

# ZONING COMPLAINT

## DIVISION OF HOUSING AND BUILDING CODE ENFORCEMENT

ADDRESS 884 Laurel DATE 10/1/92 CENSUS TRACT \_\_\_\_\_  
 OWNER Peggy Byrne ADDRESS 884 Laurel PHONE 290-9774  
 COMPLAINT DATA: Triplex - VARIANCE APPROVED FOR DUPLEX ONLY  
Complainant thinks there are 3 separate dwelling units  
 COMPLAINTANT [REDACTED] ADDRESS \_\_\_\_\_ PHONE NO. [REDACTED]

| DATE     |   |
|----------|---|
|          | May 4 1992 Var# 92-059 Granted allowing use of property as a duplex   |
| 10/1/92  | Spoke w/Mr Byrne. Explain the problem and requested <del>to</del> inspect the bldg. She refused to let me inspect the bldg. She will submit an appraiser's report who was in the building Recheck 10/16/92 JZ |
| 10/23/92 | APPRAISER'S REPORT DONE IN AUGUST OF THIS YEAR INDICATES ONLY 2 KITCHENS, NO Zoning Violation Apparent. No Probable Cause for Search Warrant. Close Complaint JZ  |
|          |   |
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|          |   |
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### Zoning Complaint Logging System Data

planning district 8 date received(yy/mm/dd) 92/1/10  
 zoning district RT-1 complaint type(see menu) 03  
 number of inspections 1 number of days to respond 1  
 citation issued(y/n) n number of days to resolve 212  
 written orders(y/n) n violation unsubstantiated X

SUBJECT

|   |   |   |
|---|---|---|
| Property Address <u>884 Laurel Avenue</u>                                       | Census Tract <u>5120 354</u>                  | LENDER DISCRETIONARY USE                                      |
| City <u>St. Paul</u> County <u>Ramsey</u> State <u>MN</u> Zip Code <u>55104</u> | Sale Price \$ _____                           |   |
| Legal Description <u>Lot 6, Block 9, Summit Park Addition</u>                   | Date _____                                    | Mortgage Amount \$ _____                                      |
| Owner/Occupant <u>Margaret Bryne</u> Map Reference <u>35-4A</u>                 | Mortgage Type _____                           |   |
| Sale Price \$ <u>NA</u> Date of Sale <u>NA</u>                                  | PROPERTY RIGHTS APPRAISED                     | Discount Points and Other Concessions Paid by Seller \$ _____ |
| Loan charges/concessions to be paid by seller \$ <u>NA</u>                      |   |   |
| R.E. Taxes \$ <u>1469.34</u> Tax Year <u>1992</u> HOA \$/Mo. <u>NA</u>          | <input type="checkbox"/> Leasehold            | Source _____  |
| Lender/Client <u>Hiway Federal Credit Union</u>                                 | <input type="checkbox"/> Condominium (HUD/VA) |   |
| <u>111 Empire Drive, St. Paul, MN 55103</u>                                     | <input type="checkbox"/> De Minimis PUD       |   |

NEIGHBORHOOD

|  |                                   |                                     |                                     |                          |                          |
|--|-----------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| LOCATION <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural                    | NEIGHBORHOOD ANALYSIS             | Good                                | Avg.                                | Fair                     | Poor                     |
| BUILT UP <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%               | Employment Stability              | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| GROWTH RATE <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow                    | Convenience to Employment         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| PROPERTY VALUES <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining      | Convenience to Shopping           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| DEMAND/SUPPLY <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply    | Convenience to Schools            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| MARKETING TIME <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos. | Adequacy of Public Transportation | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| PRESSENT LAND USE %  | Recreation Facilities             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Single Family <u>60</u>  | Adequacy of Utilities             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2-4 Family <u>15</u>   | Property Compatibility            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Multi-family <u>15</u>   | Protection from Detrimental Cond. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Commercial <u>10</u>   | Police & Fire Protection          | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Industrial _____   | General Appearance of Properties  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Vacant _____   | Appeal to Market                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Note: Race or the racial composition of the neighborhood are not considered reliable appraisal factors.

COMMENTS: Neighborhood comprises part of the Summit-University area of St. Paul lying north of Summit, west of Dale, south of I-94 and east of Lexington Ave. Housing is generally older with extensive renovation occurring on numerous area dwellings. Schools, public and parochial are within walking distance. I-94 and downtown St. Paul provide access and excellent shopping.

SITE

|   |   |
|---|---|
| Dimensions <u>40'x150'</u>  | Topography <u>Level-4' above street grade</u>                               |
| Site Area <u>6000 S.F.</u> Corner Lot <u>No</u>                                       | Size <u>6,000 S.F.-Typical</u>  |
| Zoning Classification <u>RT-1 (Two Family Townhouse)</u> Zoning Compliance <u>Yes</u> | Shape <u>Rectangular-Normal</u>   |
| HIGHEST & BEST USE: Present Use <u>See Attached</u> Other Use <u>Yes</u>              | Drainage <u>Appears Adequate</u>  |
| UTILITIES Public Other  | View <u>Average to similar properties</u>                                   |
| Electricity <input checked="" type="checkbox"/> _____                                 | Landscaping <u>Average-Typical for area</u>                                 |
| Gas <input checked="" type="checkbox"/> _____   | Driveway <u>None - Alley Access</u>   |
| Water <input checked="" type="checkbox"/> _____                                       | Apparent Easements <u>None Noted</u>  |
| Sanitary Sewer <input checked="" type="checkbox"/> _____                              | FEMA Flood Hazard Yes* _____ No <input checked="" type="checkbox"/>         |
| Storm Sewer <input checked="" type="checkbox"/> _____                                 | FEMA* Map/Zone <input checked="" type="checkbox"/> Panel <u>2752480005D</u> |

COMMENTS (Apparent adverse easements, encroachments, special assessments, slide areas, etc.): No adverse factors noted. Fenced rear yard.

IMPROVEMENTS

|                                  |                                      |                         |                                 |  |
|----------------------------------|--------------------------------------|-------------------------|---------------------------------|--|
| GENERAL DESCRIPTION              | EXTERIOR DESCRIPTION                 | FOUNDATION              | BASEMENT                        | INSULATION   |
| Units <u>One</u>                 | Foundation <u>Conc. Blk.</u>         | Slab <u>No</u>          | Area Sq. Ft. <u>1284</u>        | Roof _____ <input type="checkbox"/>                |
| Stories <u>2+</u>                | Exterior Walls <u>Asbestos Shake</u> | Gravel Space <u>No</u>  | % Finished <u>95</u>            | Ceiling Reins. <input checked="" type="checkbox"/> |
| Type (Det./Att.) <u>Detached</u> | Roof Surface <u>Asph. Shg.</u>       | Basement <u>Full</u>    | Ceiling <u>2x4 Tile</u>         | Walls Reins. <input checked="" type="checkbox"/>   |
| Design (Style) <u>Victorian</u>  | Gutters & Dwnspts. <u>Aluminum</u>   | Sump Pump <u>No</u>     | Walls <u>Sheetrock</u>          | Floor _____ <input type="checkbox"/>               |
| Existing <u>Yes</u>              | Window Type <u>Double Hung</u>       | Dampness <u>No</u>      | Floor <u>Carpet &amp; Vinyl</u> | None _____ <input type="checkbox"/>                |
| Proposed <u>No</u>               | Storm Sash <u>Wood</u>               | Settlement <u>None</u>  | Outside Entry <u>Yes</u>        | Adequacy _____ <input type="checkbox"/>            |
| Under Construction <u>No</u>     | Screens <u>Aluminum Comb.</u>        | Infestation <u>None</u> | 2- 40 Gal. GHWH                 | Energy Efficient Items: _____                      |
| Age (Yrs.) <u>1938</u> <u>54</u> | Manufactured House <u>No</u>         |                         | 200 Amp Service                 |  |
| Effective Age (Yrs.) <u>40</u>   |                                      |                         |                                 |  |

ROOM LIST

| ROOMS    | Foyer | Living | Dining | Kitchen | Den | Family Rm. | Rec. Rm. | Bedrooms | # Baths | Laundry | Other | Area Sq. Ft. |
|----------|-------|--------|--------|---------|-----|------------|----------|----------|---------|---------|-------|--------------|
| Basement |       |        |        |         |     |            |          | 2        | 3/4     | 1       |       | 1284         |
| Level 1  | 1     | 1      | 1      | 1       | 1   |            |          |          | 3/4     |         | Study | 1359         |
| Level 2  |       |        |        |         |     |            |          | 4        | 3/4     |         |       | 1032         |
| Level 3  |       | 1      |        | 1       |     |            |          |          | 3/4     |         | Loft  | 720          |

Finished area above grade contains: 10 Rooms; 5 Bedroom(s); 3 - 3/4 Bath(s); 3111 Square Feet of Gross Living Area

EXTERIOR

|                                     |                       |  |  |                           |                                     |                                     |                          |                          |
|-------------------------------------|-----------------------|--|--|---------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| SURFACES Materials/Condition        | HEATING               | KITCHEN EQUIP.                                 | ATTIC                                      | IMPROVEMENT ANALYSIS      | Good                                | Avg.                                | Fair                     | Poor                     |
| Floors <u>Maple, Oak-Good</u>       | Type <u>H.W.B.</u>    | Refrigerator <input type="checkbox"/>          | None <input type="checkbox"/>              | Quality of Construction   | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Walls <u>Sheetrock-Avg.</u>         | Fuel <u>Gas</u>       | Range/Oven <input type="checkbox"/>            | Stairs <input checked="" type="checkbox"/> | Condition of Improvements | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Trim/Finish <u>Hardwood Stained</u> | Condition <u>Avg.</u> | Disposal <input checked="" type="checkbox"/>   | Drop Stair <input type="checkbox"/>        | Room Sizes/Layout         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Bath Floor <u>Vinyl, Tile, Avg.</u> | Adequacy <u>Avg.</u>  | Dishwasher <input checked="" type="checkbox"/> | Scuttle <input type="checkbox"/>           | Closets and Storage       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

|          |              |        |                                     |                          |                          |                                     |                                     |                                     |                                   |                                     |                                     |                                     |                          |
|----------|--------------|--------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-----------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| AUTOS    | Doors        | Wood   | Central                             | No                       | Compactor                | <input type="checkbox"/>            | Heated                              | <input checked="" type="checkbox"/> | Plumbing-Adequacy & Condition     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
|          |              |        | Other                               |                          | Washer/Dryer             | <input type="checkbox"/>            | Finished                            | <input checked="" type="checkbox"/> | Electrical-Adequacy & Condition   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
|          |              |        | Condition                           |                          | Microwave                | <input checked="" type="checkbox"/> |                                     | <input type="checkbox"/>            | Kitchen Cabinets-Adequacy & Cond. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
|          | Fireplace(s) | Gas    | #                                   | 1                        | Adequacy                 | <input type="checkbox"/>            | Intercom                            | <input type="checkbox"/>            | Compatibility to Neighborhood     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| COMMENTS | CAR STORAGE: | Garage | <input checked="" type="checkbox"/> | Attached                 | <input type="checkbox"/> | Adequate                            | <input checked="" type="checkbox"/> | House Entry                         | <input type="checkbox"/>          | Appeal & Marketability              | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|          | No. Cars     | 2      | Carport                             | <input type="checkbox"/> | Detached                 | <input checked="" type="checkbox"/> | Inadequate                          | <input type="checkbox"/>            | Outside Entry                     | <input type="checkbox"/>            | Estimated Remaining Economic Life   | 40                                  | Yrs.                     |
|          | Condition    | Avg.   | None                                | <input type="checkbox"/> | Built-In                 | <input type="checkbox"/>            | Electric Door                       | <input type="checkbox"/>            | Basement Entry                    | <input type="checkbox"/>            | Estimated Remaining Physical Life   | NA                                  | Yrs.                     |

Additional features: See Addendum.

Depreciation (Physical, functional and external inadequacies, repairs needed, modernization, etc.): See Addendum.

General market conditions and prevalence and impact in subject/market area regarding loan discounts, interest buydowns and concessions: Normal market conditions prevail with no unusual discounts, buydowns or concessions noted. All types of financing are available with rates currently in the 7 3/4 to 8 1/2% range with 0 to 2 points.

Purpose of Appraisal is to estimate Market Value as defined in the Certification & Statement of Limiting Conditions.

