



APPLICATION FOR ZONING VARIANCE
 Department of Safety and Inspections
 375 Jackson Street
 Suite 220
 Saint Paul, MN 55101-1806
 General: 651-266-9008
 Fax: (651) 266-9099

Zoning office use only
 File Number: _____
 Fee: \$ _____
 Tentative Hearing Date: _____
 Section(s) _____
 City agent _____

APPLICANT

Name Juley Viger Speed Company _____
 Address 2837 30th Ave S
 City Minneapolis St. MN Zip 55406 Daytime Phone 612-986-3478
 Property Interest of Applicant (owner, contract purchaser, etc) Owner
 Name of Owner (if different) _____ Phone _____

PROPERTY INFORMATION

Address / Location 730 Como Ave
 Legal Description Ware and Hospes Addition to St Paul Minn lot 11 Blk 5
 (attach additional sheet if necessary)
 Lot Size 40 x 150 Present Zoning Rm2 Present Use 3-unit
 Proposed Use 3-unit

Variance[s] requested: Formal approval for third unit already in use.

Supporting Information: Supply the necessary information that is applicable to your variance request, provide details regarding the project, and explain why a variance is needed. Duplex/triplex conversions may require a pro forma to be submitted. Attach additional sheets if necessary.

summary of variances requested
 addenda: mls listing from most recent sale → 9/30/2004
 mls listing from attempted sale → 2/20/2007 - 7/6/2007
 summary information sheet
 pro forma information sheet → continuation of extra units
 plat map with proposed 4th parking space

Attachments as required: Site Plan Attachments Pro Forma

Applicant's Signature Juley Speed Date 12/15/2011

Assistance with interpreting the St. Paul Zoning Code was provided by Mary Montgomery from the Zoning Department at the City of St. Paul.

Required lot area for triplex= 9,000 sq ft. Proposed 6,400 sq ft. **Variance of 2,600 sq ft.**
lot width 40' x (length 150' + half the width of the alley 10') = lot area of 6,400 sq ft.

Required lot frontage for triplex = 60 ft. Proposed 40 ft. **Variance of 20 ft.**

730 Como Ave, St. Paul, MN 55103-1403



Status: **Comp Sold**

List Price: **\$215,000**

Sold Price: **\$215,000**

Original List Price:

Map Page:

Map Coord:

Directions:

Neighborhood: **North End/South Como**
 Style: **(MF) One 1/2 Stories**
 Const Status:
 Foundation Size:
 Above Ground Finished SqFt:
 Below Ground Finished SqFt:
 Total Finished SqFt:

Total Units: **2**
 Year Built:
 Garage:
 Acres:
 Lot Size:
 Fire #:

TAX INFORMATION

Property ID: **271232629231401**
 Tax Year:
 Tax Amt:
 Assess Bal:
 Tax w/assess:
 Assess Pend:
 Homestead:

List Date: **9/30/04** Received By MLS: **12/20/04**
 Off Market Date: **09/30/2004**
 Projected Close Date:
 Date Closed: **9/30/04**

Days On Market: **0**
 Selling Agent: **Nicole A. Powell**
 Selling Office: **Coldwell Banker Burnet**

General Property Information

Legal Description:
 County: **Ramsey** Owner Occupied:
 School District: **625 - St. Paul, 651-632-3701**
 Complex/Dev/Sub:
 Restrictions/Covts:
 Lot Description:
 Road Frontage:
 Zoning: Accessibility:
 Lake/Waterfront: Lake Name:
 Owner is an Agent?:

Remarks

Agent Remarks:

Public Remarks:

Structure Information

Heat: No. of Ranges:
 Fuel: No. of Refrig:
 Water: Exterior:
 Sewer: Fencing:
 Garage Stalls: Roof:
 Basement:
 Parking Char:
 Pool:
 Amenities-Shared:
 Shared Rooms:

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Unit Information

Number of Units Like This: 2

Total Rooms: 7
 Total Bedrooms: 2
 Total Baths: 2 Full: 1 3/4: 1 1/2: 0 1/4: 0
 Bath Char:
 Fireplaces: 0
 Fireplace Char:
 Appliances:
 Amenities:
 Special Search:

Monthly Expense: \$280
 Monthly Rent: \$1,125
 Annual Rent: \$13,500
 Finished Sq Ft: 1,321
 Oth Park Spaces: 0
 Air Conditioning:

<u>Room</u>	<u>Level</u>	<u>Dimen</u>	<u>Room</u>	<u>Level</u>	<u>Dimen</u>	<u>Room</u>	<u>Level</u>	<u>Dimen</u>
Living Rm			Bedroom 1					
Dining Rm			Bedroom 2					
Family Rm			Bedroom 3					
Kitchen			Bedroom 4					

Dining Room Desc:
 Family Room Char:

Number of Units Like This: 2

Total Rooms: 4
 Total Bedrooms: 1
 Total Baths: 1 Full: 1 3/4: 0 1/2: 0 1/4: 0
 Bath Char:
 Fireplaces: 0
 Fireplace Char:
 Appliances:
 Amenities:
 Special Search:

Monthly Expense: \$150
 Monthly Rent: \$650
 Annual Rent: \$7,800
 Finished Sq Ft: 735
 Oth Park Spaces: 0
 Air Conditioning:

<u>Room</u>	<u>Level</u>	<u>Dimen</u>	<u>Room</u>	<u>Level</u>	<u>Dimen</u>	<u>Room</u>	<u>Level</u>	<u>Dimen</u>
Living Rm			Bedroom 1					
Dining Rm			Bedroom 2					
Family Rm			Bedroom 3					
Kitchen			Bedroom 4					

Dining Room Desc:
 Family Room Char:

Financial

Cooperating Broker Compensation

Buyer Broker Comp: 0 % Sub-Agent Comp: 0 % Facilitator Comp: 0 %
 Variable Rate: N List Type: Other

Sale Mortgage Information

Sale Financial Terms: Other
 Sale Loan Amount: 172,000.00
 Seller Contribution: 0.00

Financial Remarks:

Sellers Terms:

Existing Fin:

Auction: No Auctioneer License #: Auction Type:

Expenses

Owners Expense:

Tenant Expense:

730 Como Ave, St. Paul, MN 55103-1403

Annual Electric Expense:
Annual Fuel Expense:
Annual Insurance Expense:
Annual Maintenance Expense:

Annual Repair Expense:
Annual Trash Expense:
Annual Water/Sewer Expense:
Annual Caretaker Expense:

Annual Gross Expense:
Total Annual Expenses:

Income

Annual Gross Income:
Annual Net Income:

Misc. Monthly Income:
Misc. Annual Income:

This Report Prepared By: **Juley Viger 612-986-3478**

730 Como Ave, St. Paul, MN 55103



Status: **Expired**

List Price: **\$259,900**

Original List Price: **\$259,900**

Map Page: **108**

Map Coord: **a3**

Directions: **From Dale St. go east on Como to home**

Neighborhood: **North End/South Como**
 Style: **(MF) Two Stories**
 Const Status: **Previously Owned**
 Foundation Size:
 Above Ground Finished SqFt: **1,495**
 Below Ground Finished SqFt: **485**
 Total Finished SqFt: **1980**

Total Units: **2**
 Year Built: **1922**
 Garage: **3.00**
 Acres: **0.14**
 Lot Size: **unknown**
 Fire #:

TAX INFORMATION

Property ID: **271232629231401**
 Tax Year: **2006**
 Tax Amt: **1,580.00**
 Assess Bal: **0.00**
 Tax w/assess: **1,580.00**
 Assess Pend: **No**
 Homestead: **No**

List Date: **2/20/07**

Received By MLS: **2/20/07**

Days On Market: **136**

Off Market Date: **07/06/2007**

General Property Information

Legal Description: **Ware & Hospes Addn to St Paul lot 11 block 5**

County: **Ramsey**

Owner Occupied: **N**

School District: **625 - St. Paul, 651-632-3701**

Complex/Dev/Sub:

Restrictions/Covts:

Lot Description: **Tree Coverage - Medium, City Bus (w/in 6 blks)**

Road Frontage: **City**

Zoning: **Residential-Multi-Family** Accessibility: **None**

Lake/Waterfront: Lake Name:

Owner is an Agent?: **Yes**

Remarks

Agent Remarks: **Please verify all measurements. Need 24 hour notice for showings. Both units occupied. Laundry in both units-could coin op machines for extra \$\$.**

Public Remarks: **Great investment! Close to Como Park on bus line. Hardwood floors, built-ins & curved archways provide charm. Possible triplex conversion-basement is plumbed for a kitchen. Lower office has well for egress & only needs window. Excellent for owner/occ.**

Structure Information

Heat: **Hot Water** No. of Ranges: **Two**
 Fuel: **Natural Gas** No. of Refrig: **Two**
 Water: **City Water/Connected** Exterior: **Stucco, Other**
 Sewer: **City Sewer/Connected** Fencing: **Chain Link**
 Garage Stalls: **3** Roof: **Asphalt Shingles, Age Over 8 Years**
 Basement: **Full, Finished (Livable), Egress Windows**
 Parking Char: **Detached Garage, Driveway - Gravel, Garage Door Opener**
 Pool:
 Amenities-Shared: **Porch**
 Shared Rooms:

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Unit Information

Number of Units Like This: 1

Total Rooms: 11
 Total Bedrooms: 3
 Total Baths: 2 Full: 1 3/4: 1 1/2: 0 1/4: 0
 Bath Char: Main Floor Full Bath, 3/4 Basement
 Fireplaces:
 Fireplace Char:
 Appliances: Range, Dishwasher, Refrigerator, Washer, Dryer
 Amenities: Porch, Hardwood Floors, Washer/Dryer Hookup
 Special Search: Main Floor Bedroom

Monthly Expense: \$120
 Monthly Rent: \$1,200
 Annual Rent: \$14,400
 Finished Sq Ft: 1,215
 Oth Park Spaces:
 Air Conditioning: Window

Room	Level	Dimen	Room	Level	Dimen	Room	Level	Dimen
Living Rm	Main (Grot	24x9	Bedroom 1	Main (Grot	10x11	Office	Lower	13x12
Dining Rm	Main (Grot	12x11	Bedroom 2	Main (Grot	9x11	Office	Lower	12x13
Family Rm			Bedroom 3	Lower	12x8	Porch	Main (Grot	16x7
Kitchen	Main (Grot	10x8	Bedroom 4					

Dining Room Desc: Separate/Formal Dining Rm
 Family Room Char:

Number of Units Like This: 1

Total Rooms: 5
 Total Bedrooms: 1
 Total Baths: 1 Full: 1 3/4: 0 1/2: 0 1/4: 0
 Bath Char: Main Floor Full Bath
 Fireplaces:
 Fireplace Char:
 Appliances: Range, Refrigerator, Washer, Dryer
 Amenities: Deck, Hardwood Floors, Washer/Dryer Hookup
 Special Search:

Monthly Expense: \$120
 Monthly Rent: \$750
 Annual Rent: \$9,000
 Finished Sq Ft: 750
 Oth Park Spaces: 1
 Air Conditioning: Window

Room	Level	Dimen	Room	Level	Dimen	Room	Level	Dimen
Living Rm	Upper	15x12	Bedroom 1	Upper	11x11	Den	Upper	11x9
Dining Rm			Bedroom 2			Deck	Upper	7x7
Family Rm			Bedroom 3					
Kitchen	Upper	12x10	Bedroom 4					

Dining Room Desc: Eat In Kitchen
 Family Room Char:

Financial

Cooperating Broker Compensation

Buyer Broker Comp: 2.7000' Sub-Agent Comp: 0% Facilitator Comp: 0%
 Variable Rate: N List Type: Exclusive Right

Financial Remarks:

Sellers Terms: FHA, Conventional, Cash
 Existing Fin: Conventional
 Auction: No Auctioneer License #: Auction Type:

Expenses

Owners Expense: Taxes, Insurance, Water/Sewer, Fuel, Maintenance/Repair, Trash
 Tenant Expense: Electric, Snow, Lawn, Cable T.V.

