

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
 COMPLAINANT [REDACTED] ADDRESS [REDACTED] 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 to 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 JJS
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 JJS

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

NEIGHBORHOOD

LOCATION	☒ Urban	☐ Suburban	☐ Rural	NEIGHBORHOOD ANALYSIS			
BUILT UP	☒ Over 75%	☐ 25-75%	☐ Under 25%	Employment Stability	Good	Avg.	Fair
GROWTH RATE	☐ Rapid	☒ Stable	☐ Slow	Convenience to Employment	☐	☒	☐
PROPERTY VALUES	☐ Increasing	☒ Stable	☐ Declining	Convenience to Shopping	☐	☒	☐
DEMAND/SUPPLY	☐ Shortage	☒ In Balance	☐ Over Supply	Convenience to Schools	☒	☐	☐
MARKETING TIME	☒ Under 3 Mos.	☐ 3-6 Mos.	☐ Over 6 Mos.	Adequacy of Public Transportation	☐	☒	☐
PRESENT LAND USE %	LAND USE CHANGE	PREDOMINANT OCCUPANCY	SINGLE FAMILY HOUSING PRICE \$ (000)	Recreation Facilities	☐	☒	☐
Single Family 60	Not Likely ☒	Owner ☒	AGE (yrs)	Adequacy of Utilities	☐	☒	☐
2-4 Family 15	Likely ☐	Tenant ☐	30 Low 1	Property Compatibility	☐	☒	☐
Multi-family 15	In process ☐	Vacant (0-5%) ☒	200 High 110	Protection from Detrimental Cond.	☐	☒	☐
Commercial 10	To: _____	Vacant (over 5%) ☐	Predominant	Police & Fire Protection	☐	☒	☐
Industrial _____			110 - 85	General Appearance of Properties	☐	☒	☐
Vacant _____				Appeal to Market	☐	☒	☐

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	40'x150'	Topography	Level-4' above street grade
Site Area	6000 S.F.	Size	6,000 S.F.-Typical
Zoning Classification	RT-1 (Two Family Townhouse)	Shape	Rectangular-Normal
HIGHEST & BEST USE: Present Use	See Attached	Drainage	Appears Adequate
Other Use	Yes	View	Average to similar properties
UTILITIES	Public	Other	Landscaping
Electricity	☒		Average-Typical for area
Gas	☒		Driveway
Water	☒		None - Alley Access
Sanitary Sewer	☒		Apparent Easements
Storm Sewer	☒		None Noted
SITE IMPROVEMENTS	Type	Public	FEMA Flood Hazard
Street	Bituminous	☒	Yes* No ☒
Curb/Gutter	Concrete	☒	FEMA* Map/Zone
Sidewalk	Concrete	☒	X Panel 1 2752480005D
Street Lights		☒	
Alley	Blacktop	☒	

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	One	Foundation	Conc. Blk.	Slab
Stories	2+	Exterior Walls	Asbestos Shake	Roof
Type (Det./Att.)	Detached	Roof Surface	Asph. Shg.	% Finished
Design (Style)	Victorian	Gutters & Dwnspts.	Aluminum	Ceiling
Existing	Yes	Window Type	Double Hung	2x4 Tile
Proposed	No	Storm Sash	Wood	Walls
Under Construction	No	Screens	Aluminum Comb.	Sheetrock
Age (Yrs.)	1938	Manufactured House	No	Floor
Effective Age (Yrs.)	40			Carpet & Vinyl
				Outside Entry
				Yes
				2- 40 Gal. GWHH
				200 Amp Service

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	Maple, Oak-Good	Type	H.W.B.	Refrigerator	Quality of Construction	☒	☒	☐	☐
Walls	Sheetrock-Avg.	Fuel	Gas	Range/Oven	Condition of Improvements	☒	☒	☐	☐
Trim/Finish	Hardwood Stained	Condition	Avg.	Disposal	Room Sizes/Layout	☐	☒	☐	☐
Bath Floor	Vinyl Tile, Avg.	Adequacy	Avg.	Dishwasher	Closets and Storage	☐	☒	☐	☐
				Scuttle		☐	☒	☐	☐

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

	Physical	Functional	External	
Less	50%	0	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.)				
INDICATED VALUE BY COST APPROACH				= \$ 136,300