**BUILDING SKETCH (SHOW GROSS LIVING AREA ABOVE GRADE)**

If for Freddie Mac or Fannie Mae, show only square foot calculations and cost approach comments in this space.

Calculations in Appraisers Notes.

Basement = 1284 S.F.      Third Floor = 720 S.F.  
 First Floor = 1359 S.F.      Garage = 440 S.F.  
 Second Floor = 1032 S.F.      Decks = +500 S.F.  
 Porch = 300 S.F.

Costs were obtained from Marshall and Swift Cost Service. Depreciation is all physical deterioration.

**ESTIMATED REPRODUCTION COST-NEW-OF IMPROVEMENTS:**

|  |             |                    |              |
|--|-------------|--------------------|--------------|
| Dwelling                                     | 3111        | Sq. Ft. @ \$ 60.00 | = \$ 186,700 |
| Bsmt. Fin.                                   | 1220        | Sq. Ft. @ \$ 18.00 | = 22,000     |
| Extras Kitchen Builtins, Fire-place, hutches |             |                    | = 20,000     |
| Special Energy Efficient Items               |             |                    | =            |
| Porches, Patios, etc.                        | Deck, Porch |                    | = 10,000     |
| Garage/Carport                               | 440         | Sq. Ft. @ \$ 13.50 | = 5,900      |
| Total Estimated Cost New                     |             |                    | = \$ 244,600 |

|   |              |              |            |                     |
|---|--------------|--------------|------------|---------------------|
| Less  | Physical 50% | Functional 0 | External 0 |                     |
| Depreciation                                    | 122300       | 0            | 0          | = \$ 122,300        |
| Depreciated Value of Improvements               |              |              |            | = \$ 122,300        |
| Site Imp. "as is" (driveway, landscaping, etc.) |              |              |            | = \$ 4,000          |
| ESTIMATED SITE VALUE                            |              |              |            | = \$ 10,000         |
| (If leasehold, show only leasehold value.)      |              |              |            |                     |
| <b>INDICATED VALUE BY COST APPROACH</b>         |              |              |            | <b>= \$ 136,300</b> |

(Not Required by Freddie Mac and Fannie Mae)

Does property conform to applicable HUD/VA property standards?  Yes  No

If No, explain:

Construction Warranty  Yes  No

Name of Warranty Program

Warranty Coverage Expires

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

| ITEM                                    | SUBJECT                                   | COMPARABLE NO. 1   |                     | COMPARABLE NO. 2   |                     | COMPARABLE NO. 3   |                     |
|---|---|--|---------------------|--|---------------------|--|---------------------|
| Address                                 | 884 Laurel Ave.,<br>St. Paul              | 820 Laurel Ave.,<br>St. Paul                                     |                     | 918 Dayton Ave.,<br>St. Paul                                     |                     | 968 Laurel Ave.,<br>St. Paul                                     |                     |
| Proximity to Subject                    |   | 1 Block  |                     | 4 1/2 Blocks   |                     | 2 1/2 Blocks   |                     |
| Sales Price                             | \$ NA                                     | \$ 110,000   |                     | \$ 109,000   |                     | \$ 148,250   |                     |
| Price/Gross Liv. Area                   | \$ NA <input checked="" type="checkbox"/> | \$ 45.27 <input checked="" type="checkbox"/>                     |                     | \$ 50.09 <input checked="" type="checkbox"/>                     |                     | \$ 57.02 <input checked="" type="checkbox"/>                     |                     |
| Data Source                             | Inspection                                | MLS  |                     | MLS  |                     | MLS  |                     |
| VALUE ADJUSTMENTS                       | DESCRIPTION                               | DESCRIPTION  | + (-) \$ Adjustment | DESCRIPTION  | + (-) \$ Adjustment | DESCRIPTION  | + (-) \$ Adjustment |
| Sales or Financing Concessions          |   | Conv.<br>9 Days  |                     | Conv.<br>28 Days   |                     | Conv.<br>11 Days   |                     |
| Date of Sale/Time                       | NA  | 3-30-92  |                     | 5-22-92  |                     | 10-30-91   |                     |
| Location                                | Average                                   | Similar  |                     | Inferior   | +3000               | Superior   | -5000               |
| Site/View                               | Average                                   | Larger-Sim.  | -1000               | Similar  |                     | Similar  |                     |
| Design and Appeal                       | 2+ Sty.-Avg.                              | Similar  |                     | Similar  |                     | Superior   | -5000               |
| Quality of Construction                 | Avg.-Good                                 | Similar  |                     | Similar  |                     | Similar  |                     |
| Age                                     | 54 Years                                  | 86 Years   | +5000               | 92 Years   | +5000               | 88 Years   | +5000               |
| Condition                               | Avg.-Good                                 | Similar  |                     | Good   | -8000               | Good   | -12000              |
| Above Grade                             | Total Bdrms Baths                         | Total Bdrms Baths  |                     | Total Bdrms Baths  |                     | Total Bdrms Baths  |                     |
| Room Count                              | 10 5 3-3/4                                | 8 4 1 1/2  |                     | 8 4 1  |                     | 7 3 1 3/4  |                     |
| Gross Living Area                       | 3111 Sq. Ft.                              | 2430 Sq. Ft.   | +6000               | 2176 Sq. Ft.   | +10000              | 2600 Sq. Ft.   | +5000               |
| Basement & Finished Rooms Below Grade   | Full, 2 Bed.,<br>3/4 Ba., Laund.          | Full, Unf.   | +4000               | Full, Unf.   | +4000               | Full, Unf.   | +4000               |
| Functional Utility                      | Good                                      | Good   |                     | Good   |                     | Good   |                     |
| Heating/Cooling                         | GHW-None                                  | GHW-None   |                     | GHW-None   |                     | GHW-None   |                     |
| Garage/Carport                          | 2 Detached                                | None   | +3000               | 2 Detached   |                     | 3 Detached   | -2000               |
| Porches, Patio, Pools, etc.             | Porch,<br>Decks                           | Porch  | +3000               | 2 Porches  |                     | 3 Porches  | -5000               |
| Special Energy Efficient Items          |   |  |                     |  |                     |  |                     |
| Fireplace(s)                            | One                                       | One  |                     | None   | +2000               | None   | +2000               |
| Other (e.g. kitchen equip., remodeling) | Updated, Dws.,<br>Dsp., Micro.            | Dws.   | +2000               | Updated  |                     | Updated, Designer,<br>Dws., Dsp., F&H                            | -3000               |
| Net Adj. (total)                        |   | <input checked="" type="checkbox"/> + <input type="checkbox"/> - | \$ 22000            | <input checked="" type="checkbox"/> + <input type="checkbox"/> - | \$ 16000            | <input type="checkbox"/> + <input checked="" type="checkbox"/> - | \$ 16000            |
| Indicated Value of Subject              |   |  | \$ 132,000          |  | \$ 125,000          |  | \$ 132,250          |
| Comments on Sales Comparison:           | See Addendum.                             |  |                     |  |                     |  |                     |

COST APPROACH

SALES COMPARISON ANALYSIS

RECONCILIATION

INDICATED VALUE BY INCOME APPROACH (If Applicable) Estimated Market Rent \$ NA /Mo. x Gross Rent Multiplier NA = \$ NA

This appraisal is made  "as is"  subject to the repairs, alterations, inspections or conditions listed below  completion per plans and specifications.  
Comments and Conditions of Appraisal: Appraised as inspected on August 26, 1992.

Final Reconciliation: Data was insufficient to develop an Income Approach. Most weight is given to the Sales Comparison due to supporting data and relevance of this methodology. The Cost Approach is weak due to building age and lack of site sales.

This appraisal is based upon the above requirements, the certification, contingent and limiting conditions, and Market Value definition that are stated in

FmHA, HUD &/or VA instructions.  
 Freddie Mac Form 439 (Rev. 7/86)/Fannie Mae Form 1004B (Rev. 7/86) filed with client 19 92  attached.

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF August 26 19 92 to be \$ 130,000

I (We) certify: that to the best of my (our) knowledge and belief the facts and data used herein are true and correct; that I (we) personally inspected the subject property, both inside and out, and have made an exterior inspection of all comparable sales cited in this report; and that I (we) have no undisclosed interest, present or prospective therein

APPRaiser(S) [Signature] REVIEW APPRAISER [Signature]  
Signature (if applicable) Signature  Did  Did Not  
Name Michael F. Strapp, Lic #4000370 Name  Inspect Property

## ADDENDUM

### HIGHEST AND BEST USE:

The subject was constructed as a single family residence. Records indicate a construction date of 1938. The structure was moved to the present site in the late 1970's. Housing in the immediate vicinity is a mix of single family and duplexes. Most duplexes are up-down in style and have two bedrooms. The subject is a legal duplex with the second unit being a recently installed third floor efficiency unit. The owner occupies the first and second floor plus rents out two bedrooms in the basement level and a main floor bedroom. An analysis of sales and listings in the subject neighborhood indicated value ranges of \$60,000 to \$130,000 for duplexes and \$40,000 to \$150,000 for single family homes. No sales were found of duplexes similar in style to the subject. Based on the predominate owner-occupied usage and market support for a higher value as single family the highest and best use is estimated to be as a single family house.

### ADDITIONAL FEATURES:

All four levels are finished and are in average to good condition. The basement has two bedrooms (recently finished), a 3/4 bath and laundry area. The bedrooms have legal ingress-egress windows. The main level features extensive builtin cabinetry including a wall of bookshelves in the den, coved ceilings and hutches in the dining room and rear study. There is an updated kitchen and 3/4 bath off the study. The second floor consists of four large bedrooms and updated bath. The third level is +95% finished and has a kitchen, 3/4 bath, loft bedroom and large living room with vaulted ceilings. There is a extensive rear deck system recently installed to make the third floor a legal rental unit. Currently, there is no access to the deck from the second floor.



**CITY OF ST. PAUL**  
 Department of Safety and Inspections  
 8 Fourth Street East, Suite 200  
 St Paul, Minnesota 55101-1024

**GENERAL BUILDING PERMIT APPLICATION**

Visit our Web Site at [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

|                              |                          |                |                     |   |           |               |              |
|------------------------------|--------------------------|----------------|---------------------|---|-----------|---------------|--------------|
| PROJECT ADDRESS              | Number                   | Street Name    | St. Ave. Blvd. Etc. | N S E W   | Suite/Apt | Building Name | Date         |
|                              |                          | 884 Laurel Ave |                     |   |           |               | 8/6/08       |
| Contractor                   | (Include Contact Person) |                |                     | (Permit will be mailed to the Contractor's Address) |           |               | Phone        |
| State Building Contr. Lic. # | Owner: Peggy Byrne       |                |                     | 884 Laurel Ave.                                     |           |               | 651-298-9774 |
| Property Owner               | (Include Contact Person) |                |                     | Address   |           |               | Phone        |
|                              | some                     |                |                     | City  |           |               |              |
|                              |                          |                |                     | State, Zip + 4                                      |           |               |              |
|                              |                          |                |                     | City  |           |               |              |
|                              |                          |                |                     | State, Zip + 4                                      |           |               |              |
| Masonry Contractor           |                          |                |                     | Address   |           |               | Phone        |
|                              |                          |                |                     | City  |           |               |              |
|                              |                          |                |                     | State, Zip + 4                                      |           |               |              |
| Architect                    |                          |                |                     | Address   |           |               | Phone        |
|                              |                          |                |                     | City  |           |               |              |
|                              |                          |                |                     | State, Zip + 4                                      |           |               |              |

| Type of Work             |                                     | Use of Building  |   |
|--------------------------|-------------------------------------|--|---|
| New Structure            | Addition                            | For Mixed (Commercial/Residential) buildings select both the Residential and the Commercial Use. ▶ | <input checked="" type="checkbox"/> Residential # of Dwelling Units in Building ▶ Duplex<br># of Dwelling Units Worked On ▶ 2             |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |   |
| Remodel/Alter            | Repair                              | Estimated Start Date ▶ 8/6/08  | <input type="checkbox"/> Commercial Estimated Value of Commercial Work ▶ \$ _____<br>Estimated Value of Total Project ▶ \$ 600.00<br>1006 |
| <input type="checkbox"/> | <input type="checkbox"/>            | Estimated Finish Date ▶ 8/20/08  |   |

Description of Project  
 Screened porch attached into garage

Applicant certifies that all information is correct and that all pertinent state regulations and city ordinances will be complied with in performing the work for which this permit is issued.

