div> <p data-bbox="824 804 1027 842">C**** Aune</p> <p data-bbox="824 850 938 877">Male 30's</p> <hr/> <p data-bbox="695 989 833 1016">Gender & Age</p> <p data-bbox="695 1018 808 1045">Male 30's</p> <p data-bbox="695 1066 846 1094">Phone Number</p> <p data-bbox="695 1096 841 1123">(952) 484-****</p> <p data-bbox="695 1144 833 1171">Email Address</p> <p data-bbox="695 1173 881 1201">c****@pacbell.net</p> <p data-bbox="727 1234 849 1262">View Profile</p> <hr/> <p data-bbox="1101 989 1187 1016">Birthday</p> <p data-bbox="1101 1018 1312 1045">See Available Results</p> <p data-bbox="1101 1066 1235 1094">Marital Status</p> <p data-bbox="1101 1096 1312 1123">See Available Results</p>
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897 Goodrich Ave, Unknown Unit

Saint Paul, MN 55105

[See Full Results](#)

Current & Past Residents

Find out about who lives at this address

<p>37 Residents</p> <hr/> <p> Knobloch Family 2 people</p> <hr/> <p> Kohl Family 2 people</p> <hr/> <p> N**** Wagner Male</p> <hr/> <p>^ Prev Next v</p>	<div data-bbox="641 735 730 829"></div> <p data-bbox="755 745 933 777">C**** Aune</p> <p data-bbox="755 787 852 808">Male 30's</p> <hr/> <table border="0"><tr><td data-bbox="641 903 763 955">Gender & Age Male 30's</td><td data-bbox="990 903 1177 955">Birthday See Available Results</td></tr><tr><td data-bbox="641 976 771 1029">Phone Number (952) 484-****</td><td data-bbox="990 976 1177 1029">Marital Status See Available Results</td></tr><tr><td colspan="2" data-bbox="641 1050 803 1102">Email Address c****@pacbell.net</td></tr></table> <p data-bbox="657 1113 795 1155">View Profile</p>	Gender & Age Male 30's	Birthday See Available Results	Phone Number (952) 484-****	Marital Status See Available Results	Email Address c****@pacbell.net	
Gender & Age Male 30's	Birthday See Available Results						
Phone Number (952) 484-****	Marital Status See Available Results						
Email Address c****@pacbell.net							



897 Goodrich Ave, Unknown Unit

Saint Paul, MN 55105

[See Full Results](#)

Current & Past Residents

Find out about who lives at this address

37 Residents



P** Johnson-keller**

Female



P** Johnsonkel**

Female



P** Johnsonkeller**

Female



K** Knickerbocker**

Female

[^ Prev](#)

[Next v](#)



C** Aune**

Male | 30's

Gender & Age

[Male | 30's](#)

Phone Number

[\(952\) 484-****](#)

Email Address

[c****@pacbell.net](#)

[View Profile](#)

Birthday

[See Available Results](#)

Marital Status

[See Available Results](#)



897 Goodrich Ave, Unknown Un

Saint Paul, MN 55105

[See Full Results](#)

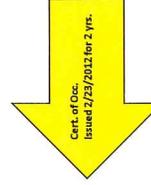
Current & Past Residents

Find out about who lives at this address

37 Residents	 C**** Aune Male 30's
 W**** Bursott Male 60's	Gender & Age Male 30's
 E**** Carlson Female 50's	Phone Number (952) 484-****
 A**** Chelseth Male 30's	Email Address c****@pacbell.net
 M**** Eustaquio Female	View Profile
^ Prev	Next v
Birthday See Available Result	Marital Status See Available Result

