



ZONING APPEAL APPLICATION

To/From Board of Zoning Appeals

Dept. of Safety & Inspections
Zoning Section
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
(651) 266-9008

To / From Planning Commission

Dept. of Planning & Econ. Devt.
Zoning Section
1400 City Hall Annex, 25 W 4th St.
Saint Paul, MN 55102-1634
(651) 266-6583

Zoning Office Use Only

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

APPELLANT

Name(s) Charles Hanna, Dayton's Bluff District Council
Address 804 Margaret St City St Paul State MN Zip 55106
Email info@daytonsbluff.org Phone 651-772-2075

PROPERTY LOCATION

Project Name 847 Hudson Street Used Car Lot
Address / Location 847 Hudson Street

TYPE OF APPEAL: Application is hereby made for an appeal to the:

- ☒ **Board of Zoning Appeals**, under provisions of Zoning Code § 61.701(c), of a decision made by the Zoning Administrator.
- ☐ **Planning Commission**, under provisions of Zoning Code § 61.701(c), of a decision made by the Planning Administrator or Zoning Administrator.
- ☐ **City Council**, under provisions of Zoning Code § 61.702(a), of a decision made by the Board of Zoning Appeals or the Planning Commission.

Date of decision _____, 20____ File Number _____
(Zoning Code § 61.701 & § 61.702 require appeals to be filed within ten days after the date of decision.)

GROUND FORS FOR APPEAL: Explain why you feel there has been an error in any requirement, permit, decision or refusal made by an administrative official, or an error in fact, procedure or finding made by the Planning Commission or Board of Zoning Appeals. Attach additional sheets if necessary.

1. Vehicular access can not be within 60' of an intersection
2. Minimum property for Used Auto Sales is 15,000 sqft
3. This site has had three C.U.P.s with no progress.
4. Dayton's Bluff District Council is of the opinion that the property owner has not maintained the buildings or property in several years. The proposal of a Used Auto Sales business is not in the long term interest of improving or maintaining the neighborhood goals.

☐ If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Appellant's Signature Charles Hanna Date 2/13/2022



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 \$ _____
Received By / Date _____
Tentative Hearing Date _____

PD=4

332922320156

APPLICANT

Name ELITE AUTO SALES, LLC
(must have ownership or leasehold interest in the property, contingent included)
Address 847 Hudson Rd City St. Paul State MN Zip 55106
Email CARRIE.MOTAR@JEMIE.COM Phone 612-965-2064
Name of Owner (if different) CARRIE MOTAR JEMIE Email _____
Contact Person (if different) _____ Email _____
Address 11670 Faintaint Dr #200 City Maple Grove State MN Zip 55369

PROPERTY INFO

Address/Location 847 Hudson Rd, St. Paul MN 55106
PIN(s) & Legal Description 33.29.22.52.9156 legally described as lot 1 Blk 68, Subd of Blk 68, Lyman Dayton Addition by HA Beardman
(attach additional sheet if necessary)
Change Zoning

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)
☐ Change of nonconforming use (para. c)
☐ Expansion or relocation of nonconforming use (para. d)
☒ Reestablishment of a nonconforming use vacant for more than one year (para. e)

Present / Past Use Auto Sales

Proposed Use Reestablishment of non conforming use for auto sales

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.