Peggy Byrne  
 Applicant's Signature

PLEASE COMPLETE THIS SECTION ONLY FOR NEW STRUCTURE OR ADDITION

| Structure Dimensions (In Feet) |        |        |                                      |   |              | Is a Fire Suppression System Available? (i.e. - Sprinklers)         |
|--------------------------------|--------|--------|--------------------------------------|---|--------------|---|
| Width                          | Length | Height | Total Square Feet (include basement) | Basement  | # of Stories | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| 15'                            | 9'     | 12'    | 135 sq ft                            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | 1            |   |

| Lot Dimensions (In Feet) |           | Set Backs from Property Lines |      |        |        |
|--------------------------|-----------|-------------------------------|------|--------|--------|
| Lot Width                | Lot Depth | Front                         | Back | Side 1 | Side 2 |
|                          |           | 17'                           | 25'  | 5'     | 15'    |

For Office Use Only

|                                   |                           |                     |          |
|-----------------------------------|---------------------------|---------------------|----------|
| Change/Expansion of Use? Yes / No |                           | SUMMARY OF FEES     |          |
| Existing Primary Use<br>R-Dwelled | Occupancy Group<br>IRC-1  | Building Permit Fee | \$ 48.00 |
| Proposed Primary Use<br>R-Dwelled | Construction Type<br>II-B | Plan Check Fee      | \$ 32.00 |
| Zoning District<br>RTI            | Plan Number<br>V.05-1546  | State Surcharge     | \$ .50   |
| PLAN REVIEW REMARKS               |                           | SAC                 | \$ _____ |
|                                   |                           | Total Permit Fee    | \$ 73.50 |

|   |              |        |                       |                         |  |  |  |
|---|--------------|--------|-----------------------|-------------------------|--|--|--|
| S.A.C. #:   | Reviewed By: | Date:  | Warning Folder #      | (For Office Use Only)   |  |  |  |
| Charge  | Credit       | 8-8-08 |                       | PERMIT # ▶ 08-127394    |  |  |  |
| State Valuation: \$   |              |        | Vacant Bldg. Folder # | Expiration Month/Year ▶ |  |  |  |
| <input type="checkbox"/> American Express <input type="checkbox"/> Discover <input type="checkbox"/> MasterCard <input type="checkbox"/> Visa |              |        |                       |                         |  |  |  |
| Enter Account Number ▶▶   |              |        |                       |                         |  |  |  |

Signature of Cardholder :



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

COMMERCE BUILDING  
8 Fourth Street East, Suite 200  
St Paul, Minnesota 55101-1024

Telephone: 651-266-9090  
Facsimile: 651-266-9124  
Web: www.stpaul.gov/dsi

### Building Permit Affidavit for the Owner of Residential Real Estate<sup>1</sup>

I, the undersigned, certify that I own the residential real estate for which I am applying for a building permit, located at:

884 Laurel Ave, St. Paul, Mn  
(Property Location)

I understand that the State of Minnesota requires all residential building contractors, remodelers and roofers to obtain a state license for work performed on residential real estate (as defined by Minnesota Statute 326.83, subd.17) unless they qualify for a specific exemption from licensing requirements. I hereby claim to be exempt from state licensing requirements because I am not building or improving this property for purposes of resale.

I acknowledge that I may be hiring independent contractors to perform certain aspects of the construction or improvement of this property and I understand that some of these contractors may require a license. I understand that unlicensed residential contracting, remodeling, and/or roofing activity is a misdemeanor under Minnesota Statute 326.92, subd.1, and that I would forfeit my right to reimbursement from the Contractors' Recovery Fund in the event that any contractor I hire is unlicensed.

I also acknowledge that as the contractor for this project, I am personally responsible for any violation of the state building code or other applicable law or ordinance resulting from work performed on this property.

Peggy Byrne  
(Print Name)

Peggy Byrne  
(Signature of Property Owner)

8/06/08  
(Date)

To determine if a contractor is required to be licensed, or to verify the licensing status of an individual contractor, please contact the following:

- for building contractor ..... MN Commerce Dept., Enforcement Div., (651) 284-5065
- for electrical contractor ..... MN State Board of Electricity, (651) 284-5064
- for plumbing contractor ..... City of St. Paul, Dept. of Safety and Inspections, (651) 266-9090
- for mechanical contractor ..... City of St. Paul, Dept. of Safety and Inspections, (651) 266-9090

<sup>1</sup> "Residential real estate" means a new or existing building constructed for habitation by one to four families, and includes detached garages. (Minnesota Statute 326.83, subd.17)





# CITY OF ST. PAUL

OFFICE OF LICENSE, INSPECTIONS AND ENVIRONMENTAL PROTECTION  
8 Fourth St. E, SUITE 200  
ST. PAUL, MINNESOTA 55101

## GENERAL BUILDING PERMIT APPLICATION

Visit our Web Site at [www.liep.us](http://www.liep.us)

|  |               |                           |                                 |         |           |               |                 |
|--|---------------|---------------------------|---------------------------------|---------|-----------|---------------|-----------------|
| PROJECT ADDRESS  | Number<br>884 | Street Name<br>Laurel Ave | St. Ave. Blvd. Etc.             | N S E W | Suite/Apt | Building Name | Date<br>10/6/05 |
| Contractor<br>(Include Contact Person)<br>State Building Contr. Lic. # | Owner         |                           | Address<br>City<br>State, Zip+4 |         |           | Phone         |                 |
| Property Owner<br>(Include Contact Person)                             | Peggy Byrne   |                           | Address<br>City<br>State, Zip+4 |         |           | Phone         |                 |
| Masonry Contractor   |               |                           | Address<br>City, State Zip+4    |         |           | Phone         |                 |
| Architect  |               |                           | Address<br>City, State Zip+4    |         |           | Phone         |                 |

|   |  |  |   |   |  |  |  |
|---|--|--|---|---|--|--|--|
| New Structure<br><input type="checkbox"/>       | Existing Structure<br><input type="checkbox"/> | Commercial<br><input type="checkbox"/> | Residential<br>Enter Number of Residential Units<br>2 | Estimated Value of the Total Project<br>\$ 2,500.00 |  |  |  |
| Addition<br><input checked="" type="checkbox"/> | Remodel / Alter<br><input type="checkbox"/>    | Repair<br><input type="checkbox"/>     | Estimated Start Date:                                 | Estimated Finish Date:                              |  |  |  |

Description of Project: Deck addition

Applicant certifies that all information is correct and that all pertinent state regulations and city ordinances will be complied with in performing the work for which this permit is issued.

Applicant's Signature: Peggy Byrne

*PLEASE COMPLETE THIS SECTION ONLY FOR NEW STRUCTURE OR ADDITION*

|                                |           |        |   |                              |  |  |                          |
|--------------------------------|-----------|--------|---|------------------------------|--|--|--------------------------|
| Structure Dimensions (In Feet) |           |        |   |                              |  | Is a Fire Suppression System Available?<br>(i.e. - sprinklers) |                          |
| Width                          | Length    | Height | Total Square Feet<br>(include basement) | Basement?                    | # of Stories                           | Yes  | No                       |
| 22'4"                          | 13'7"     | < 2'   |   | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | <input type="checkbox"/>                                       | <input type="checkbox"/> |
| Lot Dimensions (In Feet)       |           |        | Set Backs from Property Lines           |                              |  |  |                          |
| Lot Width                      | Lot Depth | Front  | Back                                    | Side 1                       | Side 2                                 |  |                          |

*For Office Use Only*

|                                    |                      |                 |   |                     |          |                |             |
|------------------------------------|----------------------|-----------------|---|---------------------|----------|----------------|-------------|
| Change/Expansion of Use? Yes or No | Existing Primary Use | Occupancy Group | <b>FAX IT?</b><br>Would you like your permit faxed to you?<br>Yes <input type="checkbox"/><br>No <input checked="" type="checkbox"/><br>If yes, enter your fax # with area code ( ) - | SUMMARY OF FEES     |          |                |             |
| Proposed Primary Use               | Construction Type    | Plan Number     |   | Building Permit Fee | \$ 83.05 | Plan Check Fee | \$ 58.00    |
| Zoning District                    |                      |                 |   | State Surcharge     | \$ 1.25  | SAC            | \$ <u>0</u> |
| PLAN REVIEW REMARKS                |                      |                 | Total Permit Fee  | \$ 142.30           |          |                |             |

|                     |              |         |                       |                       |  |  |  |
|---------------------|--------------|---------|-----------------------|-----------------------|--|--|--|
| S.A.C. #:           | Reviewed By: | Date:   | Warning Folder #      | (For Office Use Only) |  |  |  |
| Charge              | Credit       |         | Vacant Bldg. Folder # | PERMIT #              |  |  |  |
| State Valuation: \$ | 2500         | 10/2/05 |                       | 05-177284             |  |  |  |

|   |                                   |                                     |                               |                       |     |  |  |  |  |
|---|-----------------------------------|-------------------------------------|-------------------------------|-----------------------|-----|--|--|--|--|
| <input type="checkbox"/> American Express | <input type="checkbox"/> Discover | <input type="checkbox"/> MasterCard | <input type="checkbox"/> Visa | Expiration Month/Year | → → |  |  |  |  |
| Enter Account Number →                    |                                   |                                     |                               |                       |     |  |  |  |  |

Signature of Cardholder: \_\_\_\_\_



# CITY OF ST. PAUL

OFFICE OF LICENSE, INSPECTIONS AND ENVIRONMENTAL PROTECTION  
8 Fourth St. E, SUITE 200  
ST. PAUL, MINNESOTA 55101

## GENERAL BUILDING PERMIT APPLICATION

Visit our Web Site at [www.liep.us](http://www.liep.us)

|   |                   |                           |  |           |               |              |
|---|-------------------|---------------------------|--|-----------|---------------|--------------|
| Number                                  | Street Name       | St. Ave. Blvd. Etc.       | N S E W  | Suite/Apt | Building Name | Date         |
| PROJECT ADDRESS                         | 884 Laurel Ave    |                           |  |           |               | 8/15/05      |
| Contractor (Include Contact Person)     | owner             | Address City State, Zip+4 | 884 Laurel Ave St Paul, MN 55104 (Permit will be mailed to the Contractor's Address) |           | Phone         | 651-290-9774 |
| State Building Contr. Lic. #            |                   | Address City State, Zip+4 |  |           | Phone         |              |
| Property Owner (Include Contact Person) | Margaret M. Byrne | Address City State, Zip+4 |  |           | Phone         |              |
| Masonry Contractor                      |                   | Address City, State Zip+4 |  |           | Phone         |              |
| Architect                               |                   | Address City, State Zip+4 |  |           | Phone         |              |

|                          |                                     |                          |   |                                      |
|--------------------------|-------------------------------------|--------------------------|---|--------------------------------------|
| New Structure            | Existing Structure                  | Commercial               | Residential   | Estimated Value of the Total Project |
| <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Enter Number of Residential Units <b>&gt;&gt; 2</b> | \$ 800                               |
| Addition                 | Remodel / Alter                     | Repair                   | Estimated Start Date:                               | Estimated Finish Date:               |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |   |                                      |

Description of Project: *Moving outdoor steps to another location*

Applicant certifies that all information is correct and that all pertinent state regulations and city ordinances will be complied with in performing the work for which this permit is issued.

