

Vang, Mai (CI-StPaul)

From: Neis, Adrian (CI-StPaul)
Sent: Thursday, November 06, 2014 2:39 PM
To: Moermond, Marcia (CI-StPaul)
Cc: Martin, Lisa (CI-StPaul); Vang, Mai (CI-StPaul); Zacho, Karen (CI-StPaul)
Subject: FW: 1393-1395 Breda Ave
Attachments: 20141104113525596.pdf

I was able to take a site visit of 1393 Breda Ave. today.

It appears the home was originally constructed as a single family dwelling. At some point the upstairs was most likely converted into a mother-in-laws apartment but am unable to prove it had been done legally. If it was legally converted into a mother-in-laws apartment, I would best assume it was shared by a single family since the utilities were never separated and only interior style French doors separate the lower unit from the common areas.

I agree with inspector's Martin's conclusion that this appears to be illegally converted into a duplex, but do not know when. This makes it especially difficult the owner has completed a recent major rehab without pulling any required permits. The work includes major electrical including a new panel and wiring, new plumbing fixtures, sheetrock and framing. If a permit had been pulled and since this was a substantial renovation, additional code requirements would have been required.

AJ

From: Martin, Lisa (CI-StPaul)
Sent: Wednesday, November 05, 2014 2:44 PM
To: Neis, Adrian (CI-StPaul)
Subject: FW: 1393-1395 Breda Ave

FYI

From: Zacho, Karen (CI-StPaul)
Sent: Wednesday, November 05, 2014 9:02 AM
To: Martin, Lisa (CI-StPaul)
Subject: FW: 1393-1395 Breda Ave

Hi Lisa,

Thought I'd send you what I gave to him. I would still classify these as two single family dwellings so he has an illegal use as a duplex.

Karen

From: Zacho, Karen (CI-StPaul)
Sent: Tuesday, November 04, 2014 11:39 AM
To: 'Davis, Nick'
Subject: RE: 1393-1395 Breda Ave

Hi Nick,

Property [Mississippi Market] x
Property [] x

List View
126 rows retrieved ☐ Show counts

Property Folder Info Comment People

\$200.00 Invoice

+ Add Query Refresh Add to Links View Edit

Legal Desc

1393 BRED AVE ST PAUL MINNESOTA 55108-2604

Address 1393 BRED AVE
ST PAUL, MINNESOTA, 55108-2604
USA

Status Active

PIN 272923210024

Type Primary

Row ID 198123

Additional Details

Zoning RT1 SID 59358 Block X 558074.614654365 Y 167703.125115516

CT/CB/Wrd/DC 30201 / 3008 / 4 / 10 GIS X=558074.6146543658...

Cross Street

Legal Desc. Como Place St Paul Minn Lot 23 Blk 1

Parent ID

Family ID 198123

Created 1996-08-10

Obsolete Date

Overlay

Conditions 2 Single Family Dwellings on this Parcel

Zoning 2

Zoning 3

Zoning 4

Zoning 5

50 6000 120

Area Frontage Depth

Folder Copy Create Child Invoice Re-Default Family Print Label

Print

Property.PropCity

100%

Property [Mississippi Market]
Property [1393 BRED AVE ST PAUL]

List View
126 rows retrieved
Show counts

Property
Folder
Info
Comment
People

Add
Delete
Save
Refresh
Expand All
Collapse All

Legal Desc

Como Place St Paul Minn Lot 5 Blk 2
Como Place St Paul Minn Lot 20 Blk 1
Como Place St Paul Minn Lot 4 Blk 2
Como Place St Paul Minn Lot 21 Blk 1
Como Place St Paul Minn Lot 3 Blk 2
Como Place St Paul Minn Lot 22 Blk 1
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Libbys Addition To The city O Lot 19 Blk

Description
Value

Ungrouped Info Fields (32)