Annual Electric Expense:	0.00	Annual Repair Expense:	0.00
Annual Fuel Expense:	2,160.00	Annual Trash Expense:	300.00
Annual Insurance Expense:	900.00	Annual Water/Sewer Expense:	400.00
Annual Maintenance Expense:	0.00	Annual Caretaker Expense:	0.00

Annual Gross Expense: 2,860.00
Total Annual Expenses: 0.00

Income

Annual Gross Income: 23,400.00
Annual Net Income:

Misc. Monthly Income:
Misc. Annual Income:

Listing Agent: **Juley M. Viger 612-986-3478**

Listing Office: **River Realty**

This Report Prepared By: **Juley Viger 612-986-3478**

Appt Phone: **866-275-6321**

Office Phone: **612-724-1314**

**SUMMARY INFORMATION SHEET
FOR DUPLEX AND TRIPLEX COVERSION CASES**

Housing unit breakdown:	Existing	Proposed
Number of units	3	3
Number of bedrooms in each unit		
Unit 1 main	2	← same
Unit 2 upper	2	← same
Unit 3 lower	2	← same
Size of each unit in square feet		
Unit 1 main	1037	1652
Unit 2 upper	750	← same
Unit 3 lower	615	-
Debt:	1 st mortgage	2 nd mortgage
Initial principal amount	\$172K	\$50,000
Initial interest rate	5.375%	7.375%
Term of mortgage/debt financing	30yr fixed	15yr fixed balloon
Time remaining on note	22 yrs 10mos	9 yrs
Balance on existing debt	\$151,834 ⁰⁰	\$43,337
	as of Dec 31 st	as of Oct 10 th , 2011
Rehabilitation		
Type of improvements:		

original
2nd mortgage
\$21,500

**PRO FORMA INFORMATION SHEET
FOR DUPLEX AND TRIPLEX CONVERSION CASES
Continuation of Extra Units**

Required information	With Continuation of Extra Units in Structure	With Conversion of Structure to Legal Number of Units
Income		
Total monthly rent income for all units	\$ 2,450	1,920
Monthly income from structure other than rent	\$25 - garage *	\$25 - garage
Existing vacancy (if any)	-	-
Effective gross income (EGI) / month ¹	\$ 2,450	\$ 1,920
Effective Gross Income / year	\$ 29,400	\$ 23,040
Operating Expenses (Annual) ²	\$ 9,411	\$ 9,411
Maintenance	993 (2010)	same
Insurance	1,539	↓
Utilities (only include amount paid by landlord)	3,435	
Other (Identify)	267 (2010)	
Taxes	3,177	
Net Operating Income (Annual) ³	\$ 19,989	
Monthly debt / mortgage payment PITI	1,655	1,655
Annual debt payment principle + interest only	\$ 19,386	\$ 15,386
Rehab projects		
Total cost of improvements 2010 \$10,500	approx \$4,000	\$4,000
Monthly rehab debt payment	-	-
Annual rehab debt payment	\$ 4,000	\$ 4,000
Cash Flow: profit, (loss) ⁴	\$ 603	\$ (5,757)

NOTE: 1. Effective Gross Income = (Total rent income) - (Vacancy, if there is any)