*Margaret M. Byrne*  
Applicant's Signature

*PLEASE COMPLETE THIS SECTION ONLY FOR NEW STRUCTURE OR ADDITION*

|                                |           |        |                                      |                               |              |   |                          |
|--------------------------------|-----------|--------|--------------------------------------|-------------------------------|--------------|---|--------------------------|
| Structure Dimensions (In Feet) |           |        |                                      |                               |              | Is a Fire Suppression System Available? (i.e. - sprinklers) |                          |
| Width                          | Length    | Height | Total Square Feet (include basement) | Basement?                     | # of Stories | Yes   | No                       |
|                                |           |        |                                      | Yes No                        |              | <input type="checkbox"/>                                    | <input type="checkbox"/> |
| Lot Dimensions (In Feet)       |           |        |                                      | Set Backs from Property Lines |              |   |                          |
| Lot Width                      | Lot Depth | Front  | Back                                 | Side 1                        | Side 2       |   |                          |
|                                |           |        |                                      |                               |              |   |                          |

*For Office Use Only*

|                                    |                      |                 |  |                     |                    |
|------------------------------------|----------------------|-----------------|--|---------------------|--------------------|
| Change/Expansion of Use? Yes or No | Existing Primary Use | Occupancy Group | <b>FAX IT?</b><br>Would you like your permit faxed to you?<br>Yes <input type="checkbox"/><br>No <input type="checkbox"/><br>If yes, enter your fax # with area code ( ) - | SUMMARY OF FEES     |                    |
| Proposed Primary Use               | Construction Type    | Plan Number     |  | Building Permit Fee | \$ 32.65           |
| Zoning District: <i>R-1</i>        |                      |                 |  | Plan Check Fee      | \$ 29.00           |
| PLAN REVIEW REMARKS                |                      |                 |  | State Surcharge     | \$ .50             |
|                                    |                      |                 |  | SAC                 | \$ <del>0.00</del> |
|                                    |                      |                 |  | Total Permit Fee    | \$ 62.15           |

|                          |               |       |                       |                       |  |
|--------------------------|---------------|-------|-----------------------|-----------------------|--|
| S.A.C. # :               | Reviewed By : | Date: | Warning Folder #      | (For Office Use Only) |  |
| Charge                   | Credit        |       |                       | PERMIT #              |  |
| State Valuation : \$ 500 |               |       | Vacant Bldg. Folder # | 05-145416             |  |

|   |                                   |                                     |                               |                       |  |  |  |
|---|-----------------------------------|-------------------------------------|-------------------------------|-----------------------|--|--|--|
| <input type="checkbox"/> American Express | <input type="checkbox"/> Discover | <input type="checkbox"/> MasterCard | <input type="checkbox"/> Visa | Expiration Month/Year |  |  |  |
| Enter Account Number →                    |                                   |                                     |                               |                       |  |  |  |

Signature of Cardholder : \_\_\_\_\_



CITY OF SAINT PAUL  
*Norm Coleman, Mayor*

LOWRY PROFESSIONAL BUILDING  
350 St. Peter Street, Suite 300  
Saint Paul, Minnesota 55102-1510

Telephone: 651-266-9090  
Facsimile: 651-266-9099  
651-266-9124

## ENFORCEMENT NOTICE

October 11, 2001

Margaret M. Byrne  
884 Laurel Avenue  
Saint Paul, MN 55104

Re: 884 Laurel Ave.

Dear Ms. Byrne:

In response to a complaint about too many people living at the above referenced property, I requested an inspection to determine compliance with the zoning requirements. You indicated that the building is being used as a duplex.

This property is located in a RT-1 residential zoning district which permits duplexes, but there is a minimum lot size requirement of 6000 square feet and a 50 feet lot width. This property meets the square footage requirement but the width is only 40 feet. The actual lot size would have been legal under the standards set prior to August 24, 1964. In order to legalize the use of this property as a duplex, you have 3 options:

- 1: Apply for a lot size variance from the Board of Zoning Appeals. Enclosed is the application form.
- 2: Submit proof showing that the property has been used continuously as a duplex prior to August 24, 1964. Enclosed is the application form for Legal Nonconforming Status.
- 3: Deconvert the property to a single family dwelling by removing one of the units.

You must submit one of the applications by October 30, 2001 if you intend to apply under option #1 or # 2. If you intend to deconvert to a single family dwelling, please call me for an inspection to verify that all work is completed. If you have any question, please call me at 266-9080.

Sincerely,

Yaya Diatta  
Zoning Inspector

enc.



CITY OF SAINT PAUL  
*Norm Coleman, Mayor*

LOWRY PROFESSIONAL BUILDING  
350 St. Peter Street, Suite 300  
Saint Paul, Minnesota 55102-1510

Telephone: 651-266-9090  
Facsimile: 651-266-9099  
651-266-9124

## ENFORCEMENT NOTICE

September 14, 2001

Margaret M Byrne  
884 Laurel Ave.  
Saint Paul, MN 55104

Re: 884 Laurel Avenue.

Dear Property Owner:

We have recently received a complaint regarding the number of occupants at the above referenced property. This property is located in an RT-1 residential zoned district.

Enclosed are Sections 60.204 and 60.206 of the City of Saint Paul Legislative Code which define the term "Family" and "Dwelling Unit". The definition of "Family" in the zoning ordinance, which refers to lineally related descendants, allows a maximum of four unrelated individuals living together in a dwelling unit.

It is necessary to determine if the use of the premises is compliant with the City of Saint Paul Legislative Code. An inspection of the property is tentatively scheduled for Wednesday, September 19 at 1 p.m. **Attendance by you or your designated representative is necessary at that inspection.** Please contact me if that time will not work for you at 651-266-9080.

Sincerely,

Yaya Diatta  
Zoning Inspector

enc.

File

ZONING COMPLAINT WORKSHEET

ID Number 20462410558

Complaint Date 11-25-96

Zoning Data

Pin: 022823240008

Received Date 11-25-96

Date Received -----

Fee Owner  
MARGARET M BYRNE

Ward 1

Response Date -----

00884 LAUREL AVE  
ST PAUL MN 551046521

Planning District 08

Inspector Number -----

Zoning District RT-1

Reinsp. Date -----

Complaint Location

Complaint Type C

884 LAUREL AVE 55104

Response -----

ZONING

Complainant Information  
ANONYMOUS

Tax Owner

THE FOLLOWING IS STATED BY THE COMPLAINANT....  
PEOPLE ARE LIVING IN THE ATTIC & BASEMENT EVEN  
THOUGH THE PROPERTY OWNER ISN'T SUPPOSED TO BE  
ABLE TO RENT THEM OUT. ALSO HAVE A FARROT ON  
THE PROPERTY.

Referred By:  
INCO AND COMPLAINT OFFICE  
Also Sent To:  
1 ANIMAL CONTROL CENTER

Homesteader  
MARGARET M BYRNE

| : Complaint Type | : Reinspect Date | : Response Date | : Reinspect Date | : Response Date | : Reinspect Date | : Response Date | : Reinspect Date | : Response Date |
|------------------|------------------|-----------------|------------------|-----------------|------------------|-----------------|------------------|-----------------|
| :                | :                | :               | :                | :               | :                | :               | :                | :               |
| :                | :                | :               | :                | :               | :                | :               | :                | :               |
| :                | :                | :               | :                | :               | :                | :               | :                | :               |

RESPONSE MENU

- A. No zoning violation at this time.
- B. Orders issued.
- C. Violation tag issued.
- D. Violation corrected.
- E. No violation at this time, will monitor.
- F. Transferred to appropriate department.
- G. Court pending.
- H. Administrative review pending.
- I. Extension granted.
- J. Other (see comments)

COMPLAINT TYPE

- 1: Residential Auto Repair
- 2: Other Home Occupation
- 3: Parking
- 4: Exterior Storage
- 5: Illegal Business
- 6: Number of Occupants
- 7: Duplex
- 8: Site Plan
- 9: SCUP/Variance
- 10: Signs
- 11: Miscellaneous

12/3/96 : Spoke with Owner, This is a legal duplex  
 : Basement & 3rd fl sleeping rooms are  
 : legal. Close complaint. J. H.

9/12 10/12

ZONING COMPLAINT WORKSHEET

ID Number 32295412304  
Pin: 022823240008

Complaint Date 09-07-01  
Received Date 09-07-01  
Ward 1  
Planning District 08  
Zoning District RT-1

Zoning Data  
Date Received -----  
Response Date -----  
Inspector Number -----  
Reinsp. Date -----  
Complaint Type C  
Response -----

Fee Owner  
MARGARET M BYRNE  
884 LAUREL AVE  
ST PAUL MN 551046521  
651-582-8756  
Tax Owner

Complaint Location  
884 LAUREL AVE 55104  
ZONING

THE FOLLOWING IS STATED BY THE COMPLAINANT....  
THERE ARE 4 UNRELATED PARTIES LIVING IN THIS HOUSE.

Complainant Information  
CHARLES DEUTSCH  
PHONE: 747-2121

Homesteader  
MARGARET M BYRNE

Referred By:  
ZONING  
Also Sent To:

| Complaint Type | Reinspect Date | Response Date | Reinspect Date | Response Date | Reinspect Date | Response Date | Reinspect Date | Response Date |
|----------------|----------------|---------------|----------------|---------------|----------------|---------------|----------------|---------------|
|                |                |               |                |               |                |               |                |               |
|                |                |               |                |               |                |               |                |               |

RESPONSE MENU

- A. No zoning violation at this time.
- B. Orders issued.
- C. Violation tag issued.
- D. Violation corrected.
- E. No violation at this time, will monitor.
- F. Transferred to appropriate department.
- G. Court pending.
- H. Administrative review pending.
- I. Extension granted.
- J. Other (see comments)

COMPLAINT TYPE

- 1: Residential Auto Repair
- 2: Other Home Occupation
- 3: Parking
- 4: Exterior Storage
- 5: Illegal Business
- 6: Number of Occupants
- 7: Duplex
- 8: Site Plan
- 9: SCUP/Variance
- 10: Signs
- 11: Miscellaneous

9/12 Found 2 mailboxes at property. One reads (Peggy Byrne, Gregg Poye, Terry O'Connell) and one (Pittman, Jansley Jones).  
left notice - letter sent

10/15 Property is a legal duplex with a non conforming lot size!

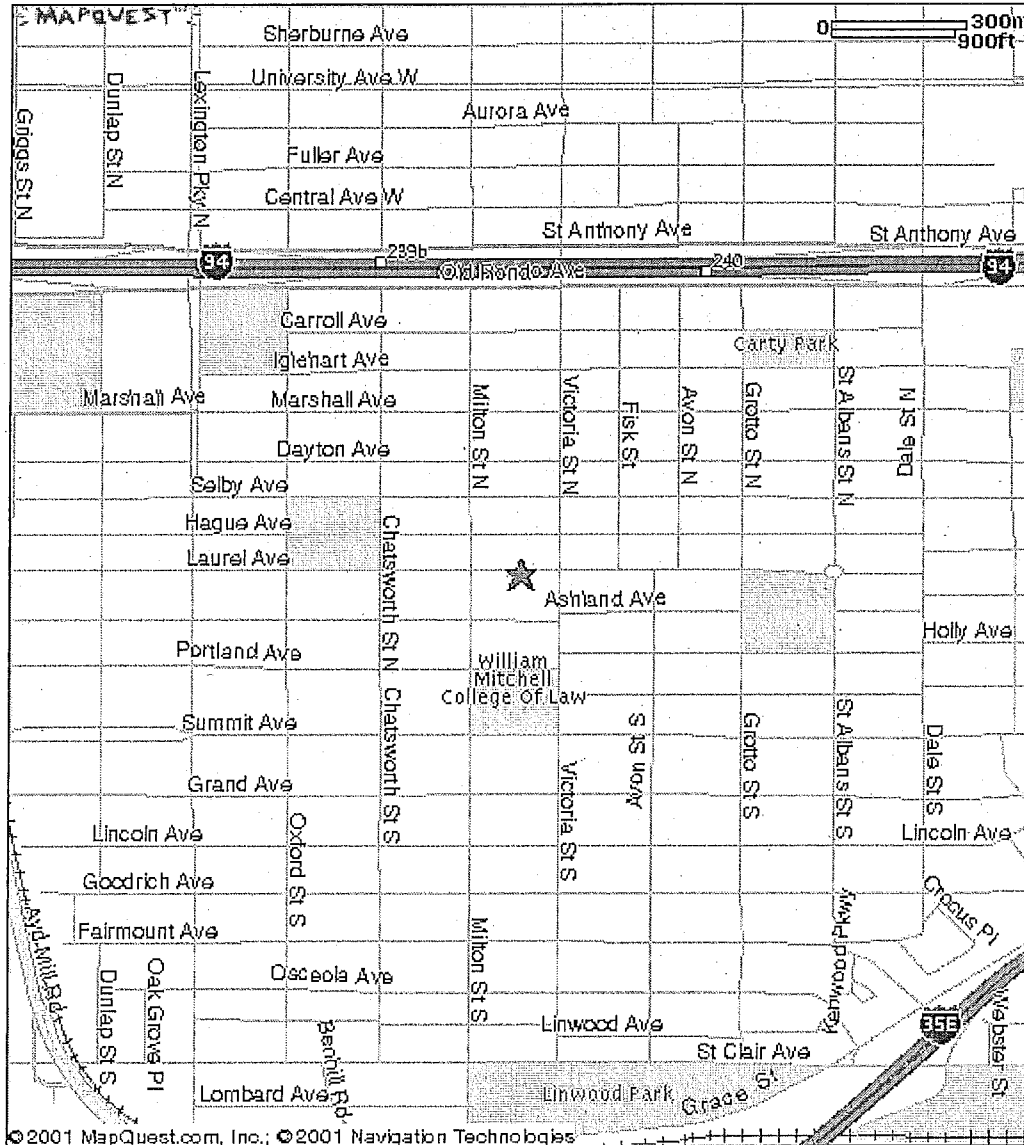


< Back

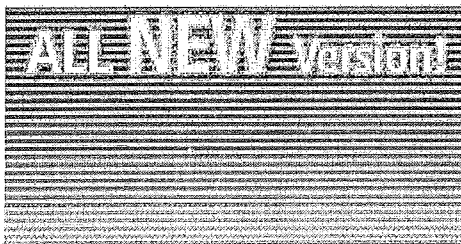
SEND TO PRINTER

Print Options

884 LAUREL AVE, SAINT PAUL, MN, 55104-6521, US



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This map is informational only. No representation is made or warranty given as to its content. User assumes all risk of use. MapQuest and its suppliers assume no responsibility for any loss or delay resulting from such use.