(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., St. Paul	820 Laurel Ave., St. Paul		918 Dayton Ave., St. Paul		968 Laurel Ave., 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 ☒	\$ 45.27 ☒		\$ 50.09 ☒		\$ 57.02 ☒	
Data Source	Inspection	MLS		MLS		MLS	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment
Sales or Financing Concessions		Conv. 9 Days		Conv. 28 Days		Conv. 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., 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, 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., Dsp., Micro.	Dws.	+2000	Updated		Updated, Designer, Dws., Dsp., F&H	-3000
Net Adj. (total)		X + - \$	22000	X + - \$	16000	+ X - \$	16000
Indicated Value of Subject			\$ 132,000		\$ 125,000		\$ 132,250

Comments on Sales Comparison: See Addendum.

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

PROJECT ADDRESS	Number	Street Name	St. Ave. Blvd. Etc.	N S E W	Suite/Apt	Building Name	Date
Contractor		884 Laurel Ave					8/6/08
State Building Contr. Lic. #	(Include Contact Person)			(Permit will be mailed to the Contractor's Address)			Phone
Property Owner	Owner: Peggy Byrne			884 Laurel Ave. St. Paul, Mn 55104			651-298-9774
Masonry Contractor	some (Include Contact Person)			same			Phone
Architect							Phone

Type of Work	Use of Building
New Structure ☐ Addition ☒ Remodel/Alter ☐ Repair ☐	For Mixed (Commercial/Residential) buildings select both the Residential and the Commercial Use. ☒ Residential # of Dwelling Units in Building ▶ Duplex # of Dwelling Units Worked On ▶ 2 ☐ Commercial Estimated Value of Commercial Work ▶ \$ Estimated Start Date ▶ 8/6/08 Estimated Finish Date ▶ 8/20/08 Estimated Value of Total Project ▶ \$ 600.00

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
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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 ☒
15'	9'	12'	135 sq ft	Yes ☐ No ☒	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 R-Duplex	Occupancy Group IRC-1	Building Permit Fee	\$ 43.00
Proposed Primary Use R-Duplex	Construction Type II B	Plan Check Fee	\$ 32.00
Zoning District RTI	Plan Number V.08-1546	State Surcharge	\$.50
PLAN REVIEW REMARKS		SAC	\$
		Total Permit Fee	\$ 75.50

S.A.C. #:	Reviewed By:	Date:	Warning Folder #	(For Office Use Only)
Charge	Credit			
State Valuation : \$				PERMIT # ▶ 08-127394
☐ American Express ☐ Discover ☐ MasterCard ☐ Visa				Expiration Month/Year ▶
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 Estate¹

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

¹ "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

Number		Street Name		St. Ave. Blvd. Etc.		N S E W		Suite/Apt		Building Name		Date	
PROJECT ADDRESS		884		Laurel Ave								10/6/05	
Contractor (Include Contact Person)				Address City				Phone					
State Building Contr. Lic. #				City				884 Laurel Avenue, St. Paul				651-290-9774	
Property Owner (Include Contact Person)				Address City				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					
☐		☐		☐		Enter Number of Residential Units		\$ 2,500.00					
Addition		Remodel / Alter		Repair		Estimated Start Date:		Estimated Finish Date:					
☒		☐		☐									
Description of Project						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.							
Deck addition						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 or No	
22'4"		13'7"		22'				Yes ☐ No ☒				☐ ☐	
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				Occupancy Group				FAX IT?		SUMMARY OF FEES			
Existing Primary Use				R-2				Would you like your permit faxed to you?		Building Permit Fee		\$ 83.05	
Proposed Primary Use				II-B				Yes ☐ No ☒		Plan Check Fee		\$ 58.00	
Zoning District: RMA				Plan Number V-05-1963				If yes, enter your fax # with area code () -		State Surcharge		\$ 1.25	
PLAN REVIEW REMARKS										SAC		\$ 0	
										Total Permit Fee		\$ 142.30	
S.A.C. #:				Reviewed By:		Date:		Warning Folder #		(For Office Use Only)			
Charge				Credit		HE		Vacant Bldg. Folder #		PERMIT #			
State Valuation: \$ 2500.00						10-05				05-177284			
☐ American Express ☐ Discover ☐ MasterCard ☐ 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

