



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
St Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

November 18, 2016

Barbara A. Wencil, Planning Commission Chair
c/o Donna Drummond, Director of Planning
25 West. 4th Street Suite 1400
Saint Paul, MN 55102

Re: 241 W. George Street – Conditional Use Permit for a Bed and Breakfast

Dear Chair Wencil:

The Department of Safety and Inspections (DSI), Zoning Section is notifying the Planning Commission that the above referenced conditional use permit (CUP) is not in compliance with the conditions imposed according to Zoning Code Section 61.108 which states:

The zoning administrator shall notify the planning commission or the board of zoning appeals when a development covered by a site plan, permit, variance, determination of similar use, or other zoning approval is not in compliance with any of the conditions imposed upon such use approval. The commission or the board may, at a public hearing, following notice to the owner of subject property and other adjacent property owners as specified in section 61.303(c), and upon determination that the conditions imposed by such approval are not being complied with, revoke the authorization for such approval and require that such use be discontinued. The commission or the board, in lieu of revoking the permission, may impose additional conditions, modify existing conditions, or delete conditions which are deemed by the commission or the board to be unnecessary, unreasonable or impossible of compliance.

This property is a single family dwelling located in a RT1, one- and two-family dwelling zoning district. Bed and breakfast facilities are permitted uses in this zoning district provided that the following conditions are met, including, but not limited to:

- *One-family dwellings may contain no more than four (4) guest rooms. Two-family dwellings may contain no more than three (3) guest rooms.*
- *Dining and other facilities shall not be open to the public, but shall be used exclusively by the residents and registered guests.*

On October 3, 2014, the Planning Commission granted a CUP for the use of a bed and breakfast facility with four (4) guestrooms, to Scott Kramer for the Dearing Mansion, subject to the following conditions:

1. Final plans approved by the Zoning Administrator for this use shall be in substantial compliance with the plan submitted and approved as part of this application.
2. The permit holder must abide by any and all County or State licensing requirements applicable to bed and breakfasts.

The applicant indicated on their floor plan submitted with the CUP application that there are four (4) guestrooms available for his bed and breakfast facility. However, DSI received a complaint in May of 2016 stating that the proprietor of the Dearing Mansion, Scott Kramer, was hosting events such as wedding receptions and corporate retreats for up to 100 people. Upon further investigation I learned that Mr. Kramer was also advertising six (6) guestrooms available on several online websites, including the webpage for the Dearing Mansion, VRBO, Airbnb, and The Knot.

On March 16, 2016, Mr. Kramer was issued an enforcement notice stating that he can only advertise and provide four (4) guestrooms and may not use the property as a venue for special events. He was given until March 31, 2016, to comply with this order.

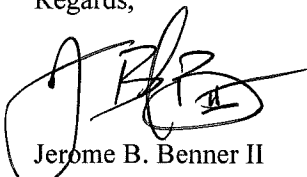
On March 29, 2016, I received an email from Mr. Kramer stating that he would remove the web advertisements listing the whole house for rent and eliminate language on the Dearing Mansion homepage that mentioned six (6) guestrooms available for the facility, and cease using the facility for events.

Shortly after I received his email, Mr. Kramer complied with the orders by reducing the number of available guestrooms to four (4) and removing the advertisements on the webpages that stated the Dearing Mansion could be used as an event space.

However, in October of 2016, we received another complaint regarding the same issue of hosting a wedding reception that caused noise and traffic issues for a neighboring property owner. Furthermore, the advertisements on the aforementioned webpages had been reestablished to indicate six (6) rooms available in his bed and breakfast and also showcasing the Dearing Mansion as an event space.

DSI Zoning staff has given Mr. Kramer ample time to come into compliance with the conditions of his bed and breakfast facility. Please refer to the attached supporting documents regarding the web advertisements, enforcement letter and email correspondence. DSI staff is notifying the Planning Commission that Mr. Kramer's bed and breakfast facility is not in compliance with the conditions required for a bed and breakfast.

Regards,



Jerome B. Benner II
DSI Zoning Inspector

Attachments: Conditional Use Permit Application
Conditional Use Permit Resolution
Web Advertisements
3/16/2016 Enforcement Letter
3/29/2016 Email

To Whom It May Concern :

December 2, 2016

I am writing in response to a notification from Jerome Benner, DSI Zoning Inspector stating that I am in violation of the Conditional Use Permit that was issued in Oct 2014 for a Bed and Breakfast Facility in my home at 241 George St. W. The letter explained the process of how the conditional use permit would be sent back to the planning commission and the process that is followed in these cases. The letter did not describe or inform me how I was in violation of the permit.

I called and spoke with Mr. Benner. I asked for an explanation. I had spoken to Mr. Benner earlier in the year and had removed wording from my website and from my Airbnb posting that made mention of the fact that my house had 6 bedrooms. My bed and breakfast permit allows a maximum of 4 bedrooms. Six bedrooms was mentioned in the website and on the Airbnb website in reference to the occasions when I rent my entire residence under contract. I agreed to make changes to remove the language stating that the home had "6 bedrooms". I could see the reason for confusion and that it could be interpreted that I was renting 6 bedrooms even though in fact I was fully abiding by the Conditional Use Permit and not ever renting more than 4 bedrooms at any time.

I was informed by Mr Benner during that conversation that the City of St. Paul was in the process of reviewing Airbnb and VRBO and how to possibly regulate the rental of homes and bedrooms in the city. I believe Mr. Benner informed me that he or someone from the city would be back in touch with me once the City Council had determined the future of Airbnb and Vrbo in St. Paul. I have since learned that the process is still underway and determinations have yet to be made.

A little background information should be mentioned at this point. Although I do have a license to operate a Bed and Breakfast in St. Paul I do not operate my business in the traditional sense in that I do prepare or provide a cooked breakfast. Rather, I provide typical self-serve items as described on the Airbnb website. No breakfasts are prepared or served. This is also in compliance with the Minnesota Department of Health and their laws and guidelines. I have met any and all requirement and inspections made by the MN Health Department.

I believe the cause of the problem centers around the question of whether renting my home for private events is allowed under the terms of the Conditional Use Permit and the fact that I had one specific neighbor who made several complaints.

It is my position that as a private homeowner in St. Paul I can rent my residence on VRBO. This is currently true for all homeowners in St. Paul and I understand that changes may be coming regarding legality or regulations.

I believe the origin of the problem and why it came to the awareness of Mr. Benner is the result of several complaints by an individual, James Katz, who lives across the street to the north on 235 Robie St. W. Mr. Katz heard some noise on several occasions that he found unacceptable and when he complained to the police they evidently informed him that there were no laws being broken. I imagine the police believed the noise was minimal and also any sound was being made during non- curfew hours. I do not allow any amplified music of any kind or large gatherings. I have only had 3 outdoor events held in the back yard in 2015 and 2016 combined. If noise had been an issue I believe the police would have contacted me at least once or there would have been at least one other neighbor complaining. The fact that one person caused this issue to become a larger issue should be noted.