897 Goodrich Avenue Tenant History and Supporting Evidence

ZF #15-138-929
Mike & Joella Olson



Year	Basement	1st Floor	2nd Floor	# of Units
2005	<p>Chris Aune & Nick Wagner</p> <ul style="list-style-type: none"> <input type="checkbox"/> confirmed per prior owner <input type="checkbox"/> public records tie tenants to 897 Goodrich <input type="checkbox"/> email between prior owner and tenant regarding historical occupancy 	<p>Student at William Mitchell School of Law</p> <ul style="list-style-type: none"> <input type="checkbox"/> confirmed per prior owner 	<p>Auriele Malm</p> <ul style="list-style-type: none"> <input type="checkbox"/> confirmed per prior owner <input type="checkbox"/> emails between prior owner and tenant regarding historical occupancy <input type="checkbox"/> public record ties tenant to 897 Goodrich 	3
2006	<p>Nick Wagner</p> <ul style="list-style-type: none"> <input type="checkbox"/> confirmed per prior owner <input type="checkbox"/> public records tie tenant to 897 Goodrich 	<p>Chris Aune</p> <ul style="list-style-type: none"> <input type="checkbox"/> public records tie tenant to 897 Goodrich <input type="checkbox"/> email between prior owner and tenant regarding historical occupancy <input type="checkbox"/> confirmed per prior owner 	<p>Auriele Malm</p> <ul style="list-style-type: none"> <input type="checkbox"/> 2005 Tax Return ties tenant to 897 Goodrich <input type="checkbox"/> confirmed per prior owner <input type="checkbox"/> emails between prior owner and tenant regarding historical occupancy <input type="checkbox"/> public record ties tenant to 897 Goodrich 	3
2007	<p>Laura Perkovich & Megan Gusetti</p> <ul style="list-style-type: none"> <input type="checkbox"/> confirmed per prior owner <input type="checkbox"/> public records tie tenants to 897 Goodrich <input type="checkbox"/> public records tie tenant to 897 Goodrich 	<p>Nick Wagner & John Sonmek</p> <ul style="list-style-type: none"> <input type="checkbox"/> public records tie tenants to 897 Goodrich <input type="checkbox"/> email between prior owner and tenant regarding historical occupancy <input type="checkbox"/> confirmed per prior owner 	<p>Auriele Malm</p> <ul style="list-style-type: none"> <input type="checkbox"/> 2007 CRP ties tenant to 897 Goodrich <input type="checkbox"/> confirmed per prior owner <input type="checkbox"/> emails between prior owner and tenant regarding historical occupancy <input type="checkbox"/> public record ties tenant to 897 Goodrich 	3
2008	<p>Laura Perkovich & Megan Gusetti</p> <ul style="list-style-type: none"> <input type="checkbox"/> confirmed per prior owner <input type="checkbox"/> public records tie tenants to 897 Goodrich <input type="checkbox"/> public records tie tenant to 897 Goodrich 	<p>Jan - Aug = Nick Wagner & John Sonmek; Sept - Dec = John Sonmek</p> <ul style="list-style-type: none"> <input type="checkbox"/> public records tie tenants to 897 Goodrich <input type="checkbox"/> email between prior owner and tenant regarding historical occupancy <input type="checkbox"/> confirmed per prior owner 	<p>Auriele Malm</p> <ul style="list-style-type: none"> <input type="checkbox"/> 2008 CRP ties tenant to 897 Goodrich <input type="checkbox"/> confirmed per prior owner <input type="checkbox"/> emails between prior owner and tenant regarding historical occupancy <input type="checkbox"/> public record ties tenant to 897 Goodrich 	3