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) State Building Contr. Lic. #				Address City State, Zip+4				Phone					
owner				884 Laurel Ave St. Paul, MN 55104 (Permit will be mailed to the Contractor's Address)				651-290-9774					
Property Owner (Include Contact Person)				Address City State, Zip+4				Phone					
Margaret M. Byrne													
Masonry Contractor				Address City, State Zip+4				Phone					
Architect				Address City, State Zip+4				Phone					
New Structure ☐		Existing Structure ☐		Commercial ☐		Residential Enter Number of Residential Units >> 2		Estimated Value of the Total Project					
Addition ☐		Remodel / Alter ☒		Repair ☐		Estimated Start Date:		Estimated Finish Date:		\$ 800			
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? Yes No		# of Stories		Yes or No ☐ ☐	
								Yes No					
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		FAX IT?		SUMMARY OF FEES	
				R-Dwelling				R-3		Would you like your permit faxed to you? Yes ☐ No ☐		Building Permit Fee \$ 22.65	
				Proposed Primary Use				Construction Type		If yes, enter your fax # with area code () -		Plan Check Fee \$ 29.00	
				R-Dwelling				SE-B				State Surcharge \$.50	
				Zoning District: R-1				Plan Number V-15-1535				SAC \$ 0.00	
PLAN REVIEW REMARKS												Total Permit Fee \$ 62.15	
S.A.C. # :				Reviewed By :		Date:		Warning Folder #		(For Office Use Only)			
Charge Credit				K.E.		8-15-05				PERMIT #			
State Valuation : \$ 500								Vacant Bldg. Folder #		05-14-5416			
☐ American Express ☐ Discover ☐ MasterCard ☐ 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

Pin: 022823240008

Fee Owner

MARGARET M BYRNE

00884 LAUREL AVE

ST PAUL MN 551046521

Tax Owner

Homesteader

MARGARET M BYRNE

Complaint Date 11-25-96

Received Date 11-25-96

Ward 1

Planning District 08

Zoning District RT-1

Complaint Location

884 LAUREL AVE 55104

ZONING

Zoning Data

Date Received

Response Date

Inspector Number

Reinsp. Date

Complaint Type C

Response

Complainant Information

ANONYMOUS

Referred By:

INCO AND COMPLAINT OFFICE

Also Sent To:

1 ANIMAL CONTROL CENTER

: Complaint : Reinspect . Response . Response : Reinspect . Response . Response : Reinspect . Response . Response :
: Type : Date . Date . Type : Date . Date . Type : Date . Date . Type :

: : : : : : : : : : : :

: : : : : : : : : : : :

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. JH
: :
: :
: :

Ex 1. Word

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

Complaint Location
884 LAUREL AVE 55104

651-582-8756
Tax Owner

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 :	Reinspect :	Response :	Response :	Reinspect :	Response :	Response :	Reinspect :	Response :	Response :
: Type :	Date :	Date :	Type :	Date :	Date :	Type :	Date :	Date :	Type :
:	:	:	:	:	:	:	:	:	:
:	:	:	:	:	:	:	:	:	:

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- I. Extension granted.
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COMPLAINT TYPE

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- 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!