When Jim Katz did not receive satisfaction he contacted the City with his complaint. When Mr. Benner first informed me of the anonymous complaint regarding the noise I said that since it was an isolated incident and I would do whatever I could to avoid a further issues. This conversation between myself and Mr. Benner took place sometime in the spring of 2016 I believe.

In October of 2106 I was informed by a VRBO client that while she was preparing for an outdoor wedding in my back yard that Jim Katz had confronted her saying that what she was doing was illegal and that he was visibly upset. She called me immediately. This happened before any actual event had taken place. The wedding family had rented a tent in case of rain. This was the first time and only time that a tent had been set up in the back yard. The client was planning an afternoon wedding the following day. Luckily Jim Katz left his name and address so I could go meet and speak with him. I met him for the first time within an hour and heard all his concerns and promised him that there would be no late night noise of any kind. He had mentioned that that sound of silverware clanking had come down between the two houses across the street and had been heard by him in his front yard. After I spoke with him I followed up with him on both of the following two days. We left on very good terms with him welcoming me into his home to see some antiques he was thinking I might be interested in. I felt positive and satisfied that in addition to having my immediate neighbors on George St. approval and support I now feel that Jim is satisfied with how I conduct my business.

Virtually all my business comes from the Airbnb and Vrbo website. I have my own private informational website, www.dearingmansion.com as well. I have recently advertised one time on Minnesota Bride. I will not be advertising in the future with that company or any other company besides Airbnb and Vrbo. There is a company called "The Knot" which is a promotional company that does not have my permission to list my house. Their company sell leads and I am in the process of having them remove my house from their website.

Since the house is my home I am very mindful of who I rent it to because all the personal household items and art that has meaning to me. My clientele is respectful of my home and my neighbors and neighborhood. On occasion my VRBO clients have asked and been granted permission to park in their private adjacent church parking lot. I have been careful to prevent and minimize parking issues when events are held at my home.

I have not received a single complaint on George Street for noise or for parking congestion. I asked for and received the cooperation and approval of all my neighbors on George St. within 350 feet when I applied for the conditional use permit over two years ago. Since then I have giving them yearly updates to keep them informed and to garner continued cooperation.

It is my hope I will be allowed to continue to operate my house as both a bed and breakfast in full compliance with the City of Saint Paul Conditional Use Permit and also separately as VRBO rental. During 2014 and 2015 I paid approximately \$18,000 in Minnesota Sales taxes and City of St. Paul Lodging taxes. Airbnb only accounted for approx \$2500 of that City and State revenue.

Thank you for your consideration.

Scott Kramer
241 George St. W.
Saint Paul, MN 55107

From: Scott Kramer [mailto:skramer241@gmail.com]
Sent: Wednesday, April 20, 2016 1:07 PM
To: Benner II, Jerome (CI-StPaul) <jerome.benner.ii@ci.stpaul.mn.us>
Subject: Re: 241 George St. W

Hello Jerome!

It took a while for me to find this but here is the floor plan. If you need anything more from me while we wait let me know. If you have any information for me on approximate dates when you may have some new information for me please let me know. Thank you,

Scott Kramer
241 George St W.
Saint Paul, MN 55107

On Tue, Mar 29, 2016 at 4:33 PM, Scott Kramer <skramer241@gmail.com> wrote:
Hello Jerome,

I just wanted to follow up our conversation. I appreciate your understanding and willingness to further investigate my options. While you pursue this bit of research I wanted you to know that I have removed the whole house listing from Airbnb and have temporarily taken the Dearing mansion website down. The website is currently off-line while we remove the wording that was advertising the availability of the house (with mention of 6 bedrooms) for rental or events.

It is my sincere hope that a way can be found to allow for whole house rental because quite frankly the size of the house (and the mortgage) requires a certain amount of income to sustain it and keep it viable. I understand the concern of the neighbors and have been committed to limit the impact. I feel sad and responsible that a neighbor complained. Let me know if there have been other complaints of any kind. The overnight B & B rental guests that have come and stayed at the house have been extremely respectful. And I also understand that noise and any other complaints are things that cannot be condoned or tolerated by neighbors or the city. If a modification to the conditional use permit is possible I would expect it to be possibly contingent on neighborhood approval. I am prepared to speak with all my neighbors again and hopefully get unanimous approval. I believe that would be possible. (When I was preparing for the conditional use permit I thought I needed to get a certain level of approval so at that time I did speak with virtually all neighbors within the required distance but apparently once I obtained the signatures I learned that that requirement turned out not to be necessary. And, for the record I obtained 100% approval from everyone I spoke with at that time. I do still have those signatures and would be happy to go door to door again.)

I also do know that several houses have been sold since that time so I no longer know every one of my neighbors.

One other thing I'd like to share is my future desire to apply for "National Register of Historic Places" status. And that could take 5 to 10 years. If and when that happens I may be eligible for grants to allow for much needed exterior repairs. But at this point I am hoping to fund the

In addition to calling me at your convenience this afternoon could you also possibly scan and email me a copy of the the Enforcement Notice? The notice got damaged when the envelop was opened and there is a little bit of important wording that I can't read/understand.

I look forward to talking with you and resolving this issue.

If I don't pick up your call please leave a message and I will return your call this afternoon.

Thank you!

Scott Kramer



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Christopher B. Coleman, Mayor

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

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Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

March 16, 2016

Enforcement Notice

Scott Kramer
241 George Street W.
Saint Paul, MN 55107

Re: 241 George Street West (Dearing Mansion) – Violation of Conditional Use Permit

Dear Mr. Kramer:

On October 3, 2014, you were granted a Conditional Use Permit (#14-326683) in order to operate a bed and breakfast at the referenced location with no more than four (4) guest rooms. A bed and breakfast in Saint Paul specifies that, "dining and other facilities shall not be open to the public, but shall be used exclusively by the residents and registered guests."

The Department of Safety and Inspections (DSI) received a complaint stating that there were special events being held at the Dearing Mansion. Furthermore, a DSI inspector observed on the website for the Dearing Mansion that there are six rooms available for rent and an option to host wedding receptions, corporate retreats, meetings, and variety of other gatherings. Your property is also advertised on AirBNB for six (6) guest rooms. Please see enclosed images of the advertisements found on the web.

Based on the information provided from the complainant and the information found on the internet, you are violating the standards of your approved bed and breakfast. Additionally, one of the conditions of the Conditional Use Permit (CUP) is getting your final plans approved from the zoning administrator in this office. We have not approved any site plan or floor plans for this property.

Therefore, you must come into compliance by only renting a maximum of four (4) guestrooms, eliminating any use of the property for the purpose of hosting events open to the public, and submitting floor plans along with a site plan that indicates the layout of off-street parking. You have until March 31, 2016 to come into compliance.

If you fail to comply with this order we will request that the Planning Commission review your permit and under Section 61.108, they may require that you discontinue the use of property, impose additional conditions, modify existing conditions, or delete conditions which are deemed by the commission to be unnecessary, unreasonable or impossible of compliance.