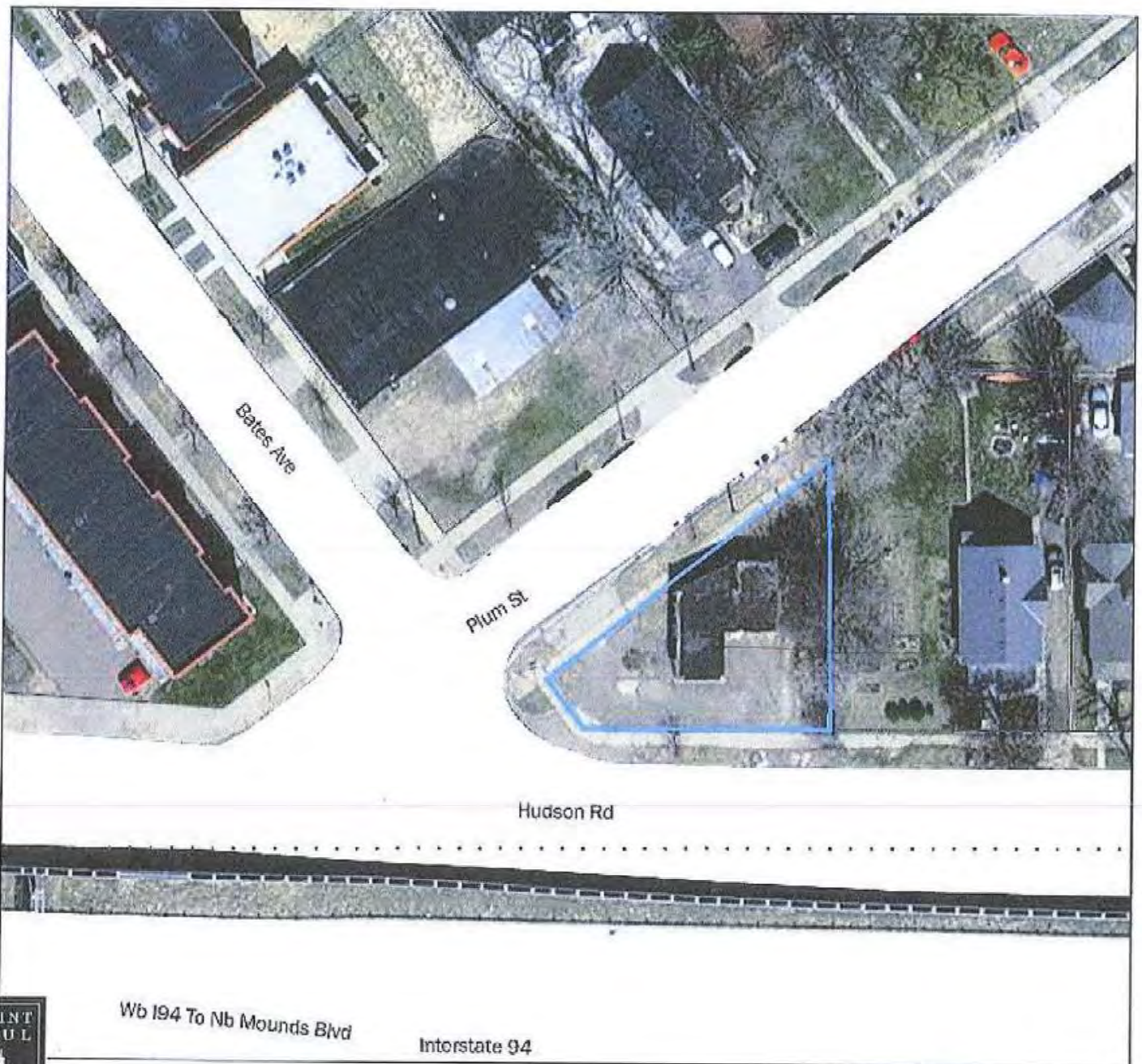
Attachments as required: ☒ Site Plan ☐ Consent Petition ☐ Affidavit

☐ 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

Date 2/1/22

Rev # 5.2019



Wb I94 To Nb Mounds Blvd

Interstate 94

Location Map

Application of Elite Auto Sales LLC

Application Type: Reest. NCUP
Application Date: February 2, 2022
Planning District: 4

Subject Parcel(s) Outlined in Blue

Subject Parcel(s)

ParcelPoly

ImageServices\AerialPhoto2020

RGB

Red: Band_1

Green: Band_2

Blue: Band_3

0 10 20 40 60 80 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 binding plan, survey, or other file of engineering or architectural nature and is not intended to be used as such. Data courtesy: City of Saint Paul, Ramsey County, Metropolitan Council, State of Minnesota.

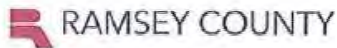
Sec. 65.706. - Auto sales and rental, outdoor.

Outdoor sales space for the sale or rental of new, secondhand, or pawned automobiles, trucks, motorcycles, trailers, or boats.

Standards and conditions:

- (a) A site plan shall be submitted showing the layout of the vehicles for sale or rent, employee parking, and customer parking. The lot or area shall be provided with a permanent, durable and dustless surface, and shall be graded and drained so as to dispose of all surface water accumulated within the area.
- (b) Vehicular access to the outdoor sales area shall be at least sixty (60) feet from the intersection of any two (2) streets.
- (c) No repair or refinishing shall be done on the lot unless conducted within a completely enclosed building.
- (d) Except in the IT transitional industrial district, the minimum lot area shall be fifteen thousand (15,000) square feet.
- (e) In the IT transitional industrial district this use shall be limited to parcels within one-quarter ($\frac{1}{4}$) mile of University Avenue, limited to automobile rental only (no sales), and limited to no more than twelve (12) automobiles for rent on the site at any time.
- (f) In the case of pawnbrokers, the businesses shall be separated from residentially zoned property by a distance of one hundred fifty (150) feet measured from property line to property line; provided, however, that a modification may be granted pursuant to section 61.500 from the foregoing requirement upon the following conditions:
 - (1) There is no existing pawnshop within five thousand two hundred eighty (5,280) feet of the proposed location, measured from the nearest building wall of the existing pawnshop to the nearest building wall of the proposed use, or if there is no building, to the nearest lot line of the proposed use.
 - (2) Customer entrances shall not be oriented toward residentially zoned property. Customer parking shall not be closer to residentially zoned property than the primary entrance.
 - (3) The location of a pawnshop at this location will not be contrary to any adopted district plan or other city program for neighborhood conservation or improvement, either residential or nonresidential.
 - (4) The proposed use meets all other requirements for conditional use permits provided in section 61.500.