2009	<p>Laura Perkovich & Megan Gusetti</p> <ul style="list-style-type: none"> <input type="checkbox"/> confirmed per prior owner <input type="checkbox"/> public records tie tenant to 897 Goodrich 	<p>Jan - Nov John Sonmek, Dec - Jan = Meghan Gusetti & Zach Fox</p> <ul style="list-style-type: none"> <input type="checkbox"/> mortgage application 'Verification of Rent' form confirms tenancy <input type="checkbox"/> public records tie tenants to 897 Goodrich <input type="checkbox"/> email between prior owner and tenant regarding historical occupancy <input type="checkbox"/> confirmed per prior owner 	<p>Jan - Apr = Auriele Malm, May - Dec = Adam Chelseth (& Maria)</p> <ul style="list-style-type: none"> <input type="checkbox"/> affidavit of tenant occupancy <input type="checkbox"/> confirmed per prior owner <input type="checkbox"/> emails between prior owner and tenant regarding historical occupancy <input type="checkbox"/> email between new owner and tenant regarding historical occupancy <input type="checkbox"/> public record ties tenants to 897 Goodrich 	3
2010	<p>Jan - July = Tami Mausolf, Sept - Dec = Derek & Donovan T. Bettenhausen</p> <ul style="list-style-type: none"> <input type="checkbox"/> 2010 CRP ties tenants to 897 Goodrich <input type="checkbox"/> public records tie tenants to 897 Goodrich <input type="checkbox"/> email between prior owner and tenant regarding historical occupancy <input type="checkbox"/> confirmed per prior owner 	<p>Meghan Gusetti & Zach Fox</p> <ul style="list-style-type: none"> <input type="checkbox"/> mortgage application 'Verification of Rent' form confirms tenancy <input type="checkbox"/> public records tie tenants to 897 Goodrich <input type="checkbox"/> email between prior owner and tenant regarding historical occupancy <input type="checkbox"/> confirmed per prior owner 	<p>Adam Chelseth (& Maria)</p> <ul style="list-style-type: none"> <input type="checkbox"/> affidavit of tenant occupancy <input type="checkbox"/> confirmed per prior owner <input type="checkbox"/> emails between prior owner and tenant regarding historical occupancy <input type="checkbox"/> email between new owner and tenant regarding historical occupancy <input type="checkbox"/> public record ties tenants to 897 Goodrich 	3
2011	<p>Jan - Feb = Derek/Don.T./Mar = Derek/Jaui, Apr - Dec = Peter L/Andrew Bettenhausen</p> <ul style="list-style-type: none"> <input type="checkbox"/> affidavit of tenant occupancy <input type="checkbox"/> required on street parking permit request confirms occupancy <input type="checkbox"/> confirmed per prior owner <input type="checkbox"/> emails between prior owner and tenant regarding historical occupancy <input type="checkbox"/> email between new owner and tenant regarding historical occupancy 	<p>Meghan Gusetti & Zach Fox</p> <ul style="list-style-type: none"> <input type="checkbox"/> 2011 CRP ties tenants to 897 Goodrich <input type="checkbox"/> mortgage application 'Verification of Rent' form confirms tenancy <input type="checkbox"/> public records tie tenants to 897 Goodrich <input type="checkbox"/> email between prior owner and tenant regarding historical occupancy <input type="checkbox"/> confirmed per prior owner 	<p>Adam Chelseth (& Maria)</p> <ul style="list-style-type: none"> <input type="checkbox"/> affidavit of tenant occupancy <input type="checkbox"/> confirmed per prior owner <input type="checkbox"/> emails between prior owner and tenant regarding historical occupancy <input type="checkbox"/> email between new owner and tenant regarding historical occupancy <input type="checkbox"/> public record ties tenants to 897 Goodrich 	3
2012	<p>Jan - Mar = Peter L./Andrew B., Apr - Dec = Peter L./Ryan Larson</p> <ul style="list-style-type: none"> <input type="checkbox"/> affidavit of tenant occupancy <input type="checkbox"/> confirmed per prior owner <input type="checkbox"/> required on street parking permit request confirms occupancy <input type="checkbox"/> emails between prior owner and tenant regarding historical occupancy <input type="checkbox"/> email between new owner and tenant regarding historical occupancy 	<p>Meghan Gusetti & Zach Fox</p> <ul style="list-style-type: none"> <input type="checkbox"/> mortgage application 'Verification of Rent' form confirms tenancy <input type="checkbox"/> 2011 & 