If you have any further questions, please contact me at 651-266-9088 or Jerome.benner.ii@ci.stpaul.mn.us

Sincerely,

Jerome B. Benner II
DSI Inspector I

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Search

[Home](#) [Riverview, Saint Paul, MN, USA](#) [VRBO Listing #556519](#)

Like 0

★★★★★ (21 Reviews)



Minimum stay:	2 nights
Sleeps:	14
Bedrooms:	6
Bathrooms:	3
Property type:	House
Internet:	Yes
Pets considered:	No
Wheel chair accessible:	No

Enter dates to see accurate pricing



Request to Book

[Send email](#)

 Booking confirmation within 24 hours

Get an Instant Quote

Pay with confidence



When you book through the VRBO website,
your booking is backed by our Book with
Confidence Guarantee
[Learn more](#)

Save to my favorites

1/10

This historic and beautifully renovated 1885 Queen Anne Mansion with over 5000 square feet includes accommodations for up to 12 people with 6 bedroom options on the upper floor. They include the Master Suite (king bed, sitting area, private bath/double shower, full bed in adjoining room). West Room (1 full bed) is across the hall from Master Suite. East Room (queen bed and twin bed), Private Room (full bed) and Room With A View (downtown views, queen bed) all share a bathroom. The main floor is a wonderfully large space for entertaining and includes parlor, music room with grand piano, dining room, kitchen, tv room with 50' screen tv, library and bar. Sauna in basement. Sweeping downtown view from deck. Enjoy exquisite stained glass windows, extraordinary fireplace mantels and stunning woodwork and architectural details throughout. Dearing Mansion is an elegant destination to experience and admire.

[Feedback](#)

The exquisite historic home, built in 1885, includes nine working fireplaces with magnificent mantels, 8 gorgeous stained glass windows, stunning original woodwork and beautiful architectural details. The Dearing Mansion is a splendid place to relax and discover.

When renting the whole house, introduction to the home and any necessary visits and information are provided by the owner and host, Scott Kramer of Kramer Restoration. Because of the historic nature of the home it is well suited for adults and children with supervision. Consider Dearing Mansion for intimate weddings, wedding parties, a place for friends and family to stay while attending weddings locally; family reunions, sister weekends, corporate gatherings, events. The neighborhood is friendly and safe. There are beautiful parks and great trails nearby for walking and bicycling. Great coffee shops and bakeries are within walking or driving distance along with antique shops and other shopping 5-10 minutes away by car. Historic Summit Avenue as well as Grand Avenue, known for shopping, fine restaurants and eateries, are just 5 minutes by car. The owner is happy to provide restaurant and entertainment recommendations. Also close to Xcel Energy Center, Fitzgerald Theatre, local colleges and universities including: Macalester, St. Thomas, St. Kates. Come visit and enjoy. And like many of our guests, come back again! Conveniently located 5 minutes from downtown Saint Paul and a 15 minute drive from the airport. Dearing Mansion in West Saint Paul is just over the Smith Avenue High Bridge across the Mississippi River. Public transit available.



Owner

Member since: 2014

[Send email](#)

Speaks: **English**

Response time: **Within 12 hours**

Response Rate: **100%**

Calendar last updated: **11/15/2016**

Property Type

House 5400 sq. ft.

Accommodation Type

Vacation Rental

Meals

Guests Provide Their Own
Meals

Onsite Services

Massage

Suitability

Events Allowed	Non Smoking Only	Wheelchair Inaccessible
Minimum Age Limit For Renters:	Pets Not Allowed	
Age 12		

Bedrooms: 6 Bedrooms, Sleeps 14, Beds for 12-14

Master Suite 2nd room: 1 double
Adjoins master bedroom with double pocket doors

Master Suite Main Bedroom: 1 king
En suite bathroom with heated tile floors, double shower

East Bedroom: 1 queen
Large room with fireplace, shared bath

Room With A View: 1 queen
Downtown Views, shared bath

West Room: 1 double, 1 twin/ single
Extra bedroom, shared bath, across hall from Master Suite

Guest Room: 1 double
Bedroom with shared bath

[Feedback](#)

Bathrooms: 3 Bathrooms

Master Suite Bathroom: toilet, shower, bidet
Double shower with stone floor, heated tile floors

Hallway Bathroom: toilet, tub, shower
Shared bath for 3 rooms, claw foot tub, tile shower

Main Floor Bath: toilet, shower

Entertainment

Books	DVD Player	Stereo
		Television: 66' screen TV

Theme

Away From It All	Historic	Romantic
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Attractions

Live Theater	Restaurants
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Local Services & Businesses

Groceries	Hospital	Massage Therapist
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Leisure Activities

Antiquing	Sight Seeing	Walking
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Location Type

Downtown:
Dearing Mansion is 5 minutes from downtown Saint Paul and 15 ...[more](#)

Dining

Dining Area	Seating for 12 people
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General

Air Conditioning: <i>Window Units</i>	Heating: <i>Radiant heat, bathrooms have in-floor radiant heat</i>	Living Room: <i>Plus music parlor, library, tv room, bar</i>
Clothes Dryer	Internet: <i>Wi-Fi</i>	Parking: <i>Off-street tandem parking</i>
Fireplace	Iron & Board	Towels Provided
Hair Dryer	Linens Provided	Washing Machine

Kitchen

Coffee Maker: <i>Coffee and cream provided.</i>	Kitchen: <i>Large eat-in kitchen with beautiful details, tin ceiling, granite cou....more</i>	Pantry Items
Dishes & Utensils	Microwave	Refrigerator
Dishwasher	Oven	Stove
		Toaster

THE DEARING MANSION

Renting

Whole House Vacation Rental

This 17-room mansion is the perfect place to bring your family or friends and enjoy the stately opulence of a bygone era. Perfect for weddings, wedding parties, group events or even dinners.

Rental Rates:

Sunday - Thursday: \$725

Friday and Saturday: \$825

Events of up to 100 people are welcomed and are an additional fee. Please correspond with owner for current rates.

Fees:

\$250 - Cleaning Fee

\$1,000 - Security Deposit (refundable 14 days after departure)

Reservations:

dearingmansion@gmail.com

(612) 636-9238

Cash, credit card, personal check

Individual Accommodations

Perfect for romantic getaways or girls' weekends!

Master Bedroom:

1 king bed, private bath.

Sunday - Thursday: \$115/night

Friday and Saturday: \$125/night

Master Suite:

1 king bed, 1 double bed, private bath.

Sunday - Thursday: \$150/night

Friday and Saturday: \$160/night

East Bedroom:

1 queen bed, large room with fireplace, shared bath.

Sunday - Thursday: \$95/night

Friday and Saturday: \$105/night

Room with a View:

1 queen bed with downtown views, shared bath.