ADDRESS: 884 Laurel Ave.

PIN: 022-823-240008

BUILDING CARD INFORMATION: 1964-

CONSTRUCTION DATE: 6-26-80 PERMIT: 96207 TYPE OF STRUCTURE: SFD

PERMITS      COUNTY ASSESSOR'S RECORDS      LICENSE RECORDS      CITY DIRECTORY

*moved from 853 Laurel*

*1954 - 2 names*

*1985 SFD*

*1991 SFD*

LEGAL DESCRIPTION: lot 6 Blk 19, Summit Pk Add

LOT SIZE: 70 x 150 +10      6400<sup>sq</sup>ft

CROSS STREETS: Milton + Victoria

| ZONE | USE (C/NC) | UNITS PERMITTED  | REQUIRED LOT SIZE         | LOT SIZE (C/NC) |
|------|------------|------------------|---------------------------|-----------------|
| X    | C          |                  |                           | C               |
| 1922 |            |                  |                           |                 |
| 1960 |            |                  | 35' 3500 <sup>sq</sup> ft | C               |
| 1964 | B-Res C    |                  |                           |                 |
| 1975 |            |                  | 50' 6000 <sup>sq</sup> ft | NC              |
|      | RT-1 C     | ROOMS:<br>UNITS: | " "                       |                 |

ZONING STATUS FOR duplex      COMMERCIAL USE: \_\_\_\_\_      PLANNING: \_\_\_\_\_

RESIDENTIAL USE: \_\_\_\_\_      ZONING FILE \_\_\_\_\_

LEGAL - CONFORMING      NO RECORD \_\_\_\_\_

LEGAL - CONFORMING USE WITH NON-CONFORMING LOT SIZE (for residential)

LEGAL - NON-CONFORMING USE \_\_\_\_\_

ILLEGAL \_\_\_\_\_

*See Resolution 92-059 10-3-01  
11/15/01 Yaya Hatter kz*





CITY OF SAINT PAUL  
*Norm Coleman, Mayor*

LOWRY PROFESSIONAL BUILDING  
350 St. Peter Street, Suite 300  
Saint Paul, Minnesota 55102-1510

Telephone: 651-266-9090  
Facsimile: 651-266-9099  
651-266-9124

**ENFORCEMENT NOTICE**

October 11, 2001

Margaret M. Byrne  
884 Laurel Avenue  
Saint Paul, MN 55104

Re: 884 Laurel Ave.

Dear Ms. Byrne:

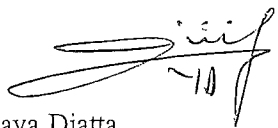
In response to a complaint about too many people living at the above referenced property, I requested an inspection to determine compliance with the zoning requirements. You indicated that the building is being used as a duplex.

This property is located in a RT-1 residential zoning district which permits duplexes, but there is a minimum lot size requirement of 6000 square feet and a 50 feet lot width. This property meets the square footage requirement but the width is only 40 feet. The actual lot size would have been legal under the standards set prior to August 24, 1964. In order to legalize the use of this property as a duplex, you have 3 options:

- 1: Apply for a lot size variance from the Board of Zoning Appeals. Enclosed is the application form.
- 2: Submit proof showing that the property has been used continuously as a duplex prior to August 24, 1964. Enclosed is the application form for Legal Nonconforming Status.
- 3: Deconvert the property to a single family dwelling by removing one of the units.

You must submit one of the applications by October 30, 2001 if you intend to apply under option #1 or # 2. If you intend to deconvert to a single family dwelling, please call me for an inspection to verify that all work is completed. If you have any question, please call me at 266-9080.

Sincerely,

  
Yaya Diatta  
Zoning Inspector

enc.



CITY OF SAINT PAUL  
*Norm Coleman, Mayor*

LOWRY PROFESSIONAL BUILDING  
350 St. Peter Street, Suite 300  
Saint Paul, Minnesota 55102-1510

Telephone: 651-266-9090  
Facsimile: 651-266-9099  
651-266-9124

October 15, 2001

Margaret M. Byrne  
884 Laurel Avenue  
Saint Paul, MN 55104

Re: 884 Laurel Ave.

Dear Ms. Byrne:

In my previous letter dated October 11 regarding the use of the above referenced property, I mentioned that it has always been a single family-dwelling. Additionally, I mentioned that we did not have records of the property being used as a legal duplex. However, after further research, we found that a variance has been granted on May 4, 1992 to allow this property to be used as a legal duplex with a non-conforming lot size.

We apologize for any inconvenience caused to you by this matter. If you have any question, please call me at 651-266-8090.

Sincerely,

Yaya Diatta  
Zoning Inspector

enc.



CITY OF SAINT PAUL  
*Norm Coleman, Mayor*

LOWRY PROFESSIONAL BUILDING  
350 St. Peter Street, Suite 300  
Saint Paul, Minnesota 55102-1510

Telephone: 651-266-9090  
Facsimile: 651-266-9099  
651-266-9124

## ENFORCEMENT NOTICE

September 14, 2001

Margaret M Byrne  
884 Laurel Ave.  
Saint Paul, MN 55104

Re: 884 Laurel Avenue.

Dear Property Owner:

We have recently received a complaint regarding the number of occupants at the above referenced property. This property is located in an RT-1 residential zoned district.

Enclosed are Sections 60.204 and 60.206 of the City of Saint Paul Legislative Code which define the term "Family" and "Dwelling Unit". The definition of "Family" in the zoning ordinance, which refers to lineally related descendants, allows a maximum of four unrelated individuals living together in a dwelling unit.

It is necessary to determine if the use of the premises is compliant with the City of Saint Paul Legislative Code. An inspection of the property is tentatively scheduled for Wednesday, September 19 at 1 p.m. **Attendance by you or your designated representative is necessary at that inspection.** Please contact me if that time will not work for you at 651-266-9080.

Sincerely,

Yaya Diatta  
Zoning Inspector

enc.

# CITY OF SAINT PAUL REFERRAL/RESPONSE FORM

TO:

DATE: 8/29/01

- |  |  |   |                                       |
|--|--|---|---------------------------------------|
| <input type="checkbox"/> BUILDING      | <input type="checkbox"/> FIRE          | <input checked="" type="checkbox"/> LICENSE | <input type="checkbox"/> POLICE       |
| <input type="checkbox"/> CITY ATTORNEY | <input type="checkbox"/> HEALTH        | <input type="checkbox"/> MAYOR'S I & C      | <input type="checkbox"/> PUBLIC WORKS |
| <input type="checkbox"/> CITY COUNCIL  | <input type="checkbox"/> HOUSING       | <input type="checkbox"/> PARKS & REC.       | <input type="checkbox"/> WATER        |
| <input type="checkbox"/> DOG POUND     | <input type="checkbox"/> HOUSING INFO. | <input type="checkbox"/> PED                | <input type="checkbox"/> OTHER _____  |

LOCATION OF COMPLAINT 884 LAUREL AVE OCCUPANCY TYPE OWNER OCC.

COMPLAINANT [REDACTED]

| NAME   | ADDRESS               | PHONE NUMBER |
|--|-----------------------|--------------|
| OWNER/AGENT/<br>OPERATOR <u>MARGARET BYRNE</u> | <u>884 LAUREL AVE</u> | <u>N/A</u>   |

### COMMENTS

4- UNRELATED PARTIES LIVING IN HOME.

FROM:

REFERRAL REPORT BY (NAME) MATT DURNFELD  
PHONE NUMBER 265-6971

RESPONSE (PLEASE RESPOND WITHIN 10 DAYS OF ABOVE REPORT DATE): \_\_\_\_\_

RESPONSE BY (NAME) \_\_\_\_\_ DATE \_\_\_\_\_

CALL BACK COMMENTS: \_\_\_\_\_

**CITY OF SAINT PAUL  
BOARD OF ZONING APPEALS RESOLUTION  
ZONING FILE NUMBER: 92-059  
DATE: May 4, 1992**

WHEREAS, PEGGY BYRNE has applied for a variance from the strict application of the provisions of Section 61.101 of the Saint Paul Legislative Code pertaining to allowing an existing duplex to remain in the RT-1 zoning district; and

WHEREAS, the Saint Paul Board of Zoning Appeals conducted a public hearing on 04/20/92 and 05/04/92, pursuant to said appeal in accordance with the requirements of Section 62.204 of the Legislative Code; and

WHEREAS, the Saint Paul Board of Zoning Appeals based upon evidence presented at the public hearing, as substantially reflected in the minutes, made the following findings of fact:

1. The property in question cannot be put to a reasonable use under the strict provisions of the code.

The applicant is unable to acquire any additional land to increase the lot width of the property. The applicant points out that the duplex existed when she purchased the property and that it would be a significant hardship and very costly for her to remove the upper efficiency unit to deconvert the building to single family.

2. The plight of the land owner is due to circumstances unique to his property, and these circumstances were not created by the land owner.

The applicant indicated that the property was a duplex when she acquired it in 1986. According to the applicant, the large size of the structure and the additional efficiency unit on the upper floor existed since before she acquired the property. These circumstances were not created by the land owner.

3. The proposed variance is in keeping with the spirit and intent of the code, and is consistent with the health, safety, comfort, morals and welfare of the inhabitants of the City of St. Paul.

The area is characterized by a mix of single family and duplex residential structures, some of which are located on same size lots. Along this block face on Laurel there are at least two other duplex structures with the same lot size and lot width. In addition, on the eastern end of the block along Victoria, most of the structures are duplexes on even smaller lots. The general area is zoned to allow duplexes. The proposed variance is in keeping with the spirit and intent of the Zoning Code.

4. The proposed variance will not impair an adequate supply of light and air to adjacent property, nor will it alter the essential character of the surrounding area or unreasonably diminish established property values within the surrounding area.

The existing duplex does not have any negative impact on the supply of light and air to adjacent property. The duplex apparently has existed in this structure since at least 1986 and has not appeared to have had any detrimental impact on the essential character of the surrounding area. In addition, the duplex has not appeared to have unreasonably diminished established property values within the surrounding area.

5. The variance, if granted, would not permit any use that is not permitted under the provisions of the code for the property in the district where the affected land is located, nor would it alter or change the zoning district classification of the property.

A duplex is a permitted use in the RT-1 residential zoning district with appropriate lot width. This proposal will not alter or change the zoning district classification of this property.

6. The request for variance is not based primarily on a desire to increase the value or income potential of the parcel of land.

The applicant indicated to staff that she is requesting the variance partially because she needs additional income to reside in the structure and maintain the property. However, the applicant insists that the primary reason for the requested variance is to make the existing duplex legal so that its current use may continue.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Board of Zoning Appeals that the provisions of Section 61.101 be hereby waived to allow a lot width of 40' to permit an existing duplex to remain with the condition that a regular staircase and not a spiral staircase be constructed from the second level deck to the rear lower level entry on property located at 884 LAUREL AVE and legally described as Lot 6, Block 19; Summit Park Addition; in accordance with the application for variance and the site plan on file with the Saint Paul Planning Division.