2013 CRPs booked 2012 occupancy <input type="checkbox"/> public records tie tenants to 897 Goodrich <input type="checkbox"/> email between prior owner and tenant regarding historical occupancy <input type="checkbox"/> confirmed per prior owner 	<p>Adam Chelseth (& Maria)</p> <ul style="list-style-type: none"> <input type="checkbox"/> affidavit of tenant occupancy <input type="checkbox"/> confirmed per prior owner <input type="checkbox"/> email between prior owner and tenant regarding historical occupancy <input type="checkbox"/> public record ties tenants to 897 Goodrich 	3
2013	<p>Jan-May = Peter Linsky & Ryan Larson, July - Dec = Molly Grames/Kelsey Jamison</p> <ul style="list-style-type: none"> <input type="checkbox"/> 2013 CRP ties tenants to 897 Goodrich <input type="checkbox"/> confirmed per prior owner <input type="checkbox"/> emails between prior owner and tenant regarding historical occupancy <input type="checkbox"/> email between new owner and tenant regarding historical occupancy 	<p>Meghan Gusetti & Zach Fox</p> <ul style="list-style-type: none"> <input type="checkbox"/> 2013 CRP ties tenants to 897 Goodrich <input type="checkbox"/> mortgage application 'Verification of Rent' form confirms tenancy <input type="checkbox"/> public records tie tenants to 897 Goodrich <input type="checkbox"/> email between prior owner and tenant regarding historical occupancy <input type="checkbox"/> confirmed per prior owner 	<p>Jan-May = Adam Chelseth (& Maria), July - Dec = Richard Huhn</p> <ul style="list-style-type: none"> <input type="checkbox"/> 2013 CRP ties tenants to 897 Goodrich <input type="checkbox"/> confirmed per lease agreement <input type="checkbox"/> confirmed per prior owner <input type="checkbox"/> emails between prior owner and tenant regarding historical occupancy <input type="checkbox"/> email between new owner and tenant regarding historical occupancy <input type="checkbox"/> public record ties tenants to 897 Goodrich 	3
2014	<p>Jan-Apr = Molly Grames & Kelsey Jamison, May - Dec = Molly Grames/Lacy Bourgois</p> <ul style="list-style-type: none"> <input type="checkbox"/> confirmed per lease agreement <input type="checkbox"/> confirmed per prior owner <input type="checkbox"/> emails between prior owner and tenant regarding historical occupancy <input type="checkbox"/> email between new owner and tenant regarding historical occupancy 	<p>Vacant for skimcoating, sanding, and painting.</p> <ul style="list-style-type: none"> <input type="checkbox"/> confirmed per prior owner <input type="checkbox"/> confirmed per current owners as move-in ready 	<p>Richard Huhn</p> <ul style="list-style-type: none"> <input type="checkbox"/> confirmed per lease agreement <input type="checkbox"/> confirmed per prior owner <input type="checkbox"/> emails between prior owner and tenant regarding historical occupancy <input type="checkbox"/> public record ties tenant to 897 Goodrich 	3
2015	<p>Jan-Mar = Molly Grames/Lacy Bourgois, April - present = Vacant per city.</p> <ul style="list-style-type: none"> <input type="checkbox"/> confirmed per lease agreement <input type="checkbox"/> confirmed per prior owner <input type="checkbox"/> emails between prior owner and tenant regarding historical occupancy <input type="checkbox"/> email between new owner and tenant regarding historical occupancy 	<p>Joelle & Mike Olson</p> <ul style="list-style-type: none"> <input type="checkbox"/> public records show we live at 897 Goodrich <input type="checkbox"/> affidavit confirms we live at 897 Goodrich 	<p>Richard Huhn</p> <ul style="list-style-type: none"> <input type="checkbox"/> confirmed per lease agreement <input type="checkbox"/> confirmed per prior owner <input type="checkbox"/> emails between prior owner and tenant regarding historical occupancy <input type="checkbox"/> public record ties tenant to 897 Goodrich 	3