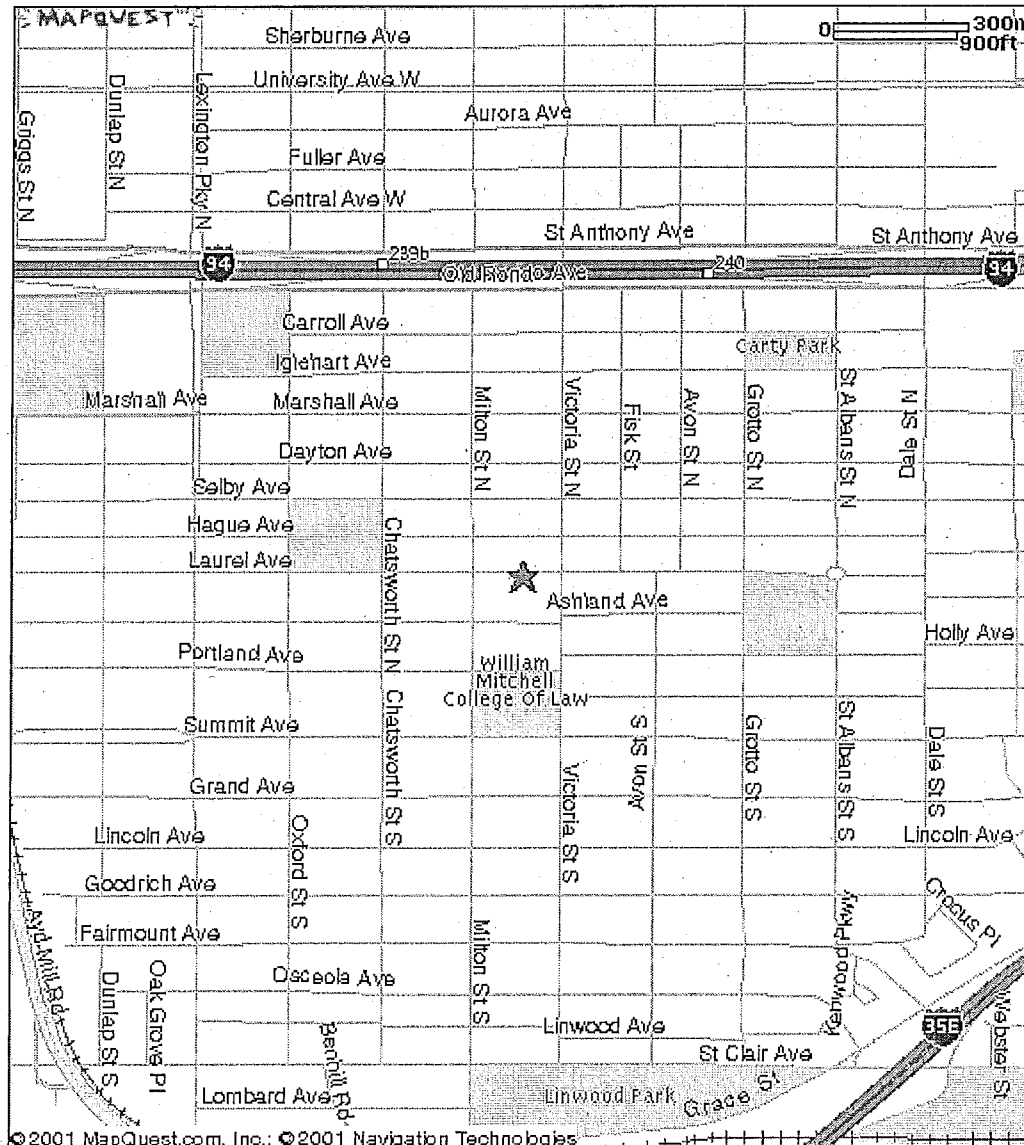


< Back

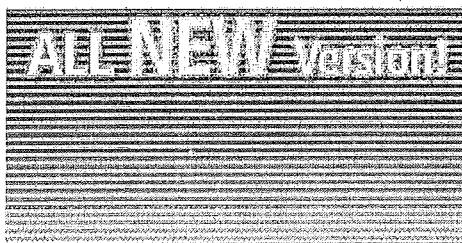
SEND TO PRINTER

Print Options

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



All Rights Reserved. Use Subject to License/Copyright



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 AvePIN: 022-823-240008BUILDING CARD INFORMATION: 1904-CONSTRUCTION DATE: 6-26-80 PERMIT: 96207 TYPE OF STRUCTURE: SFDPERMITSCOUNTY ASSESSOR'S RECORDSLICENSE RECORDSCITY DIRECTORY

moved from 853 Laurel

1954-2 names

1985 SFD

1991 SFD

LEGAL DESCRIPTION:

lot 6 Blk 19, Summit Pk Add

LOT SIZE:

40 x 150 +10 6400^{sq}

CROSS STREETS:

Milton + Victoria

ZONE	USE (C/NC)	UNITS PERMITTED	REQUIRED LOT SIZE	LOT SIZE (C/NC)
X	C			C
1922				
1960			35' 3500 ^{sq}	C
1964 B-Res	C			
1975			50' 6000 ^{sq}	NC
RT-1	C	ROOMS: UNITS:	" "	

ZONING STATUS FOR

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
10/15/01 yaya hatta k2



CITY OF SAINT PAUL
Norm Coleman, Mayor

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

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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:

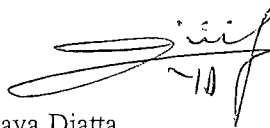
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This property is located in a RT-1 residential zoning district which permits duplexes, but there is a minimum lot size requirement of 6000 square feet and a 50 feet lot width. This property meets the square footage requirement but the width is only 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:

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Sincerely,


Yaya Diatta
Zoning Inspector

enc.



