

## ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Eugene Sitzmann **FILE #:** 11-102-646
  2. **APPLICANT:** Eugene Sitzmann **HEARING DATE:** March 24, 2011
  3. **TYPE OF APPLICATION:** Rezoning - Consent
  4. **LOCATION:** 45 Syndicate St S, NW corner at Grand
  5. **PIN & LEGAL DESCRIPTION:** 032823420013; Stinsons Boulevard Ex N 98 Ft The Fol E 20 Ft Of Lot 28 And Lots 29 And Lot 30 Blk 2
  6. **PLANNING DISTRICT:** 14 **EXISTING ZONING:** RM2
  7. **ZONING CODE REFERENCE:** §61.801(b)
  8. **STAFF REPORT DATE:** March 10, 2011 **BY:** Sarah Zorn
  9. **DATE RECEIVED:** February 24, 2011 **60-DAY DEADLINE FOR ACTION:** April 25, 2011
- 

- A. **PURPOSE:** Rezoning from RM2 Medium-Density Multiple-Family Residential to TN1 Traditional Neighborhood
- B. **PARCEL SIZE:** 52 ft. (Syndicate) x 100 ft. (Grand) = 5,200 sq. ft.
- C. **EXISTING LAND USE:** Office
- D. **SURROUNDING LAND USE:**  
North: Multifamily residential (RM2) and Office Service (OS)  
East: Community business (B2)  
South Multifamily residential (RM2)  
West: Multifamily residential (RM2)
- E. **ZONING CODE CITATION:** §61.801(b) provides for changes to the zoning of property initiated by the property owner.
- F. **HISTORY/DISCUSSION:** A 2007 Certificate of Occupancy indicates that the property was used as a one unit rental property. It is unclear as to when the office use began occupying the space.
- G. **DISTRICT COUNCIL RECOMMENDATION:** District 14 had not commented at the time this report was prepared.
- H. **FINDINGS:**
  1. The property owner has been leasing the building to a psychology practice, which is not a permitted use in the RM2 zone. The applicant has applied to rezone the property from RM2 to TN1. The applicant has been in contact with the Department of Safety and Inspections and understands that there are building code issues associated with commercial use of this property that need to be resolved.
  2. The existing RM2 zoning does not permit office uses. The proposed zoning (TN1) is consistent with the way the area has developed. While immediately adjacent properties are single and multifamily dwellings, there are several commercial properties just east of Syndicate and on three of the four corners at Grand and Hamline to the west.
  3. The proposed zoning is consistent with the Comprehensive Plan. The Land Use Chapter identifies Grand Avenue as a mixed-use corridor and supports a mix of uses (Objective 1.24). The District 14 plan recommends encouraging the preservation and restoration of housing stock and commercial properties that are compatible with the character of the neighborhood (#35, p.3).
  4. The proposed traditional neighborhood zoning is compatible with surrounding single and multifamily uses, and nearby office and commercial uses. The TN1 zone permits

uses that are compatible with both low-density residential and commercial areas, and would permit a future conversion to a purely residential use at this location.

5. Rezoning the property to TN1 would not be considered spot zoning because it does not establish a use classification that is inconsistent with surrounding uses. Grand Avenue has an eclectic mixture of housing, retail and commercial uses; the proposed rezoning is consistent with the way that Grand Ave has developed in this area.
6. The petition for rezoning was found to be sufficient on February 22, 2011: 28 parcels eligible; 19 parcels required; 19 parcels signed.

- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the rezoning of 45 S. Syndicate from RM2 Medium-Density Multiple-Family Residential to TN1 Traditional Neighborhood.



**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 # 11-102646  
Fee \$1000.00  
Tentative Hearing Date  
To BE scheduled

DD-14  
16

\* 032823420013

**APPLICANT**

Property Owner Eugene Sitzmann  
Address 1280 Grand Ave Suite 105  
City Saint Paul St. MN Zip 55105 Daytime Phone (651)699-3003  
Contact Person (if different) \_\_\_\_\_ Phone \_\_\_\_\_

**PROPERTY LOCATION**

Address / Location 45 South Syndicate Street  
Legal Description \_\_\_\_\_  
Current Zoning RM2  
(attach additional sheet if necessary)

**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, Eugene Sitzmann, owner of land proposed for rezoning, hereby petitions you to rezone the above described property from a RM2 zoning district to a TN1 zoning district, for the purpose of:

RECEIVED

JAN 12 2011

Per \_\_\_\_\_

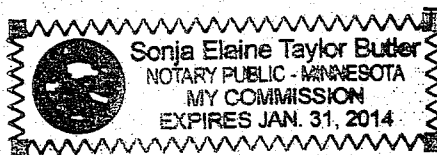
(attach additional sheets if necessary)

Attachments as required:  Site Plan  Consent Petition  Affidavit

Subscribed and sworn to before me this 12<sup>th</sup> day of January, 2011.

By: Eugene Sitzmann  
Fee Owner of Property

[Signature]  
Notary Public



*Office Copy*

**Grand Heritage Properties, LLC**  
**1280 Grand Avenue**  
**Suite #105**  
**Saint Paul, MN 55105**  
**651-699-3003**

January 7, 2010

Mr. Paul Dubruiel  
Department of Planning & Economic Development  
PED Zoning/Planning Administrator  
25 West Fourth Street  
Saint Paul, Minnesota 55102

RE: 45 South Syndicate Street  
SUBJECT: Rezoning

Dear Mr. Dubruiel,

Enclosed find herewith the necessary additional signatures of property owners to complete our application for rezoning of 45 South syndicate Street property.