(Ord. No. 11-27, § 1, 4-20-11; Ord 13-22, § 5, 8-21-13)



Pay Property Tax

[Pay Property Taxes](#)


11/28/2018

Summary View

Parcel ID 332922320156
Parcel Status Active
Property Address 847 HUDSON RD
 ST PAUL, MN 55106-5512
Sec/Twp/Rng 33/029/022
Brief Tax Description Lot 1 Block 68 of SUBDIVISION OF B68 LYMAN DAYTO
 LOT 1 BLK 68
 (Note: Not to be used on legal documents)
Parcel Area 0.11 Acres
Parcel Width 0 Feet
Parcel Depth 0 Feet
 (Note: Width and Depth represent buildable area of lot in the case of irregularly shaped lots)
Tax Classification 3A-Commercial/Industrial/Public Utility
Roll Type Real Property
Municipality ST PAUL
District Code 151
 For homestead vs non-homestead tax calc - use District code above - [click here](#)
School District ISD #625
Watershed CAPITAL REGION W/S
TIF District
Land Use Code 452 C - AUTOMOTIVE SERVICE STATION
 * The Tax Classification is the Assessor Office's determination of the use of the property and is not the same as the property's zoning.
 * Please contact the zoning authority for information regarding zoning.
 * To determine whether your property is Abstract or Torrens, call 651-266-2050

Taxpayers

Please refer to disclaimer at bottom of this page

Type	Name	Address
Owner	Carrie Motarjemi	11670 Fountain Dr Unit 200 Maple Grove MN 55369-7195

Current Tax Year

*Information listed is as of yesterday. For specific payoff information contact [Property Tax Info](#) at 651-266-2000

First Half Due 05-17-2021		Second Half Due 10-15-2021	
Amount Due	\$776.00	Amount Due	\$776.00
Penalty & Fees (thru current month)	\$0.00	Penalty & Fees (thru current month)	\$62.08
Sub Total	\$776.00	Sub Total	\$838.08
Payments Made	(\$776.00)	Payments Made	(\$838.08)
Balance Due	\$0.00	Balance Due	\$0.00
Total Due	\$0.00		

Tax Summary

	2021 Payable	2020 Payable	2019 Payable	2018 Payable	2017 Payable
Estimated Market Value	\$36,600	\$50,400	\$47,500	\$47,900	\$38,200
Taxable Market Value	\$36,600	\$50,400	\$47,500	\$47,900	\$38,200
Net Tax Amount	\$817.71	\$1,194.64	\$1,141.44	\$1,131.81	\$1,156.00
+ Special Assessments	\$734.29	\$845.36	\$3,512.56	\$720.19	\$0.00
= Total Taxes	\$1,552.00	\$2,040.00	\$4,654.00	\$1,852.00	\$1,156.00
+ Penalty	\$62.08	\$0.00	\$0.00	\$231.50	\$0.00
+ Interest	\$0.00	\$0.00	\$0.00	\$35.14	\$0.00
+ Fees	\$0.00	\$0.00	\$0.00	\$25.00	\$0.00
- Amount Paid	\$1,614.08	\$2,040.00	\$4,654.00	\$2,143.64	\$1,350.78
= Outstanding Balance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Special Assessments

Note: + sign indicates a multiple year assessment. Click on the + to view additional years.