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Norm Coleman, Mayor

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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

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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

- | | | | |
|--|--|---|---------------------------------------|
| ☐ BUILDING | ☐ FIRE | ☒ LICENSE | ☐ POLICE |
| ☐ CITY ATTORNEY | ☐ HEALTH | ☐ MAYOR'S I & C | ☐ PUBLIC WORKS |
| ☐ CITY COUNCIL | ☐ HOUSING | ☐ PARKS & REC. | ☐ WATER |
| ☐ DOG POUND | ☐ HOUSING INFO. | ☐ PED | ☐ OTHER _____ |

LOCATION OF COMPLAINT 884 LAUREL AVE OCCUPANCY TYPE OWNER OCC.

COMPLAINANT [REDACTED]

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

COMMENTS

4- UNRELATED PARTIES LIVING IN HOME.

FROM:

REFERRAL REPORT BY (NAME) MATT DURNFIELD
 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.

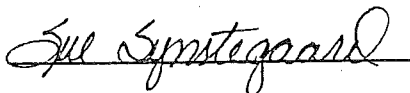
APPEAL:

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.

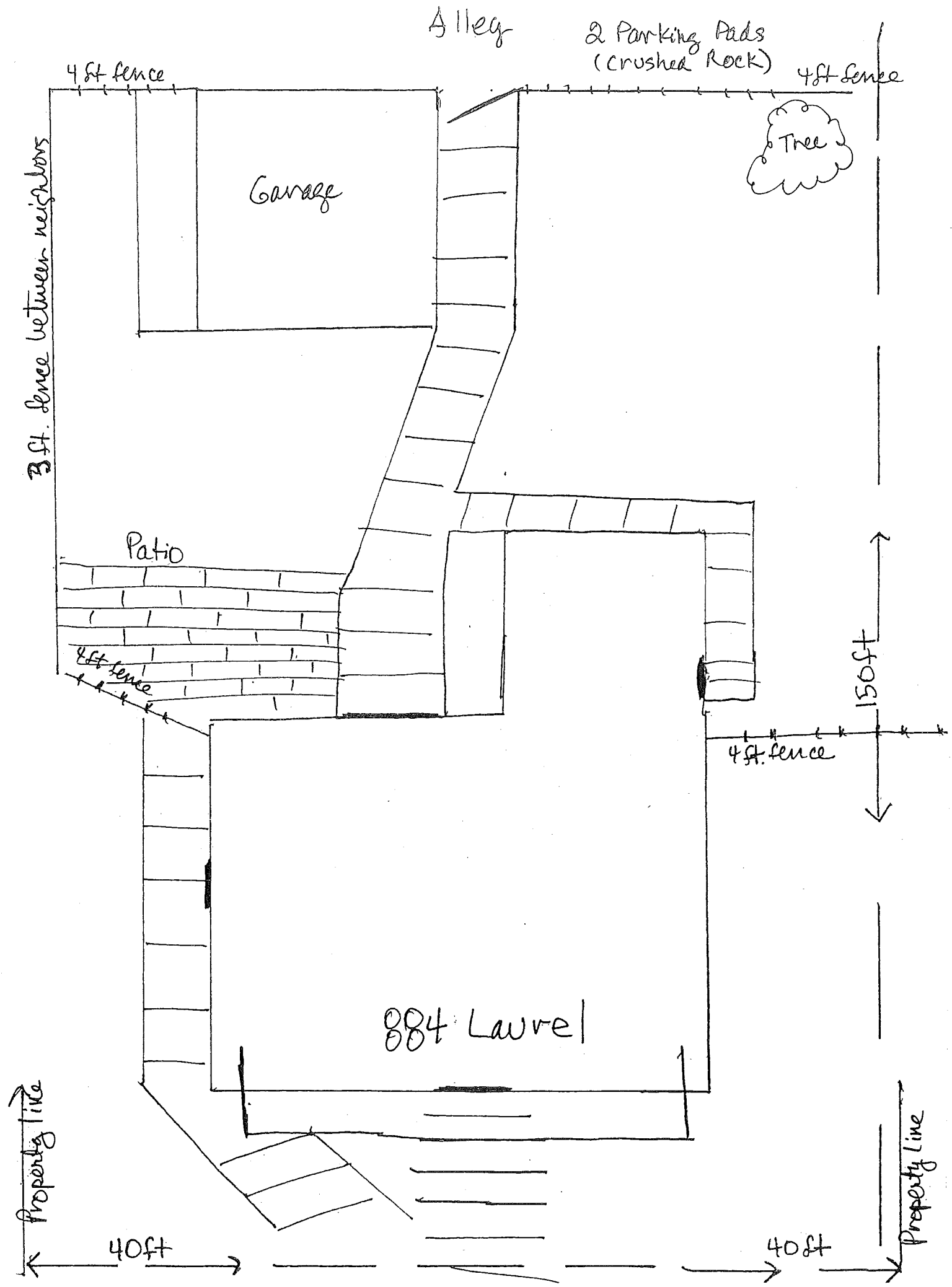
CERTIFICATION:

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

A handwritten signature in cursive script, reading "Sue Symtegaard", written over a horizontal line.

Secretary to the Board



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

REQUIRED INFORMATION

Housing Unit Breakdown

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

Income from structure other than rent

Operating Expenses

Maintenance

Insurance

Utilities

Other

Taxes

Existing Vacancy

Debt Breakdown

Initial principal amount

Interest rate

Amortization term

Balloon (maturity) term

Monthly payment

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)

SITUATION WITH CONTINUATION OF EXTRA UNITS IN STRUCTURE

5 Bedrooms
Efficiency in attic
1 Bedroom 8/15th
\$325-
- 0 -
- 0 -

\$275.00

\$364.50

\$1,934.20 NSP
\$240.78 Water

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

\$72327.39 598.91 PI
139.94 ESROW

9.25

30yr

737.85

SITUATION WITH CONVERSION OF STRUCTURE TO LEGAL NUMBER OF UNITS

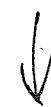
- Bedroom / Living Area

- 0 -

- 0 -

- 0 -

Same



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

Mary
Furnace
2000
398-4312

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		
<u>884</u>	<u>Laurel Ave</u>				
WARD	LOT	BLOCK	ADDITION OR TRACT		
<u>1</u>					
LOT	WIDTH	DEPTH	SIDE LOT CLEARANCE	BUILDING LINE	
				FRONT	REAR
STRUC- TURE	WIDTH	LENGTH	HEIGHT	STORIES	
ESTIMATED VALUE		BASEMENT		TOTAL FLOOR AREA	
<u>\$4,000</u>		☐ YES ☐ NO		SQ. FT.	
				INCLUDE BASEMENT	

DETAILS & REMARKS:
VARIANCE # 92-059 NOT + 24

April 3 Gidd work must be started
PERMIT FOR STAIR / DECK FROM
3RD FLOOR

INFO: JACK HALLISEY (7:30-9:00 A.M.) TEL. NO. 290-9774

ARCHITECT OWNER
CONTRACTOR OWNER ADDRESS & ZIP

MASONRY	PERMIT FEE	STATE VALUATION
	<u>68.00</u>	<u>\$4,000</u>
	<u>34.00</u>	
	<u>2.00</u>	
	<u>104.00</u>	

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 Peggy Byrne
AUTHORIZED SIGNATURE

CASHIER USE ONLY
WHEN VALIDATED THIS IS YOUR PERMIT
St. Code _____
ADDRESS OF JOB _____

INSPECTION REPORT

Inspector _____

Foundation 5/14/92 Holiday O.K.

Frame _____

Lath and/or Wallboard _____

Final 8/25/92 JH

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

8-2-92
JH
Bentley

712

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: _____

To: Margaret M. Byrne

Address: 884 Laurel Ave 551046521

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 VENTURE

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

160036

Permit No. *160036*

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- TURE	WIDTH		LENGTH		HEIGHT
ESTIMATED VALUE			BASEMENT		TOTAL FLOOR AREA
<i>1,300</i>			☐ YES ☐ NO		SQ. FT.
					INCLUDE BASEMENT

DETAILS & REMARKS:

NO STRUCTURAL CHANGES

WSP - TACK HANGER, 266-9026

7:30-9:00 AM TEL. NO.