Sunday - Thursday: \$95/night

Friday and Saturday: \$105/night

Reservations:

dearingmansion@gmail.com

(612) 636-9238

Cash, credit card, personal check

Lodging

Sunday - Thursday: \$725

Friday and Saturday: \$825

2-night minimum

50% deposit due 90 days prior to rental

[HOME](#)[RENTING](#)[HISTORY](#)[PHOTOS](#)[CONTACT](#)[ST. PAUL](#)[LOCATION](#)

View Photos

Dearing Mansion Whole House

Saint Paul, MN, United States



Scott



Entire home/apt



12 Guests



6 Bedrooms



7 Beds

\$700

Per Night

Check In

mm/dd/yyyy

Check Out

mm/dd/yyyy

Guests

1 guest

Request to Book

You won't be charged yet

Save to Wish List

58 travelers saved this place

Send Email

Message

More

Report this listing

About this listing

Dearing Mansion is an exquisite location for family reunions, weddings, parties, events. Accommodations include master suite with private bath, plus 4 additional bedrooms and 2 full baths. Parlor, music room, dining, kitchen, views, deck, sauna.

Contact host

The space

Accommodates: 12

Bathrooms: 3

Bedrooms: 6

Beds: 7

Check In: Anytime after 3PM

Check Out: 11AM

Property type: House

Room type: Entire home/apt

House Rules

Amenities

Suitable for events

Dryer

Cable TV

Indoor fireplace

+ More

Prices

Cleaning Fee: \$250

Security Deposit: \$1000

Monthly Discount: 20%

Cancellation: Strict

Weekly Discount: 15%

Weekend Price: \$800 / night

Description

The space

This historic and beautifully renovated 1885 Queen Anne Mansion with over 5000 square feet includes accommodations for up to 12 people with 6 bedroom options on the upper floor. They include the Master Suite (queen bed, sitting area, private bath/double shower, full bed in adjoining room). West Room (2 twin beds) is across the hall from Master Suite. East Room (full bed). Private Room + More



Stephanie H., The Knot
Venue Expert

Looking for the perfect venue?

Introducing Venue Concierge, a new complimentary service from The Knot. Our experts will work with you one-on-one to find your ideal wedding location.

We'll handpick your Venue shortlist based on your needs.

TAKE OUR VENUE QUIZ

Home > Wedding Reception Venues > Dearing Mansion

Dearing Mansion



St. Paul, MN

Capacity: 0-50 | [WEBSITE](#) | [PHONE](#)

Amenities

For more details about amenities, please message the Venue.

Price Range

\$\$ - Affordable

Settings

Estate, Historic Venue

Guest Capacity

0-50

REQUEST A QUOTE



FAVORITE

SHARE THIS VENDOR

Amenities + Details

Contact Info

241 George Street West, St. Paul, MN (612) 636-9238

[WEBSITE](#)

Reviews

CITY OF SAINT PAUL, MINNESOTA
(Conditional Use Permit)

ZONING FILE NO: 14-326-683

APPLICANT: Scott Kramer

PURPOSE: Conditional use permit for a bed & breakfast residence with 4 guest rooms

LOCATION: 241 George St W

LEGAL DESCRIPTION: PIN 072822130175, Dorhardt Rearrangement the W 15 Ft of S 35 Ft of Lot 2 & the S 41.53 Ft of Lot 3 & all of Lot 6 & W 15 Ft of Lot 7

ZONING COMMITTEE ACTION: Recommended approval with conditions on September 25, 2014

PLANNING COMMISSION ACTION: Approved on October 3, 2014

CONDITIONS OF THIS PERMIT:

1. Final plans approved by the Zoning Administrator for this use shall be in substantial compliance with the plan submitted and approved as part of this application.
2. The permit holder must abide by any and all County or State licensing requirements applicable to bed and breakfasts.

APPROVED BY: Barbara Wencil, Commission Chairperson

I, the undersigned Secretary to the Zoning Committee of the Planning Commission for City of Saint Paul, Minnesota, do hereby certify that I have compared the foregoing copy with the original record in my office; and find the same to be a true and correct copy of said original and of the whole thereof, as based on minutes of the Saint Paul Planning Commission meeting held on October 3, 2014, and on record in the Saint Paul Planning Office, 25 West Fourth Street, Saint Paul, Minnesota.

This permit will expire two years from the date of approval if the use herein permitted is not established, subject to administrative extension not to exceed one year (§ 61.105). If one of the following occurs, the use herein permitted shall automatically expire: the use is established but subsequently is discontinued for 365 days or is replaced by another use, the lot area is reduced, or as otherwise provided in § 61.505.

The decision to grant this permit by the Planning Commission is an administrative action subject to appeal to the City Council. Anyone affected by this action may appeal this decision by filing the appropriate application and fee at the Zoning Office, 1400 City Hall Annex, 25 West Fourth Street. **Any such appeal must be filed within 10 calendar days of the date of the Planning Commission's decision.**

Violation of the conditions of this permit may result in its revocation.

Samantha Langer
Samantha Langer
Secretary to the Saint Paul
Zoning Committee

Copies to:
Applicant Scott Kramer
File No. 14-326-683
District Council 3

Mailed On: October 3, 2014



city of saint paul
planning commission resolution

file number 14-66

date October 3, 2014

WHEREAS, Scott Kramer, file # 14-326-683, has applied for a conditional use permit for a bed & breakfast residence with 4 guest rooms under the provisions of §61.501 of the Saint Paul Legislative Code, on property located at 241 George St W, Parcel Identification Number (PIN) 072822130175, legally described as Dorhardt Rearrangement The W 15 Ft of S 35 Ft of Lot 2 & The S 41.53 Ft of Lot 3 & All of Lot 6 & W 15 Ft of Lot 7; and

WHEREAS, the Zoning Committee of the Planning Commission, on September 25, 2014, 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 home was constructed in 1886 and designed by notable architect Augustus Gauger. It was originally constructed as a single family home, but was divided into several apartments in the 1940's or 1950's. The property owner prior to the applicant made several necessary repairs and removed the majority of walls, doorways and kitchens that made up the apartments. The applicant is interested in preserving and continuing to restore the home while being able to share this resource via use as a bed and breakfast.
2. §65.641 defines 'bed and breakfast residence' and lists the standards and conditions for a bed and breakfast located in a residential district.
 - (a) *In residential districts, a conditional use permit is required for bed and breakfast residences with two (2) or more guest rooms, and for any bed and breakfast located in a two-family dwelling.* The applicant has made the required conditional use permit application.
 - (b) *The bed and breakfast residence may be established in a one-family detached dwelling or a two-family dwelling, located within a single main building.* The property was originally constructed as a one-family dwelling, therefore this condition is met.
 - (c) *The guest rooms shall be contained within the principal structure.* This condition is met. All guest rooms will be located within the principal structure.
 - (d) *There shall be no more than one (1) person employed by the bed and breakfast residence who is not a resident of the dwelling.* This condition is met. The applicant has stated that there will be no more than one employee who does not reside on the premises.