Sign District 1
Enter Text or Number

State Fair Parking Overlay District
☒ Yes
☐ No

Police Grid
045

Police District
WESTERN

Existing Secondary Use 1
R-Single Family Dwelling

Existing Primary Use
R-Single Family Dwelling

Legality of Existing Use
Legal Non-Conforming

Alley? (Width if Yes)
16

of Dwelling Units
1

Primary Occupancy Group
IRC-1

Primary Construction Type
.V-B

Sprinklered?
No

Building # of Stories
2

Building Length (ft)
24

Building Width (ft)
24

Building Height (ft)
23

Building Total Sq. Ft.
1154

Year Built
1916

Mechanical Inspection Area
30

Electrical Inspection Area
51

Encrypt/Decrypt

100%

List View

26 rows retrieved ☐ Show counts

Query

View

Legal Desc

Como Place St Paul Minn Lot 5 Blk 2

Como Place St Paul Minn Lot 20 Blk 1

Como Place St Paul Minn Lot 4 Blk 2

Como Place St Paul Minn Lot 21 Blk 1

Como Place St Paul Minn Lot 3 Blk 2

Como Place St Paul Minn Lot 22 Blk 1

Como Place St Paul Minn Lot 2 Blk 2

Como Place St Paul Minn Lot 23 Blk 1

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Ibbys Addition To Thecity O Lot 19 Blk

Property

Folder

Info

Comment

People

+

Add

Query

Refresh

Add to Links

View

Edit

1393 BRED AVE FL 2 ST PAUL MINNESOTA 55108-2604

Address

1393 BRED AVE FL 2

ST PAUL, MINNESOTA, 55108-2604

USA

Status

Active

PIH

272923210024

Type

Secondary

Row ID

144038

Name

Additional Details

Zoning

RT1

SID

1003...

Block

X

558074.614654365

Y

167703.125115516

CT/CB/Wrd/DC

30201 / 3008 / 4 / 10

GIS

X=558074.614654365&...

Cross Street

Parent ID

Legal Desc.

Como Place St Paul Minn Lot 23 Blk 1

Family ID

Created

1998-08-10

Obsolete Date

Overlay

Zoning 2

Zoning 3

Zoning 4

Zoning 5

Conditions

Area

Frontage

Depth

Folder

Copy

Create Child

Re-Default

Family

Print Label

Print

List View

126 rows retrieved ☐ Show counts

Query View

Legal Desc

Como Place St Paul Minn Lot 5 Blk 2
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Property Folder Info Comment People

+ Add X Delete Save Refresh Expand All Collapse All

Description	Value
Sign District 1	Enter Text or Number
State Fair Parking Overlay District	☒ Yes ☐ No
Police Grid	045
Police District	WESTERN
# of Dwelling Units	3
Building Total Sq. Ft.	576
Year Built	1916
Mechanical Inspection Area	30
Electrical Inspection Area	51
Warm Air Inspection Area	2
Building Inspection Area	1
Plumbing Inspection Area	24
Environmental Health Inspection Area	43
MDH Environmental Health Inspection Area	1
MDA Environmental Health Inspection Area	1
RC Land Market Value	78800
RC Building Market Value	174200
RC Use Code	515
RC Usage	TWO RESIDENCES ON ONE PARCEL
Fire Prevention Inspection Area	61
Fire District	1

26 rows retrieved ☐ Show counts

Add Query Refresh Add to Links View Edit

Legal Desc

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1395 BRED AVE ST PAUL MINNESOTA 55108-2604

Address
1395 BRED AVE
ST PAUL, MINNESOTA, 55108-2604
USA

Status Unverified
PIN 272923210024
Type Unofficial-Alias

Name
Row ID 198118

Additional Details

Zoning RT1
SID 59250
Block
X 558065.9
Y 167750.6

CT/CB/Wrd/DC 30201 / 3008 / 4 / 10
GIS X=558065.9&Y=167750...

Cross Street
Parent ID

Legal Desc.
Como Place St Paul Minn Lot 23 Blk 1

Family ID 198118
Created 1996-08-10
Obsolete Date

Overlay
Conditions 2 Single Family Dwellings on this Parcel

Zoning 2
Zoning 3
Zoning 4
Zoning 5

50
6000
120

Area
Frontage
Depth

Folder Copy Create Child Re-Default Family Print Label

Print

List View

rows retrieved ☐ Show counts

Query View

Property Folder Info Comment People

+ Add X Delete Save Refresh Expand All Collapse All ?

Legal Desc

no Place St Paul Minn Lot 5 Blk 2
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Description	Value
Ungrouped Info Fields (13)	
Existing Primary Use	R-Single Family Dwelling
Mechanical Inspection Area	30
Electrical Inspection Area	51
Warm Air Inspection Area	2
Building Inspection Area	1
Plumbing Inspection Area	24
Environmental Health Inspection Area	43
MDH Environmental Health Inspection Area	1
MDA Environmental Health Inspection Area	1
RC Use Code	515
RC Usage	TWO RESIDENCES ON ONE PARCEL
Fire Prevention Inspection Area	61
Fire District	1