



NONCONFORMING USE PERMIT APPLICATION

Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex, 25 West Fourth Street
Saint Paul, MN 55102-1634
(651) 266-6583

Zoning Office Use Only

File # _____
Fee Paid \$ 735
Received By / Date _____
Tentative Hearing Date _____

APPLICANT

Name Tia Lee and Ying Moua
(must have ownership or leasehold interest in the property, contingent included)
Address 694 Sherburne Ave City ST. Paul State MN Zip 55104
Email midyou@hotmail.com Phone 651-442-2542
Name of Owner (if different) _____ Email _____
Contact Person (if different) _____ Email _____
Address 878 Aurora Ave City ST. Paul State MN Zip 55104

PROPERTY INFO

Address/Location 694 Sherburne Ave ST. Paul, MN 55104
PIN(s) & Legal Description 352923140185 SYNDICATE NO. 1 ADDITION LOT 4 BLK 2
(attach additional sheet if necessary)
Lot Area 0.0918 Current Zoning 520 TWO FAMILY DWELLING - UPD

TYPE OF PERMIT: Application is hereby made for a Nonconforming Use Permit under provisions of Zoning Code § 62.109.
The permit is for: ☒ Establishment of legal nonconforming use status for use in existence at least 10 years (para. a)
9-27-22 ☐ Change of nonconforming use (para. c)
AL ☐ Expansion or relocation of nonconforming use (para. d)
☒ Reestablishment of a nonconforming use vacant for more than one year (para. e)

Present / Past Use Duplex
Proposed Use Duplex

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

Permit repaired as duplex and did not finish as schudle and turned to code and zoning change

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

Applicant's Signature [Signature] Date 9/6/2022

New Signature: [Signature]

Rev 8.5.2019

9-27-22

I, TIA LEE, am withdrawing my original application and submitting this amended one (attached) to reestablish non-confirming use for my property at 694 Sherburne

SIGNED:  DATED: 9-27-22

(e)

Reestablishment of nonconforming use. When a legal nonconforming use of a structure, or structure and land in combination, is discontinued or ceases to exist for a continuous period of more than one (1) year, the planning commission may permit the reestablishment of a nonconforming use if the commission makes the following findings:

(1)

The structure, or structure and land in combination, cannot reasonably or economically be used for a conforming purpose;

(2)

The proposed use is equally appropriate or more appropriate to the district than the previous legal nonconforming use;

(3)

The proposed use will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, or general welfare; and

(4)

The proposed use is consistent with the comprehensive plan.

The application for the permit shall include a site plan meeting the requirements of [section 61.401](#), floor plans, and other information as required to substantiate the permit.

From: [Caty Royce](#)
To: [Dubruiel, Paul \(CI-StPaul\)](#)
Cc: [Sawyer, Paul \(CI-StPaul\)](#); [Langer, Samantha \(CI-StPaul\)](#); [Johnson, Tony \(CI-StPaul\)](#)
Subject: Re: ZF #22-102155
Date: Friday, October 7, 2022 8:52:44 AM
Attachments: [image001.png](#)

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

Frogtown Neighborhood Association is full support of Mr. Lee's request to return his property to a duplex. Anything we can do to help, we will. thank you all.

Caty Royce, Frogtown Neighborhood Association
651-276-3092

"There is never a moment in the future in which we will work out our salvation. The challenge is in the moment; the time is always now." James Baldwin

On Thu, Oct 6, 2022 at 3:45 PM Dubruiel, Paul (CI-StPaul) <paul.dubruiel@ci.stpaul.mn.us> wrote:

10-6-22

Re: 694 Sherburne

Paul Dubruiel

Planning Tech

Pronouns: He/Him

Planning & Economic Development

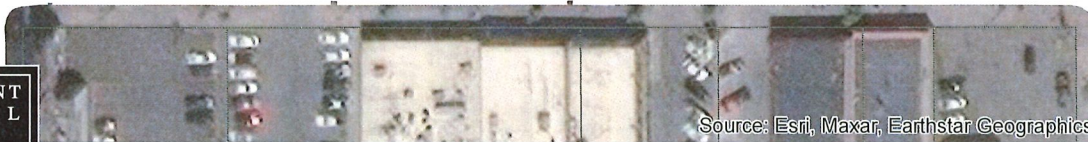
25 W 4th Street, Suite 1400

Saint Paul, MN 55102

P: 651 266-6583

paul.dubruiel@ci.stpaul.mn.us

www.StPaul.gov



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



File #22-102-155 Aerial Map
Application of Tia Lee
Application Type: Reest NCU
Application Date: September 28, 2022
Planning District: 7

Subject Parcel(s) Outlined in Blue

-  Subject Parcel(s)
-  ParcelPoly

0 25 50 100 150 200 Feet 

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



File #22-102-155 Zoning Map

Application of Tia Lee

Application Type: Reest NCU

Application Date: September 28, 2022

Planning District: 7



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Subject Parcel(s) Outlined in Blue

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



File #22-102-155 Existing Land Use

Application of Tia Lee

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Subject Parcel(s) Outlined in Blue

Subject Parcel(s)	Single Family Attached	Mixed Use Commercial and Other	Major Highway
ParcelPoly	Multifamily	Industrial and Utility	Railway
Farmstead	Office	Extractive	Airport
Seasonal/Vacation	Retail and Other Commercial	Institutional	Agricultural
Single Family Detached	Mixed Use Residential	Park, Recreational or Preserve	Undeveloped
Manufactured Housing Park	Mixed Use Industrial	Golf Course	Water