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

10825 GREENBRIER ROAD
MINNETONKA, MN 55345

CONTRACTOR **L** 612-548-8160 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 *[Signature]*
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. **36643**

Storm Soffit, Fascia, Gutters
DESCRIPTION OF PROJECT PLAN NO. *11*

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- TURE	WIDTH	LENGTH	HEIGHT	STORIES

ESTIMATED VALUE	BASEMENT	TOTAL FLOOR AREA
<i>1,300</i>	☐ YES ☐ NO	SQ. FT. INCLUDE BASEMENT

DETAILS & REMARKS:
NO STRUCTURAL CHANGES

INSP - JACK HAGER, 266-9026
7:30-5:00 AM

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

PERMIT FEE	<i>36.00</i>	STATE VALUATION
PLAN CHECK		
STATE SURCHARGE	<i>1.65</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.

x [Signature]
AUTHORIZED SIGNATURE

06/14/93 0005714154PM CLERK 1	
2811 BUILDING	436.00
953A SURCHARGE 3	4.65
CASH	436.65

St. Code _____
ADDRESS OF JOB *884 LAUREL*

CASHIER USE ONLY
WHEN VALIDATED THIS IS YOUR PERMIT

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 find 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. _____

Storm _____ PLAN NO. _____
DESCRIPTION OF PROJECT

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

OWNERS ADDRESS *884 Laurel Ave.*

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

☐ 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>	☐ YES ☐ NO	SQ. FT. <i>2760</i>
INCLUDE BASEMENT		

DETAILS & REMARKS:

Jack Hager 298-4304

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

PERMIT FEE <i>59.00</i>	STATE VALUATION <i>2760</i>
PLAN CHECK	CASHIER USE ONLY WHEN VALIDATED THIS IS YOUR PERMIT
STATE SURCHARGE <i>1.38</i>	
TOTAL FEE <i>60.38</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.

X. H. Hunko
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

5844

Permit No. *134176*

Storms 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
<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>	☐ YES ☐ NO	SQ. FT. <i>2760</i>
INCLUDE BASEMENT		

DETAILS & REMARKS:

JACK HAGER 298-4304 8-91M

TEL. NO. _____

ARCHITECT *TWIN CITY STORM SASH, INC.*

10825 GREENBRIER ROAD
MINNETONKA, MN 55345

CONTRACTOR *612-546-8160* ADDRESS & ZIP _____

MASONRY _____

PERMIT FEE	STATE VALUATION	CASHIER USE ONLY
<i>59.00</i>	<i>2760</i>	02/16/93 00:14:15 PM CLERK 1
PLAN CHECK		2911 BUILDING \$39.00
STATE SURCHARGE	<i>1.38</i>	9534 SURCHARGE B \$1.38
		SUBTTL \$60.38
TOTAL FEE	<i>160.38</i>	CHANGE \$1.00

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.

St. Code _____

ADDRESS OF JOB *884 LAUREL*

X *K. Henke*
AUTHORIZED SIGNATURE

INSPECTION REPORT

Inspector _____

Foundation _____

Frame _____

Lath and/or Wallboard _____

Final 3/16/83 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-CONFORMINGLOT SIZEA. Applicant; NAME: Peggy ByrneADDRESS 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)

SAMEB. Property Description: ADDRESS 884 LAUREL AVE1. Legal description: LOT 6 BLOCK 19 ADD. SummitPark2. Lot size: 40 x 150 + 1/2 ALLEY = 6400 sq ft3. 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 is
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. (6/25/92)

I purchased house
with unit in it (prev
snaps). Consistent with
neighborhood

CASHIERS USE ONLY

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**

ST. CODE **7-64**

DATE **5-30-80** OWNER **Ashok Aluwalia**

OWNERS ADDRESS **667 LAUREL AVE**

☐ OLD
☒ NEW TYPE CONST. **DN** TYPE OF OCCUPANCY **R-3**

☒ BUILD ☐ GRADING ☐ STUCCO OR
☐ AND EXC. ☐ PLASTER ☐ DRYWALL ☐ FENCE

☐ ADDITION ☐ ALTER ☐ REPAIR ☐ MOVE ☐ WRECK

NUMBER	STREET	SIDE	CROSS STREETS
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554	LAUREL AVE	S.	Victoria - Milton
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WARD	LOT	BLOCK	ADDITION OR TRACT
------	-----	-------	-------------------

7	6	19	Summit Park Addn
---	---	----	------------------

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

40'	150'	5	5	25'	61	
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STRUC- TURE	WIDTH	LENGTH	HEIGHT	STORIES
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30'	54'	30'	2
-----	-----	-----	---

ESTIMATED VALUE	BASEMENT	TOTAL FLOOR AREA
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\$ 8,000.00	☒ YES ☐ NO	SQ. FT. 4860
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INCLUDE BASEMENT

DETAILS & REMARKS:

NEW BSMT FOR & ALT. TO EXIST. S.F.