moved by Nelson

seconded by _____

in favor Unanimous

against _____

- (e) *Dining and other facilities shall not be open to the public, but shall be used exclusively by the residents and registered guests.* This condition is met as the applicant has agreed to abide by this condition.
 - (f) *No additional exterior entrances shall be added to the structure solely for the purpose of serving guest rooms.* This condition is met. The applicant has stated that there is no need for additional exterior entrances to the structure to serve residents or guests.
 - (g) *The zoning lot shall meet the minimum lot size for the one-family dwelling or two-family dwelling in the district in which it is located, and shall have a minimum size according to the table noted in §65.641.* This condition is met. The table referenced indicates that a one-family dwelling with four guest rooms must have a minimum lot area of 8,000 square feet. The lot area is over 14,000 square feet, which is more than sufficient.
 - (h) *One-family dwellings may contain no more than four (4) guest rooms. Two-family dwelling may contain no more than three (3) guest rooms.* This condition is met. The property was built as a one-family dwelling and the applicant has proposed four (4) guest rooms.
 - (i) *No bed and breakfast residence containing two (2) through four (4) guest rooms shall be located closer than one thousand (1,000) feet to an existing bed and breakfast residence containing two (2) through four (4) guest rooms, measured in a straight line from the zoning lot of an existing bed and breakfast residence.* This condition is met. City records indicate no existing bed and breakfast with 2 to 4 guest rooms within 1,000 feet.
3. §61.501 lists five standards that all conditional uses must satisfy:
- a) *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.* This condition is met. The Housing Chapter of the Saint Paul Comprehensive Plan lists the need to preserve and promote established neighborhoods. Additionally, the Historic Preservation Chapter generally supports the preservation of historic structures and character. The West Side Community Plan generally supports the preservation and rehabilitation of housing, particularly those with historic designation potential and elements that are indicative of historic resources.
 - b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. The point of ingress/egress is located on George Street and the proposed use will not generate a significant amount of traffic nor contribute significantly to congestion the public streets.
 - c) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.* This condition is met. The proposed bed and breakfast use is compatible with the surrounding single and two family residences and will not alter the character of the immediate neighborhood.
 - d) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* This condition is met. The proposed bed and breakfast use is a permitted use in the RT1 district and is compatible with surrounding uses.

- e) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This condition is met. The use will conform to the applicable regulations in the RT1 zoning district. The parking requirement for the bed and breakfast residence is three spaces (1 space for each dwelling unit and 0.5 for each guest room). The applicant has stated that there is room for two vehicles side-by-side in the driveway, and the length of the driveway allows for a third vehicle to park behind either vehicle and leave sufficient maneuvering room.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of Scott Kramer for a conditional use permit for a bed & breakfast residence with 4 guest rooms at 241 George Street W is hereby approved subject to the following additional conditions:

1. Final plans approved by the Zoning Administrator for this use shall be in substantial compliance with the plan submitted and approved as part of this application.
2. The permit holder must abide by any and all County or State licensing requirements applicable to bed and breakfasts.



CONDITIONAL USE PERMIT APPLICATION

Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex
25 West Fourth Street
Saint Paul, MN 55102-1634
(651) 266-6589

Zoning office use only
File # 14-326683
Fee: 800.00
Tentative Hearing Date: 10-9-14

PD=3

072822130175

APPLICANT

Name SCOTT D. KRAMER
Address 241 GEORGE ST. W
City ST. PAUL St. M Zip 55107 Daytime Phone 612-636-9238
Name of Owner (if different) _____
Contact Person (if different) _____ Phone _____

PROPERTY LOCATION

Address / Location 241 GEORGE ST. W.
Legal Description SEE ATTACHED SHEET
Current Zoning RT1
(attach additional sheet if necessary)

TYPE OF PERMIT: Application is hereby made for a Conditional Use Permit under provisions of
Chapter 65, Section 65.641, Paragraph a-i of the Zoning Code.

SUPPORTING INFORMATION: Explain how the use will meet all of the applicable standards and conditions. If you are requesting modification of any special conditions or standards for a conditional use, explain why the modification is needed and how it meets the requirements for modification of special conditions in Section 61.502 of the Zoning Code. Attach additional sheets if necessary.

SEE ATTACHED SHEET

CK 5065
800.00

☒ Required site plan is attached

Applicant's Signature _____

Date

SEPT 2, '14

City Agent

PAUL DUBRUIEL

pd 9/8/14

CONDITIONAL USE PERMIT
CITY OF SAINT PAUL

APPLICATION

Applicant: Scott Kramer
241 George St. W.
Saint Paul, MN 55107
612-636-9238

a.) Address and legal description of the property:

241 George St. W.
Saint Paul, MN 55107

THE WEST 15 FEET OF THE SOUTH 35 FEET OF LOT 2 AND THE SOUTH 41.53 FEET
OF LOT 3, ALL OF LOT 6 AND THE WEST 15 FEET OF LOT 7, DORHARDT
REARRANGEMENT, ST. PAUL, MINN.

b.) Description of proposed use of property

The proposed use of the property is to establish a 4 guest room Bed & Breakfast in
the Historic Samuel Dearing Mansion.

c.) The proposed Bed & Breakfast with 4 proposed guest rooms complies with all the
conditions of the zoning code 65.641 a through i.

See attached site plan drawn to scale and building floor plans.

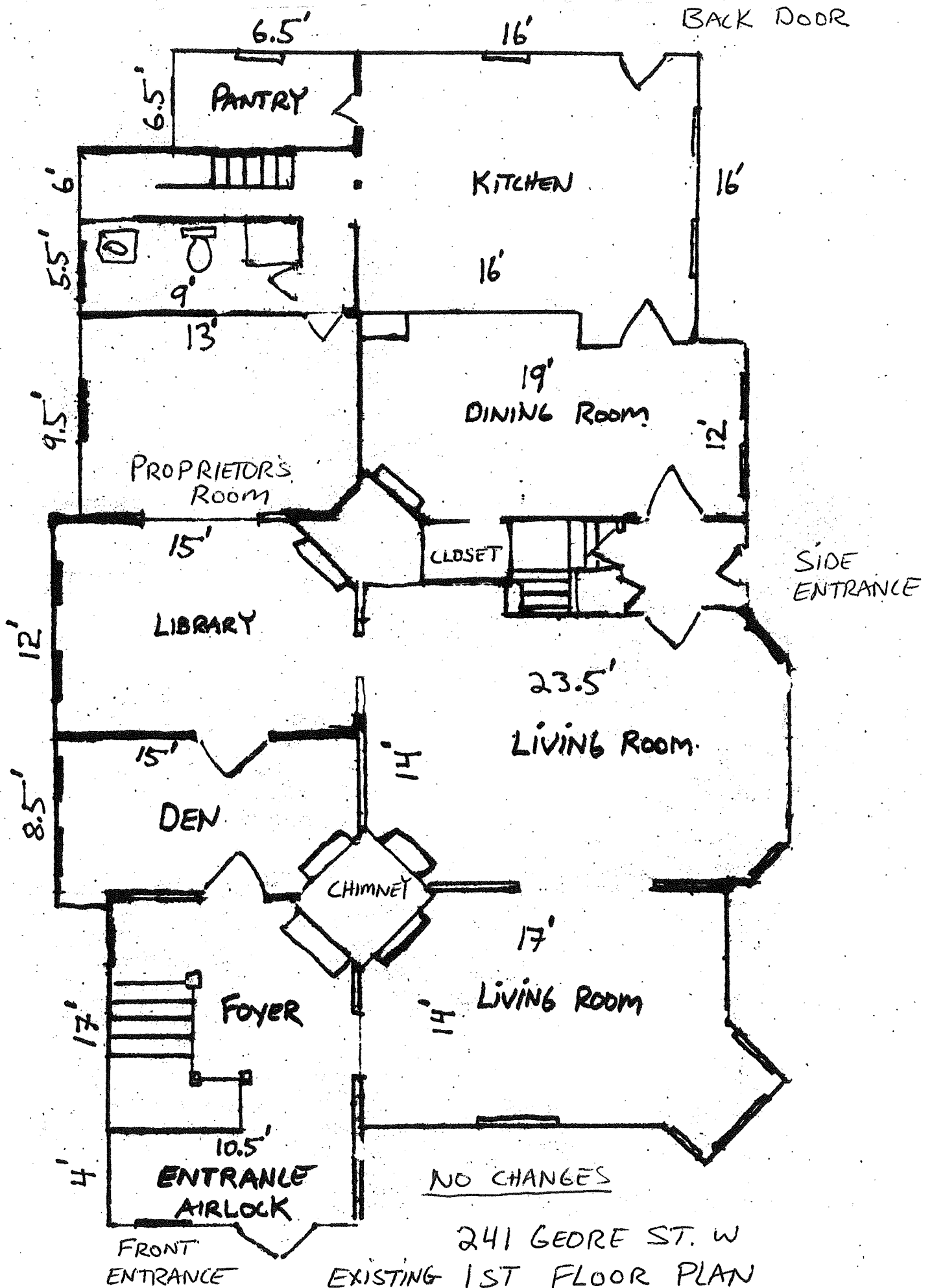
See attached description of Section 61.501 five general conditions that all
Conditional Uses must meet.