Assess #	Year	Description	Initial Amount	Principal	Interest	Installment Amount	Remaining Balance	Deferred
T-011956000	2022	T-011956000 2019 SMSP / Sealcoating Street and/or Alley	\$0.00	\$0.00	\$0.00	\$128.24	\$0.00	No
T-012000250	2021	2020 SMSP / Sweeping and Lighting	\$0.00	\$0.00	\$0.00	\$301.60	\$0.00	No
T-012000800	2021	2020 SSSC/Storm Sewer	\$0.00	\$0.00	\$0.00	\$191.12	\$0.00	No
T-012085150	2022	T-012085150 Property Clean Up 01/02/20-01/10/20	\$0.00	\$0.00	\$0.00	\$341.56	\$0.00	No
T-012100250	2022	T-012100250 2021 SMSP / Sweeping and Lighting	\$0.00	\$0.00	\$0.00	\$293.22	\$0.00	No
T-012100800	2022	T-012100800 2021 SSSC / Storm Sewer	\$0.00	\$0.00	\$0.00	\$195.90	\$0.00	No
T-012185270	2022	T-012185270 Property Clean Up 02/16/21-02/25/21	\$0.00	\$0.00	\$0.00	\$332.76	\$0.00	No
T-012188060	2022	T-012188060 Vacant Bldg Registration	\$0.00	\$0.00	\$0.00	\$2,367.20	\$0.00	No
W-010000420	2021	W-010000420 Delinquent Water Charge	\$0.00	\$0.00	\$0.00	\$241.57	\$0.00	No
W-010000420	2022	W-010000420 Delinquent Water Charge	\$0.00	\$0.00	\$0.00	\$197.74	\$0.00	No

Note: Installment amount is the amount that will be included in the property tax total for the referenced payable year.

Remaining Balance is the amount eligible for prepayment. Prepayment must be paid in full by November 15th of the current year.

Please call the City of Saint Paul General Assessment line for payoff amounts or additional information concerning any Saint Paul assessment. You can reach them at 651-266-8858 or go to [Assessment Lookup](#).

Suburban property owners should call 651-266-2000 for detailed assessment information.

Tax Transaction History

Tax Year	Business Date	Effective Date	Transaction Type	Tax Amount	Special Assessment	Penalty	Interest	Fees	Overpayment	Total
2021	11/16/2021	11/15/2021	Payment	(\$408.86)	(\$367.14)	(\$62.08)	\$0.00	\$0.00	\$0.00	(\$838.08)
2021	5/18/2021	5/17/2021	Payment	(\$408.85)	(\$367.15)	\$0.00	\$0.00	\$0.00	\$0.00	(\$776.00)
2021	4/6/2021		Charge Adjustment	\$0.43	\$241.57	\$0.00	\$0.00	\$0.00	\$0.00	\$242.00
2021	2/22/2021		Original Charge	\$817.28	\$492.72	\$0.00	\$0.00	\$0.00	\$0.00	\$1,310.00
2020	10/14/2020	10/13/2020	Payment	(\$597.32)	(\$422.68)	\$0.00	\$0.00	\$0.00	\$0.00	(\$1,020.00)
2020	5/18/2020	5/15/2020	Payment	(\$597.32)	(\$422.68)	\$0.00	\$0.00	\$0.00	\$0.00	(\$1,020.00)
2020	2/23/2020		Original Charge	\$1,194.64	\$845.36	\$0.00	\$0.00	\$0.00	\$0.00	\$2,040.00
2019	10/17/2019	10/15/2019	Payment	(\$570.72)	(\$1,756.28)	\$0.00	\$0.00	\$0.00	\$0.00	(\$2,327.00)
2019	5/17/2019	5/15/2019	Payment	(\$570.72)	(\$1,756.28)	\$0.00	\$0.00	\$0.00	\$0.00	(\$2,327.00)
2019	2/28/2019		Original Charge	\$1,141.44	\$3,512.56	\$0.00	\$0.00	\$0.00	\$0.00	\$4,654.00

Sales

Date	eCRV #	Sale Price	State Study Recommendation	State Study Reject Reason	Cnty Study Rec
1/15/1979		\$15,000	N	14-CONTRACT FOR DEED PAYOFF/MORT. ASSUMPT.	N
6/17/2016	518558	\$25,260	N	09-TRADE OR GIFT OR ESTATE SALE	N
2/4/2019	219219	\$35,000	Y		Y

Pay Property Tax[Pay Property Taxes](#)**Statements and Notices**

2022

[Proposed Tax Statement](#)

2021

[Value Notice](#)[Tax Statement](#)[Payment Stubs](#)[Proposed Tax Statement](#)

2020

[Value Notice](#)[Tax Statement](#)[Payment Stubs](#)[Proposed Tax Statement](#)

2019

[Value Notice](#)[Tax Statement](#)[Payment Stubs](#)[Proposed Tax Statement](#)

2018

[Value Notice](#)[Tax Statement](#)[Payment Stubs](#)[Proposed Tax Statement](#)**State of Minnesota**

The Property Tax Refund Program is administered by the State of Minnesota. For information regarding the program, please call 651-296-3781.

[Form M1PR \(Property Tax Refund\)](#)**Photos**

11/28/2018

No data available for the following modules: Multi-Parcel Link, Delinquent Taxes, Service Company and Lender.

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