DWELL. TO BE MOVED FROM E53 LAUREL

2nd Zoning **221.52 New BSMT.**

34000.00 TOTAL

1-SAC 2-166 A 2311

ARCHITECT	TEL. NO.
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CONTRACTOR	TEL. NO.
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MASONRY	TEL. NO.
---------	----------

ADDRESS & ZIP	TEL. NO.
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PERMIT FEE	211.00	STATE VALUATION
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PLAN CHECK	32.75	CASHIERS USE ONLY
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15% CITY SURCHARGE	17.00	CASHIERS USE ONLY
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STATE SURCHARGE	17.00	CASHIERS USE ONLY
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TOTAL FEE	280.75	CASHIERS USE ONLY
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TOTAL FEE	280.75	CASHIERS USE ONLY
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Random: Hole day, mail OK - OK to pour fly. 7-10-80
Met owner & went thru lobby, write up remaining work 6-7-81
Remington - sent letter to owner - 8-22-81
Frame: Went thru w/ owner - not 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

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 ☐ NEW TYPE CONST. move TYPE OF OCCUPANCY R-3

☐ BUILD ☐ 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- TURE	WIDTH	LENGTH	HEIGHT	STORIES
	28	52	22	

ESTIMATED VALUE	BASEMENT	TOTAL FLOOR AREA
\$ 3,000.00	☐ YES ☒ NO	SQ. FT.
		INCLUDE BASEMENT

DETAILS & REMARKS:

From 853 Laurel

1-500 5289

ARCHITECT	TEL. NO.
-----------	----------

ARCHITECT <u>Single Building, masonry</u>	TEL. NO. <u>774-7421</u>
---	--------------------------

CONTRACTOR <u>1357 Barclay</u>	
--------------------------------	--

ADDRESS & ZIP	TEL. NO.
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MASONRY	STATE VALUATION
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PERMIT FEE	CASHIERS USE ONLY
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PLAN CHECK	
------------	--

15% CITY SURCHARGE	
--------------------	--

STATE SURCHARGE	
-----------------	--

TOTAL FEE	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 7-11-80

Foundation _____

Frame _____

Lath and/or Wallboard _____

Final 8-31-81-RC

Notes: _____

GENERAL BUILDING PERMIT CITY OF SAINT PAUL

INSPECTION

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

PERMIT NO. 30000

PLAN NO. _____

DESCRIPTION OF PROJECT _____ ST. CODE _____

DATE 1-1-80 OWNER John H. Hume

OWNERS ADDRESS 1000 1st St. N.

☐ OLD TYPE OF
☐ NEW TYPE CONST. _____ OCCUPANCY _____

☐ BUILD ☐ GRADING ☐ STUCCO OR
☐ AND EXC. ☐ PLASTER ☐ DRYWALL ☐ FENCE

☐ ADDITION ☐ ALTER ☐ REPAIR ☒ MOVE ☐ WRECK

NUMBER	STREET	SIDE	CROSS STREETS

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 ☐ YES ☐ NO	TOTAL FLOOR AREA SQ. FT. INCLUDE BASEMENT

DETAILS & REMARKS:
1. 1st floor to be removed
2. 2nd floor to be removed
3. 3rd floor to be removed
4. 4th floor to be removed
5. 5th floor to be removed

TEL. NO. _____

ARCHITECT _____

CONTRACTOR W. J. JOHNSON

MASONRY 2360-2624 ADDRESS & ZIP _____

PERMIT FEE 1500 STATE VALUATION _____

PLAN CHECK	CASHIERS USE ONLY
15% CITY SURCHARGE	
STATE SURCHARGE	
TOTAL FEE	

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 _____
AUTHORIZED SIGNATURE

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 210.00

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 7/11/80.

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 Gayer
Inspector