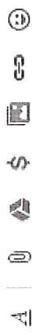
From: Andrew Bettenhausen <atbetten@gmail.com>
Date: Sun, Mar 6, 2016 at 12:28 PM
Subject: Occupant history of 897 Goodrich Avenue St Paul from a former tenant
To: Joelle.c.h.olson@gmail.com

To whom it may concern,

Hello my name is Andrew Bettenhausen and I am a former tenant of 897 Goodrich. During my occupancy, which spanned from May 2011-June or July of 2012, I lived in the basement unit. When I moved away from St. Paul in 2012 I then sublet to Ryan Larson for the next few months. The other tenant that occupied the basement unit the entire time while Ryan and myself were there was Peter Carey-Linskey. As I cleaned out my files after I moved out of the unit, I cannot provide exact dates. Rest assured, though, the timeline I provided you should be very close to accurate. Hopefully this email cleared up any doubts regarding 897's basement tenant history during the 2011-2012 timeframe.

-Andrew Bettenhausen

Send



MINNESOTA REVENUE
2007 Certificate of Rent Paid

CRP

Purpose of CRP

Eligible renters (see eligibility requirements below) may receive a refund based on property taxes paid on their principal place of residence in Minnesota and their income. For purposes of the property tax refund, 19 percent of the rent paid during the year is considered the portion paid for property tax.

The landlord is required to give each renter a completed Certificate of Rent Paid, Form CRP no later than January 31, 2008. Renters will need this CRP to apply for a property tax refund.

Roommates: The landlord is required to give each unmarried renter living in a unit a separate CRP showing that each roommate paid an equal portion of the rent, regardless of the portion actually paid or whose names are on the lease.

Renters name and address of the unit rented: AURELLE A MALM MET LYNN LLC
 Owner's or managing agent's name and address (including the unit):
871 Goodrich Ave 6180 UPPER APTON CVE
ST PAUL MN 55105 WOODBURY MN 55125

To be completed by landlord

Property ID number or parcel number: 028823210055 County: RAMSEY Number of units on this property: _____
 Month: _____ Year: _____ Month: _____ Year: _____ Number of adults living in unit (count married couple as 1): 1

- A. If the rental unit is a nursing home or health care facility, enter the amount paid for the renter by GAMB or medical assistance (Medicaid) _____
 B. If the landlord received Group Residential Housing (GRH) payments, enter the amount received from GRH on behalf of this renter _____
1. Rent paid to you by this individual renter or married couple for 2007 1 15000.00
 if a government housing agency paid you part of the rent for this unit, check box
 but do not include the amounts paid by the government agency in line 1.
2. The percentage for all renters is 19 percent (19%) 2 19%
3. Multiply line 1 by line 2. Refund: Include this amount on line 9 of Form M1PR 3 2850.00

Landlord's signature

Landlord: I declare that this certificate is correct and complete to the best of my knowledge and belief.
 Owner's or agent's signature: _____ Date: 1-6-08 Business phone: 651-730-0482

Important information for renters

Eligibility requirements for renters
 You may qualify for the property tax refund if all of the following conditions apply to you for 2007:

- You were a full-year or part-year resident of Minnesota, and
- You cannot be claimed as a dependent on someone else's 2007 federal income tax return, and
- Your total household income is less than \$50,430. (Household income is your federal adjusted gross income plus most nontaxable income. If you are married and living together, the incomes of both spouses are included in household income. If you are single, use your income only; do not include the income of any other person living with you. Also, to arrive at your total household income, a subtraction is allowed if you have dependents or if you or your spouse are age 65 or older or disabled.)

If you meet the above eligibility requirements, complete Form M1PR, Property Tax Refund Return, to determine the amount of your refund. You must include this CRP when you file your return.

You can find Form M1PR and other tax-related information on our website at www.taxes.state.mn.us. Or, you can order forms by calling 651-296-4444 or 1-800-657-3676. If you still have questions, call the department at 651-296-3791 or 1-800-657-9094. TTY users, call Minnesota Relay at 711.

If you qualify, complete and file Form M1PR. You must include this CRP when you file your M1PR return. Be sure to make copies of your Form M1PR and this form and keep them with your records.

Get your refund faster! If you file Form M1PR electronically, you may be eligible to receive your refund as early as mid-July. For more information, see page 4 of the Form M1PR instruction booklet or go to www.taxes.state.mn.us.

STATE OF MINNESOTA
COUNTY OF RAMSEY

FOURTH JUDICIAL DISTRICT

In Re the Matter of 897 Goodrich Avenue,
Saint Paul, MN 55106

AFFIDAVIT OF OWNER

STATE OF MINNESOTA
COUNTY OF RAMSEY

Jane Lynch, being first duly sworn, states the following.

