

PETITION TO AMEND THE ZONING CODE



PETITION TO AMEND THE ZONING CODE
Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex
25 West Fourth Street
Saint Paul, MN 55102-1634
(651) 266-6589

Zoning Office Use Only
File #: 18-093677
Fee: -
Tent: 8/30/18

PD=7

362923240226

APPLICANT

Property Owner Dorothy E. Gheerity
Address 1747 Minnehaha Ave E.
City St. Paul State MN Zip 55106 Daytime Phone 612-414-9094

PROPERTY LOCATION

Address/Location 418 Sherburne Ave, St Paul, MN 55103
Smiths Subd of Blks 9, 10, 15, and 16
Legal Description Lots 20 & Lot 21 Blk 16

TO THE HONORABLE MAYOR AND CITY COUNCIL:

Pursuant to Section 61.800 of the Saint Paul Zoning Ordinance and to Section 462.357(5) of Minnesota Statutes, Dorothy E. Gheerity, owner of land proposed for rezoning, hereby petitions you to rezone the above described property from a R-4 zoning district to a T-2 zoning district, for the purpose of:

Six Townhomes That will Be Sold To owner occupants.

(Attach additional sheets if necessary)

Attachments as required: [] Site Plan [] Consent Petition [] Affidavit

Subscribed and sworn to before me

Date May 30 2018

[Signature]

Notary Public



By: Dorothy E. Gheerity

Fee owner of property

pdd 8/8/18
pdd 5/31/18

ZONING PETITION SUFFICIENCY CHECK SHEET

REZONING

SCUP

NCUP

FIRST SUBMITTED

RESUBMITTED

DATE PETITION SUBMITTED: _____

DATE PETITION RESUBMITTED: 8/8/18

DATE OFFICIALLY RECEIVED: _____

DATE OFFICIALLY RECEIVED: _____

PARCELS ELIGIBLE: _____

PARCELS ELIGIBLE: 21

PARCELS REQUIRED: _____

PARCELS REQUIRED: 14

PARCELS SIGNED: _____

PARCELS SIGNED: 17

CHECKED BY: Paul Dubruel

DATE: 8-9-18

CITY OF SAINT PAUL
CONSENT OF ADJOINING PROPERTY OWNERS FOR A
REZONING


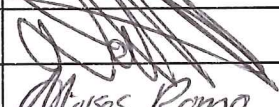


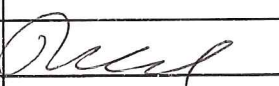
We, the undersigned, owners of the property within 100 feet of the total contiguous description of real estate owned, purchased, or sold by THE PETITIONER within one year preceding the date of this petition acknowledge that we have been presented with the following:

1. A copy of the petition of Dorothy E. Gherity,
 (name of petitioner)
 to rezone the property located at 418 Sherburne Avenue
 from a R-4 zoning district to a T-2 zoning district and;
2. A copy of sections _____ through _____, inclusive of the Saint Paul Zoning Code.

We acknowledge that we are aware of all of the uses permitted in a T-2 zoning district, and we are aware that any of these uses can be established upon City Council approval of the rezoning. We hereby consent to the rezoning of the property in the petition of

Dorothy E. Gherity to a T-2 zoning district.
 (name of petitioner)

We consent to the approval of this rezoning as it was explained to us by the applicant or his/her representative.

ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
411 Sherburne Ave	Tina Simmons		
415 Sherburne Ave	Dale Wobbe		5-28-18
414 Sherburne Ave	Moises Romo		5-28-18
423 Sherburne Ave	Tseebe Leij Lee		5-30-18
423 Sherburne Ave	Mai Cha Lor		
425 Sherburne Ave	DRB #24 LLC		5-28-18
429 Sherburne Ave	Reidar Gullicksrad		

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 CONSENT OF ADJOINING PROPERTY OWNERS FOR A
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414 Sherburne Ave	Jenny Nguyen	Jenny Nguyen	5/30/18
414 Sherburne Ave	Kenny Lam	Kenny Lam	5-30-18
410 Sherburne Ave	DRB#24LLC	[Signature]	5-28-18
406 Sherburne Ave	HAWA Elmi	Hawa Elmi	5-28-18
406 Sherburne Ave	Hashim Mohamed	Hashim	5-28-18
422 Sherburne Ave	DAO YANG	Dao Yang	7-7-18
428 Sherburne Ave	Huang Pham	[Signature]	5-28-18
428 Sherburne Ave	Maix Nguyen	Maix Nguyen	5-28-18
432 Sherburne Ave	Billy Carpenter	Billy Carpenter	6-30-18
432 Sherburne Ave	Eric Kustritz	[Signature]	
43			

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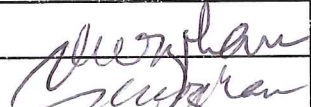
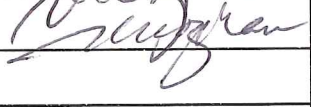
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ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
441 University Ave W	Chunghing Wong		
441 University Ave W	LAN WONG		
441 University Ave W	HOANG HUY PHAM		
413 University Ave W	Highland Bank		5/30/18
413 University Ave W	Road Corporation		
411 University Ave W	Highland Bank		5/30/18
411 University Ave W	Road Corporation		
439 University Ave W	PHOCADA O LLL		5/30/18
437 University Ave W	PHOCADA O LLL		5/30/18
425 University Ave W	Eric Nguyen		
433 University Ave W	Phuong La Nguyen		

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441 University Ave W	Lan Wong	<i>[Signature]</i>	7-27-18
441 University Ave W	Huong Huy Pham	<i>[Signature]</i>	
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AFFIDAVIT OF PETITIONER FOR A REZONING

CITY OF SAINT PAUL

AFFIDAVIT OF PETITIONER FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

The petitioner, Dorothy B. Gherty, being first duly sworn, deposes and states that the consent petition contains signatures of the owners of at least two-thirds (2/3) of all eligible properties within 100 feet of the subject property described in the petition and all property contiguous to the subject property that was owned, purchased, or sold by the petitioner within one (1) year preceding the date of the petition; petitioner is informed that the consent petition must contain signatures from each and all owners of jointly-owned property in order to constitute consent from that property and that failure to obtain consent from each and all owners could invalidate the consent petition; petitioner believes that the consent petition was signed by each of said owners and that the signatures are the true and correct signatures of each and all of the parties so described.

Dorothy B. Gherty
NAME

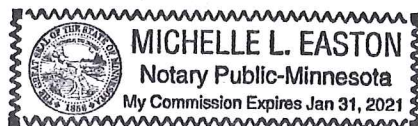
418 Sherburne Ave.
SS ADDRESS

651-414-9095
TELEPHONE NUMBER

Subscribed and sworn to before me this

30th day of May, 2018.

[Signature]
NOTARY PUBLIC



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423 Sherburne Ave	Mai Chalor		
425 Sherburne Ave	DRB #24 LLC		
429 Sherburne Ave	Reidar Gullickson	 Authentisign Reidar Gullickson 7/30/2018 1:57:46 PM CDT	5-28-18 07/30/2018
417 University Ave W	Mugo Buti Properties LLC	 Authentisign Marcos Bekuta POA 8/7/2018 11:53:28 AM CDT	08/07/2018
421 University Ave W	Mugo Buti Properties	 Authentisign Marcos Bekuta POA 8/7/2018 11:53:26 AM CDT	08/07/2018
Lot 415 University Ave W	Mugo Buti Properties	 Authentisign Marcos Bekuta POA 8/7/2018 11:53:24 AM CDT	08/07/2018

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