**MOVED BY:** Scherman  
**SECONDED BY:** Bogen  
**IN FAVOR:** 4  
**AGAINST:** 0

**MAILED:** May 7, 1992

**TIME LIMIT:**

No order of the Board of Zoning Appeals permitting the erection or alteration of a building or off-street parking facility shall be valid for a period longer than one year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is proceeding pursuant to the terms of such permit. The Board of Zoning Appeals or the City Council may grant an extension not to exceed one year. In granting such extension, the Board of Zoning Appeals may decide to hold a public hearing.

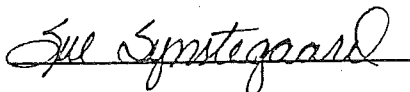
APPEAL:

Decisions of the Board of Zoning Appeals are final subject to appeal to the City Council within 15 days by anyone affected by the decision. Building permits shall not be issued after an appeal has been filed. If permits have been issued before an appeal has been filed, then the permits are suspended and construction shall cease until the City Council has made a final determination of the appeal.

CERTIFICATION:

I, the undersigned Secretary to the Board of Zoning Appeals for the 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 approved minutes of the Saint Paul Board of Zoning Appeals meeting held on April 20, and May 4, 1992 and on record in the Saint Paul Planning Division Office, 25 West Fourth Street, Saint Paul, Minnesota.

SAINT PAUL BOARD OF ZONING APPEALS



Secretary to the Board

Alley

2 Parking Pads  
(Crushed Rock)

4 ft fence

4 ft fence

3 ft. fence between neighbors

Garage



Patio

4 ft fence

4 ft. fence

150ft

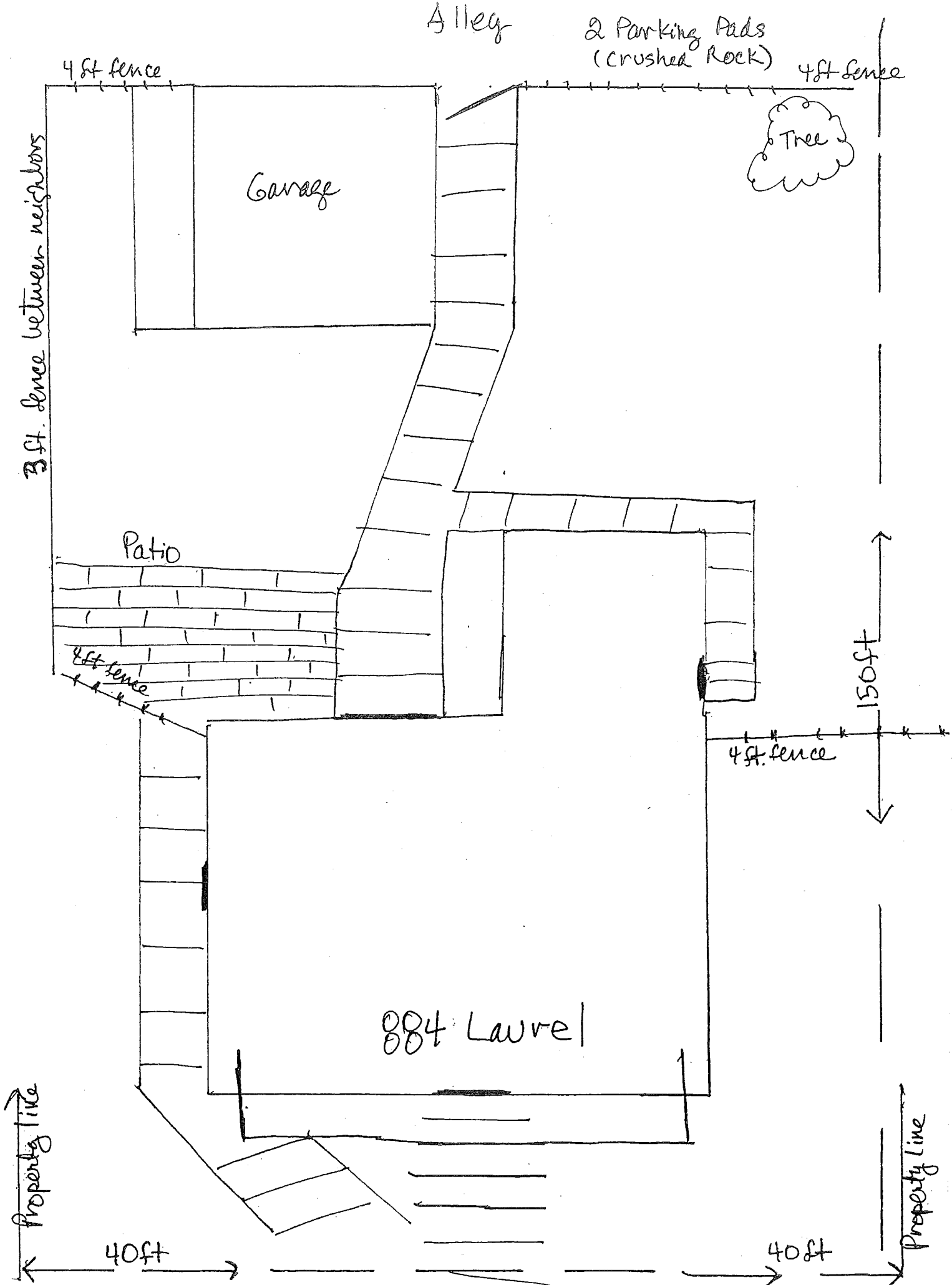
804 Laurel

Property Line

Property Line

40ft

40ft





The applicant is proposing to legalize an existing residential structure with too many units and where one of the reasons for the proposal is economic feasibility.

The information requested below must be submitted at the time of application or within the following week:

SITUATION 2 PRO FORMA INFORMATION SHEET

MAIRY  
FOR  
2009  
398-4372

REQUIRED INFORMATION

Housing Unit Breakdown

Number of bedrooms  
Square foot size of unit  
Contract rent  
Est. Amount of tenant paid utilities

SITUATION WITH CONTINUATION OF EXTRA UNITS IN STRUCTURE

5 Bedrooms  
Efficiency in attic  
1 Bedroom 815 sq ft  
\$375 -  
- 0 -  
- 0 -

SITUATION WITH CONVERSION OF STRUCTURE TO LEGAL NUMBER OF UNITS

- Bedroom / Living Area  
- 0 -  
- 0 -  
- 0 -

Income from structure other than rent

Operating Expenses

Maintenance

\$275.00

Same

Insurance

\$364.50

Utilities

\$1,934.20 NSP  
\$ 240.78 Water

Other

Taxes

\$3,478.92 Non-homesteaded  
1,569.46 Homesteaded  
as of 1-1-92



Existing Vacancy

Debt Breakdown

Initial principal amount

\$72327.39 598.91 PI  
139.94 escrow

Interest rate

9.25

Amortization term

30yr.

Balloon (maturity) term

Monthly payment

737.85

Balance amount on debt

Sources of loans

Debt service coverage ratio requirements



For rehabilitation projects:

Type of improvements (provide detail)

Cost of improvements (provide detail)

French Door (on the South)  
Carpeting + paint  
Vinyl Flooring  
\$1200 - Floor  
250 Paint Door - \$490



# GENERAL BUILDING PERMIT

## CITY OF SAINT PAUL

DEPARTMENT

BUILDING INSPECTION & DESIGN DIVISION  
 15 W. KELLOGG BLVD.  
 445 CITY HALL  
 ST. PAUL, MN 55102

Permit No. 182

DESCRIPTION OF PROJECT Egress + Deck PLAN NO. 1-51  
 DATE 5-4-92 OWNER (Peggy) Margaret Byrne

OWNERS ADDRESS 884 Laurel Ave  
 OLD  NEW TYPE CONST. V-H TYPE OF OCCUPANCY R-3  
 BUILD  GRADING AND EXC.  STUCCO OR PLASTER  DRYWALL  FENCE Yes  
 ADDITION  ALTER  REPAIR  MOVE  WRECK

| NUMBER           | STREET     |  | SIDE               | CROSS STREETS    |               |
|------------------|------------|--|--------------------|------------------|---------------|
| 884              | Laurel Ave |  |                    |                  |               |
| WARD             | LOT        | BLOCK  | ADDITION OR TRACT  |                  |               |
| 1                |            |  |                    |                  |               |
| LOT              | WIDTH      | DEPTH  | SIDE LOT CLEARANCE |                  | BUILDING LINE |
|                  |            |  |                    |                  | FRONT REAR    |
| STRUC-TURE       | WIDTH      | LENGTH   | HEIGHT             | STORIES          |               |
|                  |            |  |                    |                  |               |
| ESTIMATED VALUE  |            | BASEMENT   |                    | TOTAL FLOOR AREA |               |
| \$ 4,000         |            | <input type="checkbox"/> YES <input type="checkbox"/> NO |                    | SQ. FT.          |               |
| INCLUDE BASEMENT |            |  |                    |                  |               |

DETAILS & REMARKS:  
VARIANCE # 92-059 Note # 24

Approved by City work must be stopped  
PERMIT FOR STAIR / DECK FROM 3RD FLOOR  
11:30 - JACK HALLER @ 200-4200  
(7:30 - 9:00 A.M.)

ARCHITECT \_\_\_\_\_ TEL. NO. 290-9774  
 CONTRACTOR Owner  
 ADDRESS & ZIP \_\_\_\_\_

| PERMIT FEE           | STATE VALUATION |
|----------------------|-----------------|
| 68.00                | \$ 4,000        |
| PLAN CHECK 34.00     |                 |
| STATE SURCHARGE 2.00 |                 |
| TOTAL FEE \$ 104.00  |                 |

APPLICANT CERTIFIES THAT ALL INFORMATION IS CORRECT AND THAT ALL PERTINENT STATE REGULATIONS AND CITY ORDINANCES WILL BE COMPLIED WITH IN PERFORMING THE WORK FOR WHICH THIS PERMIT IS ISSUED.

CASHIER USE ONLY  
 WHEN VALIDATED THIS IS YOUR PERMIT

x Peggy Byrne  
 AUTHORIZED SIGNATURE

St. Code \_\_\_\_\_  
 ADDRESS OF JOB \_\_\_\_\_

# INSPECTION REPORT

Inspector \_\_\_\_\_

Foundation 5/14/92 Holiday OK.

Frame \_\_\_\_\_

Lath and/or Wallboard \_\_\_\_\_

Final 8/25/92 JH

Notes: 5/6/92 Fur down - wall call.  
5/

BR: [unclear]  
[unclear]

File

DIVISION OF PUBLIC HEALTH  
ENVIRONMENTAL CODE ENFORCEMENT  
555 CEDAR STREET  
SAINT PAUL, MINNESOTA 55101  
292-7771

Date of Inspection: 4/29/92  
Date Issued: 4/28/92

Date Mailed: \_\_\_\_\_  
Mailed By: \_\_\_\_\_

551046521

To: Margaret M. Byrne

Address: 884 Laurel Ave

To: \_\_\_\_\_  
Address: \_\_\_\_\_

As Owner, Lessee, Agent or Occupant of 884 Laurel Ave, you are hereby notified to eliminate the following

Code Violation (s) Escape windows used for sleeping  
rooms in cellar areas (east and west side)  
are not properly excavated. Properly excavate  
as per 34.13 (4) (copy left).