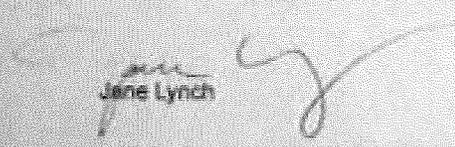
1. **Affiant.** I am Affiant Jane Lynch, former owner of 897 Goodrich Avenue, Saint Paul, MN 55106 (the "Home"). I make this affidavit on behalf of myself. I am the prior owner of the Home and sold the Home to Joelle and Mike Olson in 2014.

2. **Purpose.** The purpose of this Affidavit is to properly confirm into the record of the Planning Commission and Zoning Committee the documents submitted from me and/or forms containing my name, email address, and/or signature pertaining to the historical tenant occupancy of the Home are true and accurate.

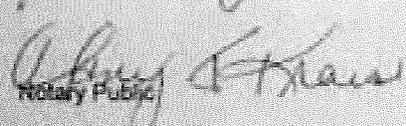
3. **The Documents.** I provided documents such as leases, certificates of rent paid (CRPs), verification of rent form(s), email communications, written historical tenant timeline, summary letter regarding the use of the Home, and many supplementary documents to the current owners to be brought forth to the Planning Commission and Zoning Committee. I believe in good faith that the representations made in these documents and/or those containing my name, email address, and/or signature are true and correct in all respects.

Respectfully submitted,

April 4 2016


Jane Lynch

Subscribed and sworn to before me by Jane
Lynch this April 7 2016


Notary Public

Affiant's of Owner



STATE OF MINNESOTA
COUNTY OF RAMSEY

FOURTH JUDICIAL DISTRICT

In Re the Matter of 897 Goodrich
Avenue, Saint Paul, MN 55105

AFFIDAVIT OF OWNER

STATE OF MINNESOTA
COUNTY OF RAMSEY

Joelle Olson, being first duly sworn, states the following:

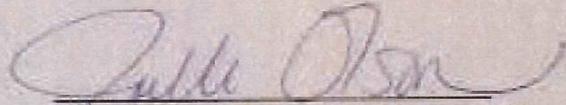
1. **Affiant.** I am Affiant Joelle Olson, currently residing at 897 Goodrich Avenue, Saint Paul, MN 55105 (the "Home"). I make this affidavit on behalf of myself and my husband Michael Olson. We are the current owners of the Home.

2. **Purpose.** The purpose of this Affidavit is to properly introduce into the record of the Planning Commission and Zoning Committee the August 13, 2015, email from Adam Chelseth, a former tenant of the basement unit in the Home. Adam Chelseth is unable to personally appear in this application proceeding because he lives out of state.

3. **The Email.** I received the attached Exhibit B, an August 13, 2015, email from Adam Chelseth. I and my husband believe in good faith that the representations Adam Chelseth makes in the email are true and correct in all respects.

Respectfully submitted,

April 2, 2016

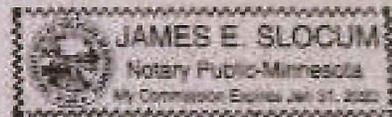


Joelle Olson



Notary Public

Subscribed and sworn to before me by Joelle
Olson this April 2, 2016.



STATE OF MINNESOTA
COUNTY OF RAMSEY

FOURTH JUDICIAL DISTRICT

In Re the Matter of 897 Goodrich
Avenue, Saint Paul, MN 55105

AFFIDAVIT OF OWNER

STATE OF MINNESOTA
COUNTY OF RAMSEY

Joelle Olson, being first duly sworn, states the following:

1. **Affiant.** I am Affiant Joelle Olson, currently residing at 897 Goodrich Avenue, Saint Paul, MN 55105 (the "Home"). I make this affidavit on behalf of myself and my husband Michael Olson. We are the current owners of the Home.

2. **Purpose.** The purpose of this Affidavit is to properly introduce into the record of the Planning Commission and Zoning Committee the March 6, 2016, email from Andrew Bettenhausen, a former tenant of the basement unit in the Home. Mr. Bettenhausen is unable to personally appear in this application proceeding because he is abroad.

3. **The Email.** I received the attached **Exhibit A**, a March 6, 2016, email from Mr. Bettenhausen. I and my husband believe in good faith that the representations Mr. Bettenhausen makes in the email are true and correct in all respects.