d.) The name and daytime telephone number of applicant contact:
SCOTT KRAMER 612-636-9238

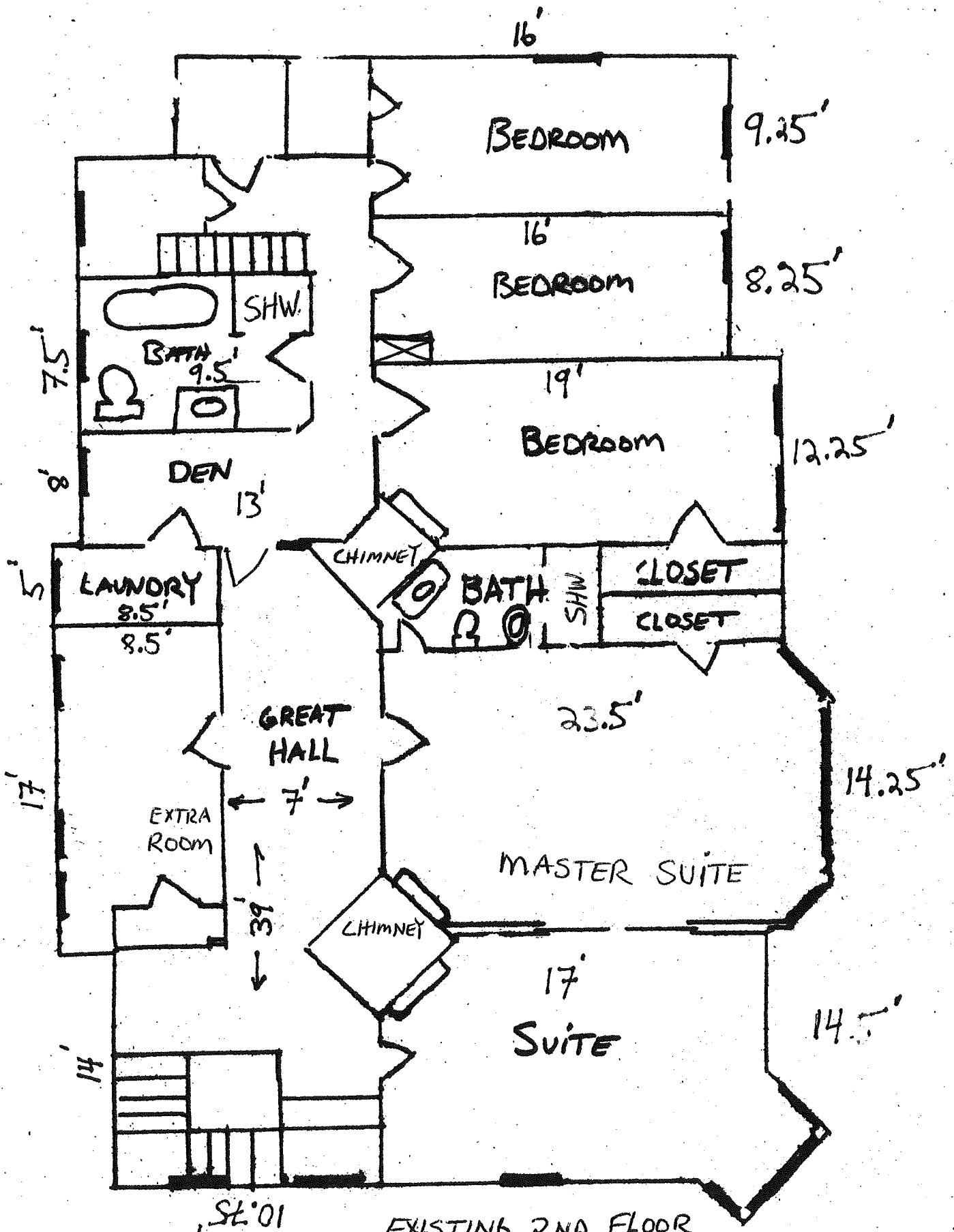
e.) Filing fee is attached.

Section 61.501 general standards for a Conditional Use Permit:

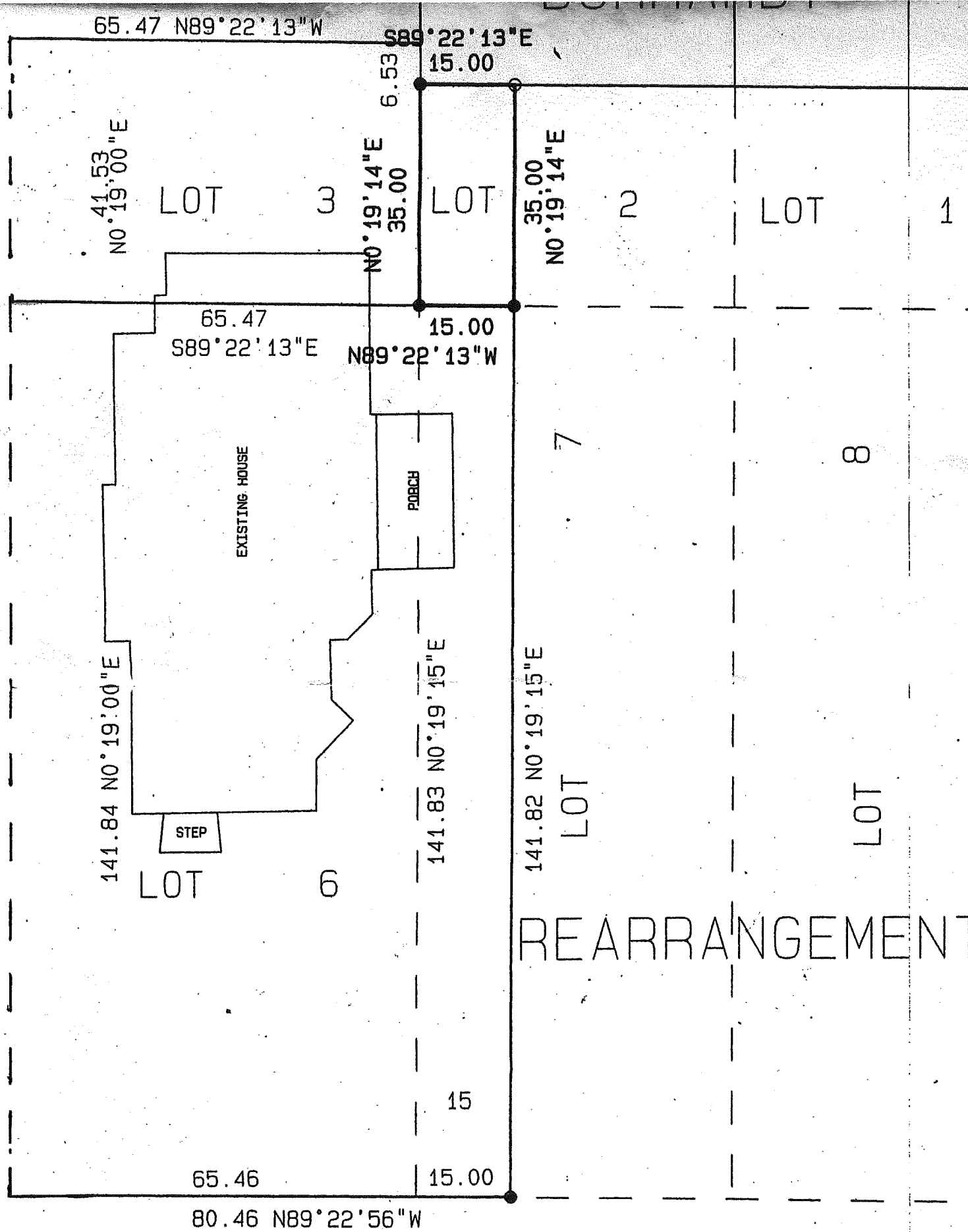
- 1.) The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan. *The property is currently zoned for it's proposed use. No re-zoning is necessary. The proposed use for this site are in compliance with the Saint Paul Comprehensive Plan*
- 2.) The use will provide adequate ingress and egress to minimize traffic congestion in the public streets. *The proposed project will not result in any changes in driveway configuration nor will it impact the traffic flow on George St.*
- 3.) The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare. *The proposed project will reinforce the mixed commercial and residential nature of the Smith Ave. and George St. corridors and does not endanger public health, safety, and welfare*
- 4.) The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. *The proposed project will not impede the development of the surrounding property for uses permitted in the district.*
- 5.) The use shall, in all other respects, conform to the applicable regulations of the district in which it is located. *The proposed project conforms to the applicable regulations of the district in which it is located.*