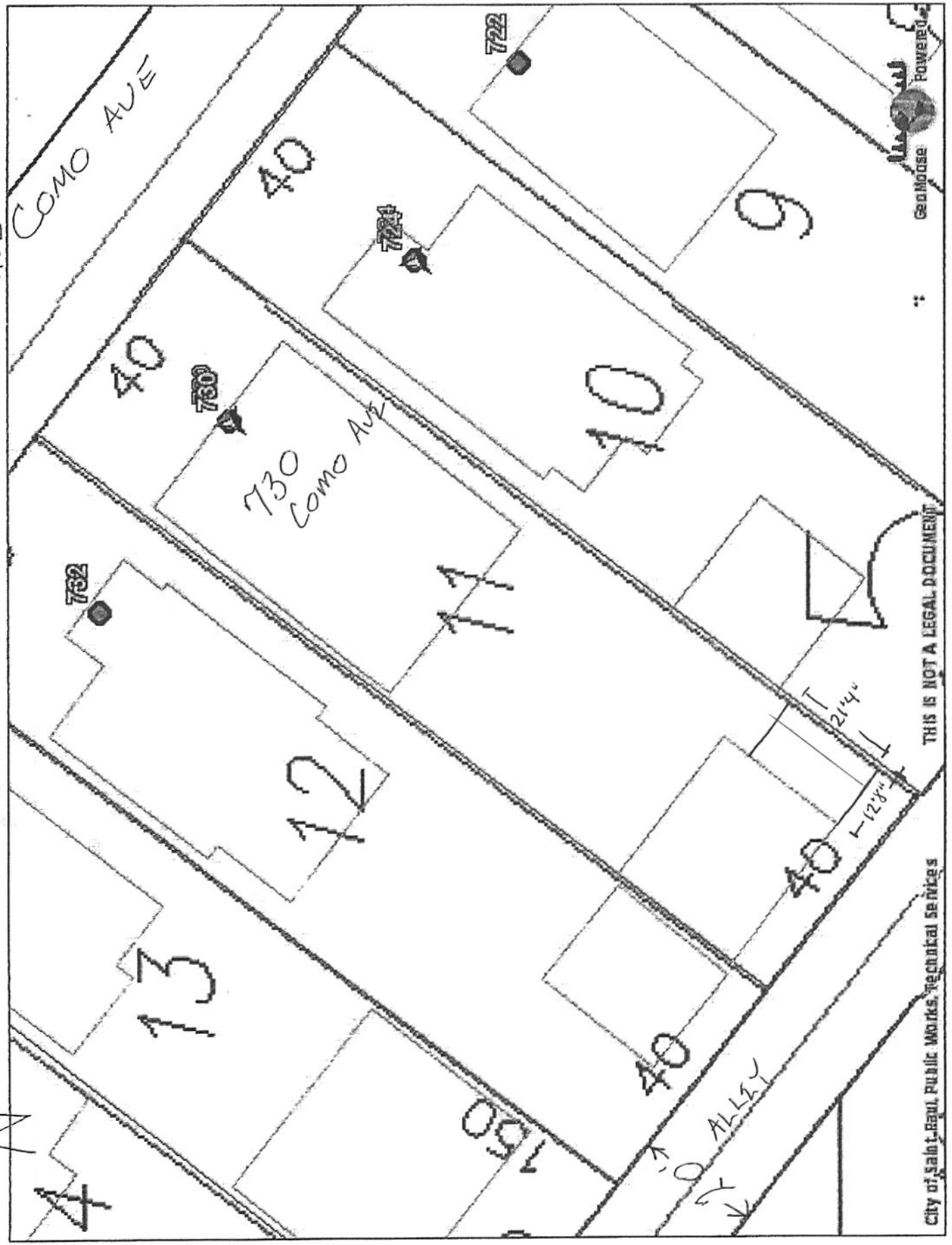
2. Operating expenses are the sum of the next five lines, incl maintenance, insurance, utilities, taxes and others

3. Net Operating Income = (Effective Gross Income) - (Operating Expenses)

4. Cash Flow = (Net Operating Income) - (Annual debt payment)

*garage rental is optional and typically seasonal. It was rented for a total of \$150 in 2011.

PARKING SITE PLAN for 730 Como Ave



Geo Moose Powered

THIS IS NOT A LEGAL DOCUMENT

City of Saint Paul, Public Works, Technical Services