Respectfully submitted,

April 2, 2016

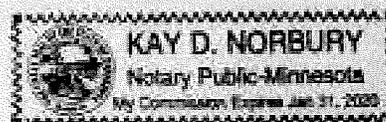


Joelle Olson



Notary Public

Subscribed and sworn to before me by Joelle
Olson this April 2, 2016.



> On Aug 13, 2015, at 12:13 PM, Adam Chelseth <adam.chelseth@gmail.com> wrote:

>

>> Got it. I lived on the second floor from June of 2009 through the third week of May in 2013. Unfortunately I didn't know the names of the other people living in the house, so I'm not able to be of much help to you.

>>

>> Good luck with the rest of the search!

>>

>> On Aug 13, 2015 1:07 PM, "joelle hero" <joelle.hero@gmail.com> wrote:

>> >

>> > Of course!

>> >

>> > We've owned it for about a year an are stitching together the tenant history. At purchase, the active leases carried through the sale of the home but we were not provided with any prior data. A our research up until this point has been a grassroots effort.

>> >

>> > I'm trying to piece together who lived in the basement, main, and second floor in 2011 and 2012 and the first part of 2013.

>> >

>> > Do you have any information you can share that would help me figure this out?

>> >

>> > I know Molly Grames an her friend Kelsey were in the basement starting in July 2013. It seems there was a woman & child on the main floor during that time too. A man also moved into the 2nd floor from summer 2013 (Richard) -present.

>> >

>> > Thank you!

>> >

>> > Joelle

city of saint paul
planning commission resolution
file number: 16-020-352
date: April 15, 2016

WHEREAS, the Saint Paul Housing and Redevelopment Authority, File # 16-020-352, has applied for a rezoning from B2 community business to T2 traditional neighborhood under the provisions of § 61.801(b) of the Saint Paul Legislative Code, on property located at 952 Farrington Street, Parcel Identification Number (PIN) 25.29.23.42.0016, legally described as Matz Subdivision of Lot 11 with Lots 3 And Lot 4, Blk 1; and

WHEREAS, the Zoning Committee of the Planning Commission, on April 7, 2016, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of § 61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following findings of fact:

1. The Saint Paul Housing and Redevelopment Authority is seeking to rezone this property from B2 community business to T2 traditional neighborhood to allow the development of a single-family house on this site.
2. The proposed zoning is consistent with the way this area has developed. This area has developed as a mixed-use commercial node over time. Rezoning the subject property to T2 traditional neighborhood allows for mixed commercial-residential development that is more consistent with the historic development pattern than the B2 community business district. Between 1922 and 1975, along with all property along Front, this site was zoned "commercial," which allowed a mix of residential and commercial uses.
3. The proposed zoning is consistent with the Comprehensive Plan. The Land Use Plan designates this area as an established neighborhood, which it describes as predominately residential with neighborhood-serving commercial at the intersection of arterials and collectors.
4. The proposed zoning is compatible with a mix of residential, commercial, and office uses. The existing land-use pattern at the intersection of Front and Farrington is mixed commercial and residential. Rezoning this parcel to T2 traditional neighborhood reinforces that established pattern by allowing a wide-range of residential and commercial uses.
5. Court rulings have determined that "spot zoning" is illegal in Minnesota. Minnesota courts have stated that this term "*applies to zoning changes, typically limited to small plots of land, which establish a use classification inconsistent with the surrounding uses and create an island of nonconforming use within a larger zoned property.*" The application of the T2 traditional neighborhood district here is not spot zoning. This district allows most B2 uses, but also allows a wider range of residential uses that are not allowed in B2, including the proposed one-family house. As such, the T2 district is consistent with the zoning applied to the surrounding properties and provides for an appropriate transition between the more commercial node and the residential neighborhood.

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission recommends to the City Council that the application of the Saint Paul Housing and Redevelopment Authority for a rezoning from B2 community business to T2 traditional neighborhood for property at 952 Farrington St be approved.

moved by _____

seconded by _____

in favor _____

against _____