241 GEORGE ST. W
EXISTING 1ST FLOOR PLAN



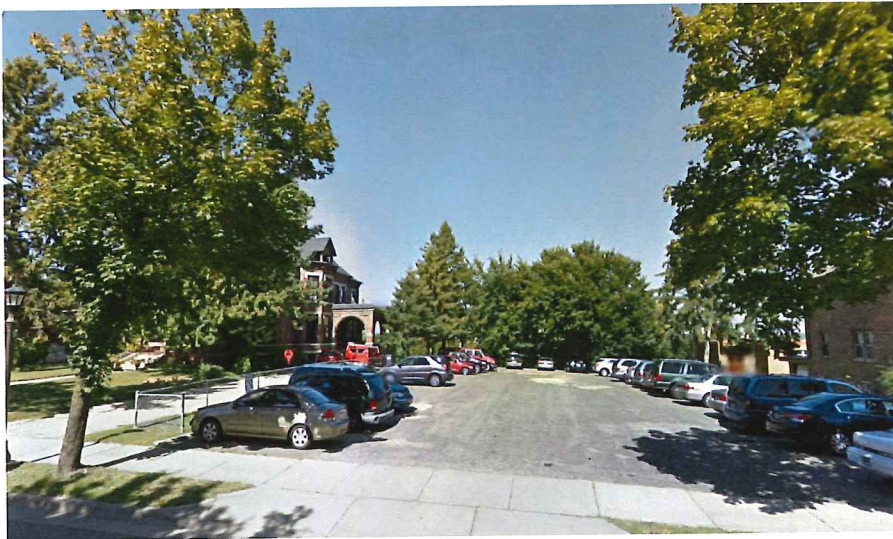
EXISTING 2ND FLOOR
NO CHANGES



GEORGE



241 George Street



241 George Street and adjacent institutional use



Aerial showing driveway width and parking availability



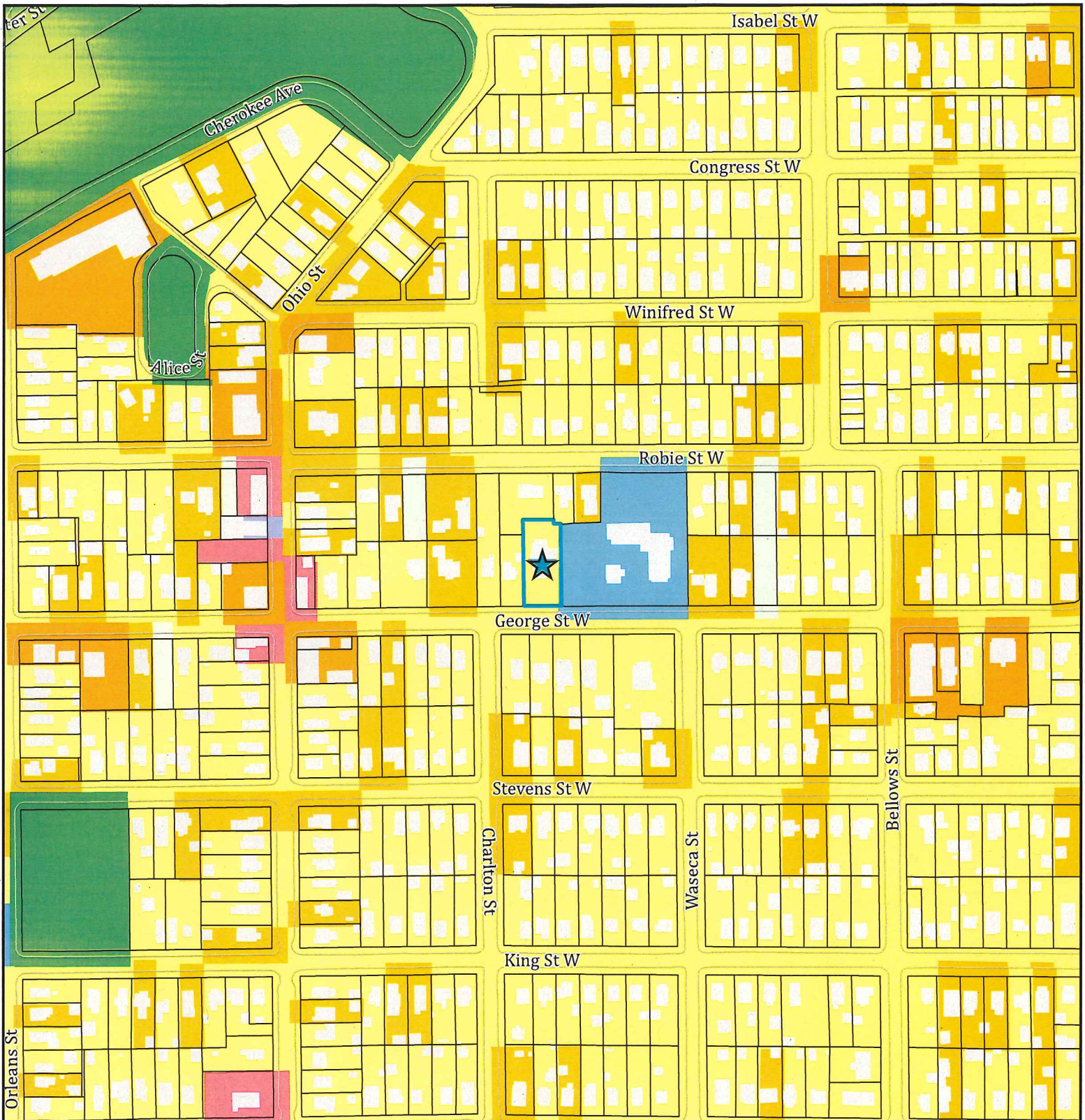
APPLICANT: Scott Kramer

APPLICATION TYPE: Conditional Use Permit

FILE #: 14-326683 DATE: 9/8/2014

PLANNING DISTRICT: 3

ZONING PANEL: 22



APPLICANT: Scott Kramer

APPLICATION TYPE: Conditional Use Permit

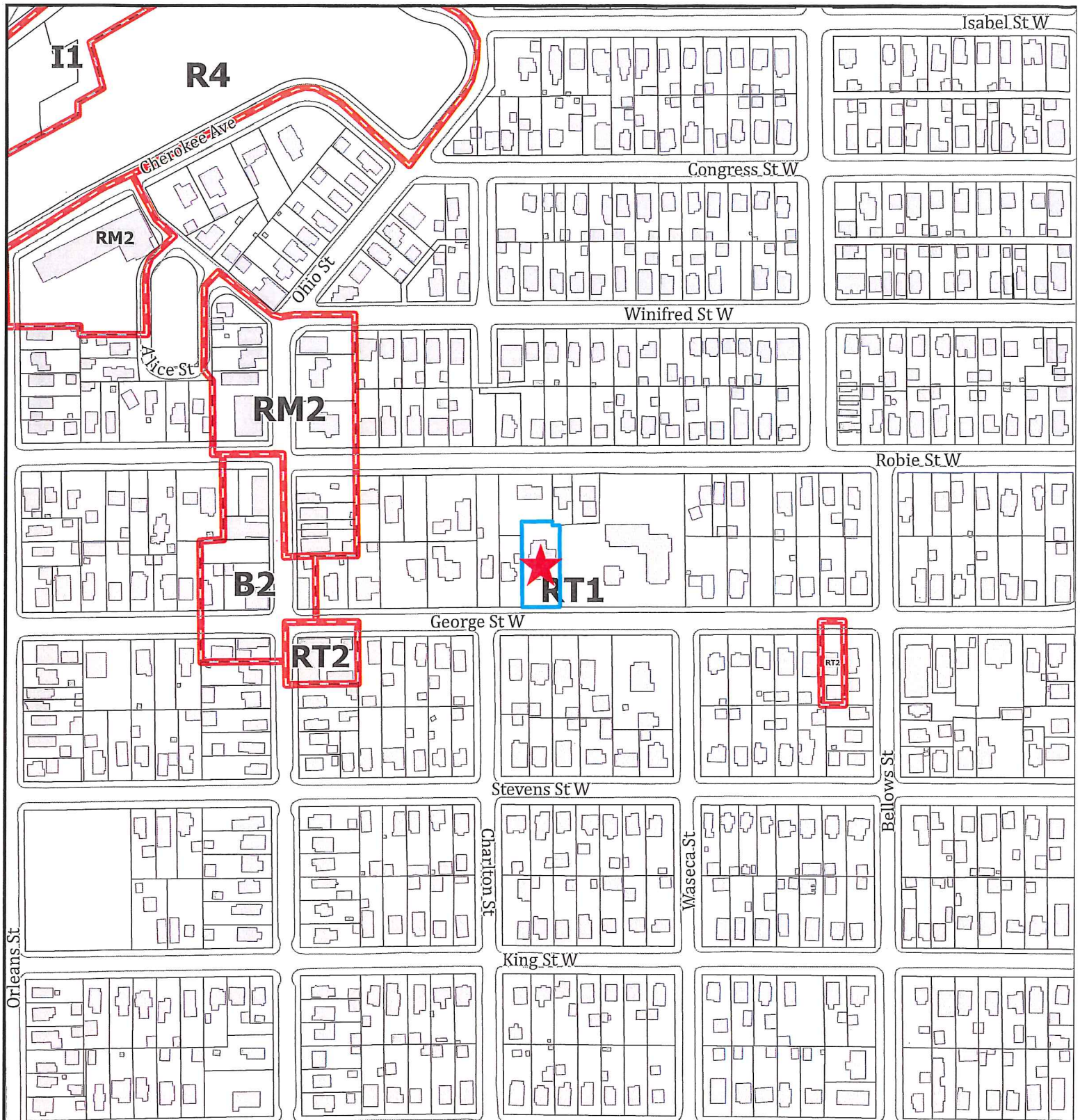
FILE #: 14-326683 DATE: 9/8/2014

PLANNING DISTRICT: 3

ZONING PANEL: 22

Land Use

- Single Family Detached
- Single Family Attached
- Multifamily
- Retail and Other Commercial
- Industrial and Utility
- Institutional
- Park, Recreational or Preserve
- Undeveloped



APPLICANT: Dept. of Safety and Inspections

APPLICATION TYPE: _____

FILE #: To Be Assigned DATE: 11/22/2016

PLANNING DISTRICT: _____

ZONING PANEL: _____

ENS

R4 One-Family

RT1 Two-Family

RT2 Townhouse

RM2 Multiple-Family

B2 Community Business

I1 Light Industrial