FAILURE TO COMPLY WILL NECESSITATE COURT ACTION

Issued By: MAYNARD VERVOE

Comply By: 8/1/92

**GENERAL BUILDING PERMIT  
CITY OF SAINT PAUL**

BUILDING INSPECTION & DESIGN DIVISION  
15 W. KELLOGG BLVD.  
445 CITY HALL  
ST. PAUL, MN 55102

*Slco 36*

Permit No. *103743*

*Storm Soffit, Fascia, Gutters* PLAN NO. *14*  
DESCRIPTION OF PROJECT

DATE *5-27-93* OWNER *Peggy Byrne*

OWNERS ADDRESS *884 Laurel Avenue*

OLD  NEW TYPE CONST. *Replace* TYPE OF OCCUPANCY *Single*

BUILD  GRADING AND EXC.  STUCCO OR PLASTER  DRYWALL  FENCE

ADDITION  ALTER  REPAIR  MOVE  WRECK

| NUMBER     | STREET            | SIDE | CROSS STREETS |
|------------|-------------------|------|---------------|
| <i>884</i> | <i>Laurel Ave</i> |      |               |

| WARD | LOT | BLOCK | ADDITION OR TRACT |
|------|-----|-------|-------------------|
|      |     |       |                   |

| LOT | WIDTH | DEPTH | SIDE LOT CLEARANCE | BUILDING LINE |      |
|-----|-------|-------|--------------------|---------------|------|
|     |       |       |                    | FRONT         | REAR |
|     |       |       |                    |               |      |

| STRUC-<br>TURE | WIDTH | LENGTH | HEIGHT | STORIES |
|----------------|-------|--------|--------|---------|
|                |       |        |        |         |

| ESTIMATED VALUE | BASEMENT   | TOTAL FLOOR AREA            |
|-----------------|--|-----------------------------|
| <i>1,300</i>    | <input type="checkbox"/> YES <input type="checkbox"/> NO | SQ. FT.<br>INCLUDE BASEMENT |

DETAILS & REMARKS:  
*NO STRUCTURAL CHANGES*

*WSP - TACK HANGER, 266-9026*  
*7:30-9:00 AM*

|            |  |               |
|------------|--|---------------|
| ARCHITECT  | <b>TWIN CITY STORM SASH, INC.</b><br>10825 GREENBRIER ROAD<br>MINNETONKA, MN 55345<br>612-548-8160 | TEL. NO.      |
| CONTRACTOR |  | ADDRESS & ZIP |
| MASONRY    |  |               |

|                 |              |                 |
|-----------------|--------------|-----------------|
| PERMIT FEE      | <i>36.00</i> | STATE VALUATION |
| PLAN CHECK      |              |                 |
| STATE SURCHARGE | <i>16.5</i>  |                 |
| TOTAL FEE       | <i>36.65</i> |                 |

APPLICANT CERTIFIES THAT ALL INFORMATION IS CORRECT AND THAT ALL PERTINENT STATE REGULATIONS AND CITY ORDINANCES WILL BE COMPLIED WITH IN PERFORMING THE WORK FOR WHICH THIS PERMIT IS ISSUED.

CASHIER USE ONLY  
WHEN VALIDATED THIS IS YOUR PERMIT

X *J. Kunko*  
AUTHORIZED SIGNATURE

St. Code \_\_\_\_\_  
ADDRESS OF JOB \_\_\_\_\_

**GENERAL BUILDING PERMIT**  
CITY OF SAINT PAUL

BUILDING INSPECTION & DESIGN DIVISION  
15 W. KELLOGG BLVD.  
445 CITY HALL  
ST. PAUL, MN 55102

*56036*

Permit No. **136643**

DESCRIPTION OF PROJECT *Storm Soffit, Fascia, Gutters* PLAN NO. *HA*

DATE *5-27-93* OWNER *Peggy Byrne*

OWNERS ADDRESS *884 Laurel Avenue*

OLD  NEW TYPE CONST. *Replace* TYPE OF OCCUPANCY *Single*

BUILD  AND EXC. GRADING  STUCCO OR PLASTER  DRYWALL  FENCE

ADDITION  ALTER  REPAIR  MOVE  WRECK

| NUMBER     | STREET            | SIDE | CROSS STREETS |
|------------|-------------------|------|---------------|
| <i>884</i> | <i>Laurel Ave</i> |      |               |

| WARD | LOT | BLOCK | ADDITION OR TRACT |
|------|-----|-------|-------------------|
|      |     |       |                   |

| LOT | WIDTH | DEPTH | SIDE LOT CLEARANCE | BUILDING LINE |      |
|-----|-------|-------|--------------------|---------------|------|
|     |       |       |                    | FRONT         | REAR |
|     |       |       |                    |               |      |

| STRUC-TURE | WIDTH | LENGTH | HEIGHT | STORIES |
|------------|-------|--------|--------|---------|
|            |       |        |        |         |

| ESTIMATED VALUE | BASEMENT   | TOTAL FLOOR AREA         |
|-----------------|--|--------------------------|
| <i>1,300</i>    | <input type="checkbox"/> YES <input type="checkbox"/> NO | SQ. FT. INCLUDE BASEMENT |

DETAILS & REMARKS:  
*NO STRUCTURAL CHANGES*

*INSP - JACK HAGER, 266-9026*  
*7:30-5:00 AM* TEL. NO.

ARCHITECT **TWIN CITY STORM SASH, INC.**  
10825 GREENBRIER ROAD  
MINNETONKA, MN 55345  
612-546-8160 ADDRESS & ZIP

| PERMIT FEE                  | STATE VALUATION |
|-----------------------------|-----------------|
| <i>36.00</i>                |                 |
| PLAN CHECK                  |                 |
| STATE SURCHARGE <i>1.65</i> |                 |
| TOTAL FEE <i>36.65</i>      |                 |

06/14/93 000914154PM CLERK 1  
2811 BUILDING 436.00  
953A SURCHARGE 3 4.65  
CASH 436.65

CASHIER USE ONLY  
WHEN VALIDATED THIS IS YOUR PERMIT

APPLICANT CERTIFIES THAT ALL INFORMATION IS CORRECT AND THAT ALL PERTINENT STATE REGULATIONS AND CITY ORDINANCES WILL BE COMPLIED WITH IN PERFORMING THE WORK FOR WHICH THIS PERMIT IS ISSUED.

*x J. Kunkle*  
AUTHORIZED SIGNATURE

St. Code \_\_\_\_\_  
ADDRESS OF JOB *884 LAUREL*

INSPECTION REPORT

Inspector Greg Johnson

Foundation \_\_\_\_\_

Frame \_\_\_\_\_

Lath and/or Wallboard \_\_\_\_\_

Final 4-15-94 appears complete Greg

Notes: 0 01-19-94  
difficult to finish work in progress

# GENERAL BUILDING PERMIT

## CITY OF SAINT PAUL

BUILDING INSPECTION & DESIGN DIVISION  
 15 W. KELLOGG BLVD.  
 445 CITY HALL  
 ST. PAUL, MN 55102

\$5844

Permit No. \_\_\_\_\_

Storero

PLAN NO. \_\_\_\_\_

DESCRIPTION OF PROJECT

DATE 2-5-93 OWNER Peggy Byrne

OWNERS ADDRESS 884 Laurel Ave.

OLD  
 NEW TYPE CONST. Replace TYPE OF OCCUPANCY Single

BUILD  GRADING AND EXC.  STUCCO OR PLASTER  DRYWALL  FENCE  
 ADDITION  ALTER  REPAIR  MOVE  WRECK

| NUMBER           | STREET      | SIDE   | CROSS STREETS      |                  |
|------------------|-------------|--|--------------------|------------------|
| 884              | Laurel Ave. |  |                    |                  |
| WARD             | LOT         | BLOCK  | ADDITION OR TRACT  |                  |
|                  |             |  |                    |                  |
| LOT              | WIDTH       | DEPTH  | SIDE LOT CLEARANCE |                  |
|                  |             |  |                    |                  |
| STRUC-<br>TURE   | WIDTH       | LENGTH   | HEIGHT             | STORIES          |
|                  |             |  |                    |                  |
| ESTIMATED VALUE  |             | BASEMENT   |                    | TOTAL FLOOR AREA |
| 2760             |             | <input type="checkbox"/> YES <input type="checkbox"/> NO |                    | SQ. FT.          |
| INCLUDE BASEMENT |             |  |                    |                  |

DETAILS & REMARKS:

JACK HAGED 298-9304

|   |               |
|---|---------------|
| ARCHITECT <b>TWIN CITY STORM SASH, INC.</b>                                       | TEL. NO.      |
| CONTRACTOR <b>10825 GREENBRIER ROAD<br/>MINNETONKA, MN 55345<br/>612-546-8160</b> |               |
| MASONRY   | ADDRESS & ZIP |

|                 |       |  |      |
|-----------------|-------|--|------|
| PERMIT FEE      | 59.00 | STATE VALUATION  | 2760 |
| PLAN CHECK      |       | CASHIER USE ONLY<br>WHEN VALIDATED THIS IS YOUR PERMIT |      |
| STATE SURCHARGE | 1.38  |  |      |
| TOTAL FEE       | 60.38 |  |      |

APPLICANT CERTIFIES THAT ALL INFORMATION IS CORRECT AND THAT ALL PERTINENT STATE REGULATIONS AND CITY ORDINANCES WILL BE COMPLIED WITH IN PERFORMING THE WORK FOR WHICH THIS PERMIT IS ISSUED.

X. K. Hanko

AUTHORIZED SIGNATURE

St. Code \_\_\_\_\_  
 ADDRESS OF JOB \_\_\_\_\_



**GENERAL BUILDING PERMIT  
CITY OF SAINT PAUL**

BUILDING INSPECTION & DESIGN DIVISION  
15 W. KELLOGG BLVD.  
445 CITY HALL  
ST. PAUL, MN 55102

*25844*

Permit No. *134176*

*Storms* PLAN NO. \_\_\_\_\_  
DESCRIPTION OF PROJECT

DATE *2-5-93* OWNER *Peggy Byrne*

OWNERS ADDRESS *884 Laurel Ave*

OLD TYPE OF OCCUPANCY *Single*  
 NEW TYPE CONST. *Replace*

BUILD  GRADING AND EXC.  STUCCO OR PLASTER  DRYWALL  FENCE

ADDITION  ALTER  REPAIR  MOVE  WRECK

| NUMBER     | STREET            | SIDE | CROSS STREETS |
|------------|-------------------|------|---------------|
| <i>884</i> | <i>Laurel Ave</i> |      |               |

| WARD | LOT | BLOCK | ADDITION OR TRACT |
|------|-----|-------|-------------------|
|      |     |       |                   |

| LOT | WIDTH | DEPTH | SIDE LOT CLEARANCE | BUILDING LINE |      |
|-----|-------|-------|--------------------|---------------|------|
|     |       |       |                    | FRONT         | REAR |
|     |       |       |                    |               |      |

| STRUC-TURE | WIDTH | LENGTH | HEIGHT | STORIES |
|------------|-------|--------|--------|---------|
|            |       |        |        |         |

| ESTIMATED VALUE | BASEMENT   | TOTAL FLOOR AREA                                     |
|-----------------|--|--|
| <i>2760</i>     | <input type="checkbox"/> YES <input type="checkbox"/> NO | SQ. FT. <i>2760</i>                                  |
|                 |  | INCLUDE BASEMENT <input checked="" type="checkbox"/> |

DETAILS & REMARKS:

*JACK HAGER 298-4304 8-91M*

ARCHITECT **TWIN CITY STORM SASH, INC.**

CONTRACTOR **10825 GREENBRIER ROAD  
MINNETONKA, MN 55345**

MASONRY **612-546-8160** ADDRESS & ZIP

|            |              |                 |             |
|------------|--------------|-----------------|-------------|
| PERMIT FEE | <i>59.00</i> | STATE VALUATION | <i>2760</i> |
|------------|--------------|-----------------|-------------|

|                 |               |                              |               |
|-----------------|---------------|------------------------------|---------------|
| PLAN CHECK      |               | 02/16/93 002214:15PM CLERK I |               |
| STATE SURCHARGE | <i>1.38</i>   | 2911 BUILDING                | <i>439.00</i> |
|                 |               | 9534 SURCHARGE B             | <i>41.38</i>  |
|                 |               | SUBTTL                       | <i>460.38</i> |
| TOTAL FEE       | <i>100.38</i> | CHANGE                       | <i>3.00</i>   |

APPLICANT CERTIFIES THAT ALL INFORMATION IS CORRECT AND THAT ALL PERTINENT STATE REGULATIONS AND CITY ORDINANCES WILL BE COMPLIED WITH IN PERFORMING THE WORK FOR WHICH THIS PERMIT IS ISSUED.

CASHIER USE ONLY  
WHEN VALIDATED THIS IS YOUR PERMIT

St. Code \_\_\_\_\_  
ADDRESS OF JOB *884 LAUREL*

*K. Henke*  
AUTHORIZED SIGNATURE

# INSPECTION REPORT

Inspector \_\_\_\_\_

Foundation \_\_\_\_\_

Frame \_\_\_\_\_

Lath and/or Wallboard \_\_\_\_\_

Final 3/16/03 J. H.

Notes: \_\_\_\_\_

DEPARTMENT MAJOR  
APPLICATION FOR ZONING ORDINANCE VARIANCE  
CITY OF SAINT PAUL 126575

A VARIANCE OF ZONING CODE CHAPTER 61, SECTION 101 PARAGRAPH \_\_\_\_\_  
IS REQUESTED IN CONFORMITY WITH THE POWERS VESTED IN THE BOARD OF ZONING AP-  
PEALS TO PERMIT THE EXISTING DUPLEX TO ON PROPERTY  
DESCRIBED BELOW. REMAIN ON A LOT W/ NON-CONFORMING-  
LOT SIZE

A. Applicant; NAME: Peggy Byrne  
ADDRESS 884 Laurel Ave St. Paul, Min.  
DAYTIME TELEPHONE NO. 612-290-9774 ZIP CODE 55104  
1. Property interest of applicant: (owner, contract purchaser, etc.)  
Owner  
2. Name of owner (if different) SAME

B. Property Description: ADDRESS 884 LAUREL AVE  
1. Legal description: LOT 6 BLOCK 19 ADD. Summit Park  
2. Lot size: 40 x 150 + 1/2 ALLEY = 6400 sq ft  
3. Present Use Duplex Present Zoning Dist. RT-1

C. Reasons for Request:  
1. Proposed use  
Duplex  
2. What physical characteristics of the property prevent its being used for any of the permitted uses in your zone? (topography, soil conditions, size and shape of lot, etc.)  
Size of lot A DUPLEX IS A PERMITTED USE IN THIS DISTRICT  
3. State the specific variation requested, giving distances where appropriate.  
10ft variance. 50ft wide lot's required. Lot is 40 ft. wide  
4. Explain how your case conforms to each of the following:  
a. That the strict application of the provisions of the Zoning Ordinance would result in peculiar or exceptional practical difficulties, or exceptional undue hardships.  
Needed to maintain property

b. That the granting of a variance will not be a substantial detriment to public good or a substantial impairment of the intent and purpose of the Zoning Ordinance. (Byrsiss)  
I purchased house with unit in it (prev map). Consistent with neighborhood

CASHIERS USE ONLY  
2000/3/25  
FD

NOTE: THIS WILL NOT BE PROCESSED WITHOUT A COMPLETE SITE PLAN!  
Signature Peggy Byrne  
Date Received 3/25/92

**GENERAL BUILDING PERMIT  
CITY OF SAINT PAUL**

DIVISION OF HOUSING AND BUILDING  
CODE ENFORCEMENT  
445 CITY HALL  
ST. PAUL, MN 55102

PERMIT NO. 098207

PLAN NO. 7-64

DESCRIPTION OF PROJECT 2-1/2 Story Sgl. Fam. Dw. ST. CODE \_\_\_\_\_

DATE 5-30-80 OWNER Ashok Khurana

OWNERS ADDRESS 667 LAUREL AVE

OLD  
 NEW TYPE CONST. DM TYPE OF OCCUPANCY R-3

BUILD  GRADING AND EXC.  STUCCO OR PLASTER  DRYWALL  FENCE

ADDITION  ALTER  REPAIR  MOVE  WRECK

| NUMBER     | STREET            | SIDE       | CROSS STREETS            |
|------------|-------------------|------------|--------------------------|
| <u>554</u> | <u>LAUREL AVE</u> | <u>So.</u> | <u>Victoria - Milton</u> |

| WARD     | LOT      | BLOCK     | ADDITION OR TRACT       |
|----------|----------|-----------|-------------------------|
| <u>7</u> | <u>6</u> | <u>19</u> | <u>Summit Park Addn</u> |

| LOT | WIDTH      | DEPTH       | SIDE LOT CLEARANCE |          | BUILDING LINE |           |
|-----|------------|-------------|--------------------|----------|---------------|-----------|
|     |            |             | FRONT              | REAR     |               |           |
|     | <u>40'</u> | <u>150'</u> | <u>5</u>           | <u>5</u> | <u>75'</u>    | <u>61</u> |

| STRUC-<br>TURE | WIDTH | LENGTH     | HEIGHT     | STORIES    |
|----------------|-------|------------|------------|------------|
|                |       | <u>30'</u> | <u>54'</u> | <u>30'</u> |

| ESTIMATED VALUE   | BASEMENT  | TOTAL FLOOR AREA    |
|-------------------|---|---------------------|
| <u>\$9,000.00</u> | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | SQ. FT. <u>4860</u> |

DETAILS & REMARKS:

NEW BSMT FOR & ALT. TO EXIST. S.F.  
DWELL TO BE MOVED FROM E53 LAUREL  
2nd Zoning EST. 52 New BSMT  
7212.55 ALTERATIONS  
1-SAC 2-166 \$34,000.00 TOTAL  
A 2311

ARCHITECT \_\_\_\_\_ TEL. NO. \_\_\_\_\_

CONTRACTOR Ashok

MASONRY MAYA CONST. INC ADDRESS & ZIP 221-0341

PERMIT FEE 211.00 STATE VALUATION \$34,000.00

PLAN CHECK 32.75 CASHIERS USE ONLY

15% CITY SURCHARGE \_\_\_\_\_ \$ .00 TAX ON \$ .00

STATE SURCHARGE 17.00 \$ 280.75 DTTLTRAN#10648

TOTAL FEE 280.75 000000 CLK8 06/26/80

WHEN VALIDATED THIS IS YOUR PERMIT  
APPLICANT CERTIFIES THAT ALL INFORMATION IS CORRECT AND THAT ALL PERTINENT STATE REGULATIONS AND CITY ORDINANCES WILL BE COMPLIED WITH IN PERFORMING THE WORK FOR WHICH THIS PERMIT IS ISSUED.

X [Signature] ADDRESS OF JOB \_\_\_\_\_  
AUTHORIZED SIGNATURE

Franklin: Hole day, send OK - OK to power of leg. 7-18-80  
Met owner & went thru lobby, write up remaining work 6-7-81  
Remington - sent letter to owner - 8-22-81

Frame: Met with them w/ owner - work completed 8-31-81  
Int. Completed OK - 10-6-81

Lath and/or Wallboard

Final 10-6-81 - RC

Notes:

# GENERAL BUILDING PERMIT CITY OF SAINT PAUL

ORDINANCE

DIVISION OF HOUSING AND BUILDING  
CODE ENFORCEMENT  
445 CITY HALL  
ST. PAUL, MN 55102

097027

PERMIT NO. \_\_\_\_\_

PLAN NO. \_\_\_\_\_

DESCRIPTION OF PROJECT Move House ST. CODE \_\_\_\_\_

DATE 7-11-80 OWNER Mr Ashanti

OWNERS ADDRESS 667 Laurel

OLD TYPE OF OCCUPANCY R-3  
 NEW TYPE CONST. MOVE

BUILD GRADING STUCCO OR AND EXC.  PLASTER  DRYWALL  FENCE

ADDITION  ALTER  REPAIR  MOVE  WRECK

| NUMBER | STREET | SIDE | CROSS STREETS |
|--------|--------|------|---------------|
| 884    | LAUREL | SO   | Victoria      |

| WARD | LOT | BLOCK | ADDITION OR TRACT |
|------|-----|-------|-------------------|
|      | 6   | 19    | Summit Park       |

| LOT | WIDTH | DEPTH | SIDE LOT CLEARANCE | BUILDING LINE |      |
|-----|-------|-------|--------------------|---------------|------|
|     |       |       |                    | FRONT         | REAR |
|     |       |       |                    |               |      |

| STRUC-<br>TURE | WIDTH | LENGTH | HEIGHT | STORIES |
|----------------|-------|--------|--------|---------|
|                |       | 28     | 52     | 22      |

| ESTIMATED VALUE | BASEMENT   | TOTAL FLOOR AREA         |
|-----------------|--|--------------------------|
| \$ 3,000.00     | <input type="checkbox"/> YES <input type="checkbox"/> NO | SQ. FT. INCLUDE BASEMENT |

DETAILS & REMARKS:  
From 853 Laurel  
1-500 S 289

| ARCHITECT                       | TEL. NO. |
|---------------------------------|----------|
| <u>Simple Building Services</u> | 774-7921 |
| CONTRACTOR <u>1357 Barclay</u>  |          |
| ADDRESS & ZIP                   |          |
| MASONRY                         |          |

| PERMIT FEE         | STATE VALUATION | CASHIERS USE ONLY |
|--------------------|-----------------|-------------------|
| 100                |                 |                   |
| PLAN CHECK         |                 | 00                |
| 15% CITY SURCHARGE |                 |                   |
| STATE SURCHARGE    |                 |                   |
| TOTAL FEE          |                 | 100               |

7-11-80

WHEN VALIDATED THIS IS YOUR PERMIT

APPLICANT CERTIFIES THAT ALL INFORMATION IS CORRECT AND THAT ALL PERTINENT STATE REGULATIONS AND CITY ORDINANCES WILL BE COMPLIED WITH IN PERFORMING THE WORK FOR WHICH THIS PERMIT IS ISSUED.

ADDRESS OF JOB

X Summit Park

Location \_\_\_\_\_

Foundation \_\_\_\_\_

Frame \_\_\_\_\_

Lath and/or Wallboard \_\_\_\_\_

Final 8-31-81-86

Notes: \_\_\_\_\_





DIVISION OF HOUSING AND BUILDING CODE ENFORCEMENT  
445 COURTHOUSE  
ST. PAUL, MN. 55102

Re: MOVING PERMIT APPLICATION - From 853 Laurel  
To 884 Laurel  
Mover Semple  
ROUTE One block west of 853 Laurel

- COUNTY AUDITOR (TAX) 6/16/80 OK
- PUBLIC WORKS 6/17/80 OK
- FORESTRY 6/16/80 OK see check (cashiers)
- WATER 6/16/80 OK
- POLICE 6/16/80 OK
- NORTHERN STATES POWER 6/16/80 OK
- AMERICAN DISTRICT TELEGRAPH
- NORTHWESTERN BELL 6/16/80 OK
- WESTERN UNION
- RAILROADS
- EXTERMINATION OK per phone call from agent
- INSPECTION REPORT & SITE APPROVAL OK
- FOUNDATION PERMIT OK # 96214 6/26/80
- FIFTH FLOOR DEPOSIT D. Wolfe
- PLAN CHECKERS
- S.A.C.
- PERMIT NUMBER \_\_\_\_\_ DATE ISSUED \_\_\_\_\_

10/18/77 jr

MOVING JOB COMPLETION FORM

CITY OF ST. PAUL  
445 COURT HOUSE  
ST. PAUL, MINNESOTA

June 6, 1980

LICENSED HOUSEMOVER Seample

I HEREBY CERTIFY THAT I HAVE COMPLETED THE MOVING OF THE STRUCTURE

UNDER PERMIT # 97027 DATED 2/11/80.

FROM 853 Laurel

TO Laurel

WHICH WAS TO BE MOVED ON OR BEFORE June 23, 1980

\_\_\_\_\_  
Signature of Housemover Date

10/7/77 jr

Receipt No. \_\_\_\_\_

REPORT ON BUILDING TO BE MOVED  
AND LOCATION AT NEW SITE

Present Location 853 Laurel

Type of Bldg: Single X Duplex \_\_\_\_\_ Apt. \_\_\_\_\_ Commercial \_\_\_\_\_

Size: 30 ft. wide; 54 ft. long \_\_\_\_\_ ft. high.

No. of stories 2 Basement \_\_\_\_\_

Condition of Building \_\_\_\_\_

Code Violations: \_\_\_\_\_

MOVER'S NAME \_\_\_\_\_

Address \_\_\_\_\_ License No. \_\_\_\_\_

NEW LOCATION: On \_\_\_\_\_ side of 884 Laurel

Between \_\_\_\_\_ and \_\_\_\_\_

Lot \_\_\_\_\_ Block \_\_\_\_\_ Add. \_\_\_\_\_

Zoning: \_\_\_\_\_

Size of Lot \_\_\_\_\_

Setback: Front \_\_\_\_\_ Side Yards \_\_\_\_\_ Rear Yard \_\_\_\_\_

Foundation Permit No. \_\_\_\_\_

MOVING ROUTE: \_\_\_\_\_

RECOMMENDATIONS: OK to move. When bldg. is  
relocated it will be required that the  
entire bldg. be brought up to code.

1-11-1980

Robert Gayen  
Inspector