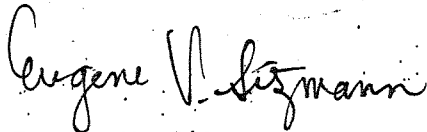
Secondly, we have also enclosed a copy from your office the accepted signatures, dated December 15, 2009.

Kindly contact me at 651/ 699-3003 if you have any additional questions.

Your prompt attention in this matter shall be highly appreciated.

Thank you.

Cordially,



Eugene V. Sitzmann

cc: Yaya Diatta, Inspector  
Dr. Jill LeBlond, Tenant

September 20, 2010

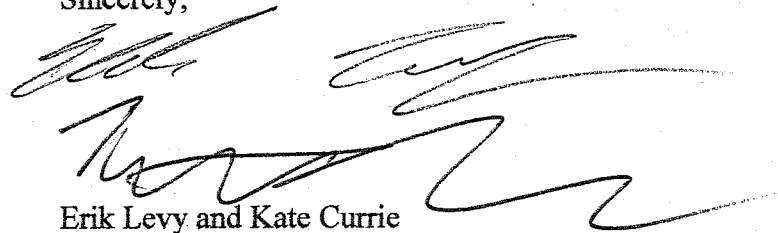
Dear Office Staff,

We have attempted several times to gather signatures for your petition as requested. Unfortunately, each time we have been unable to catch any of our neighbors at home to sign the sheets. This is probably due to the fact that our work and school schedules only permit us to attempt to do this work during the time of day that these folks are not home. We usually do the majority of our caretaking work late at night, which would be an inappropriate time to bother our neighbors and request that they sign a petition.

We are returning the forms to you so that our schedules do not prevent you from accomplishing your goals with this task any longer. Hopefully you can find another person or two who are able to help at a more realistic hour of the day than we are.

Thank you for your understanding.

Sincerely,


Handwritten signatures of Erik Levy and Kate Currie. The signatures are written in black ink and are somewhat stylized and overlapping.

Erik Levy and Kate Currie  
1280 #102



# THPA

Architects and Planners  
460—5th Avenue North, Suite #232  
Hopkins, MN 55343



November 1, 2010

Julie Rodgers  
1305 Lincoln Ave.  
St. Paul, MN 55105-2714

Dear Ms. Rodgers;

I am writing this letter to you because my firm has been retained by Grand Heritage Properties to assist them in rezoning their property at 45 South Syndicate. The property is currently zoned as RM2; a residential zoning. They would like to change the zoning of the property to a TN1; a business zoning. As you maybe aware of, the two similar adjacent structures that lay just to the north of 45 South Syndicate have already been rezoned to TN1 some time ago by their respective property owners.

In the past Grand Heritage Properties has rented the property to groups of college students which has proven to be less than ideal for the neighborhood. My client would like to rent the property to a Psychology practice. The City of St. Paul's rezoning process requires our client to pole each property owner within a certain radius of the subject property to see if they consent or disagree with the rezoning request! In that regard we have enclosed a self addressed stamped envelope for you to return this letter with your signature in the approval or decent line! Thank you for your time and consideration in this matter!

APPROVE: \_\_\_\_\_

*Julie K. Puster (nee Rodgers)*

DISAPPROVE: \_\_\_\_\_

Sincerely yours:

THPA ARCHITECTS & PLANNERS

*Charles F. Habiger*  
Charles F. Habiger, AIA, CID  
President

CITY OF SAINT PAUL

RECEIVED

NOV 16 2009

CONSENT OF ADJOINING PROPERTY OWNERS FOR A  
REZONING

We, the undersigned, owners of 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 Eugene U. Sitzmann  
(name of petitioner)  
to rezone the property located at 45 South Syndicate  
from a Rm 2 zoning district to a TN 1 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 \_\_\_\_\_ 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

Eugene U. Sitzmann to a TN 1 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
1293 Grand Ave.	Eugene U. Sitzmann	<i>Eugene U. Sitzmann</i>	8-3-09
1299 Grand Ave.	Eugene U. Sitzmann	<i>Eugene U. Sitzmann</i>	8-3-09
1305 Grand Ave.	Eugene U. Sitzmann	<i>Eugene U. Sitzmann</i>	8-03-09
1280 Grand Ave.	Eugene U. Sitzmann	<i>Eugene U. Sitzmann</i>	8-03-09
1290 Grand Ave.	Eugene U. Sitzmann	<i>Eugene U. Sitzmann</i>	8-03-09
1294 Grand Ave.	Eugene U. Sitzmann	<i>Eugene U. Sitzmann</i>	8-03-09
1283 Lincoln Ave.	Gary A. Huffman	(see attached) Pg 1	
1285 Lincoln Ave.	Keely M. Dunham	(see attached) Pg 4	
wrong address 1291 Lincoln Ave.	P.J. Hallinan Jr. Marlene Hallinan	<i>[Signature]</i>	7/31/09
1295 Lincoln Ave.			

This petition shall not be considered as officially filed until the lapse of seven (7) working days after it is received by the Planning Division. Any signator of this petition may withdraw his/her name therefrom by written request within that time.

# CITY OF SAINT PAUL

RECEIVED  
JUN 22 2008

## 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 EUGENE V. SITZMANN  
(name of petitioner)  
to rezone the property located at 45 South Lyndick  
from a RM2 zoning district to a TN1 zoning district.

2. A copy of sections \_\_\_\_\_ through \_\_\_\_\_, inclusive of the Saint Paul Zoning Code; and acknowledge that we are aware of all of the uses permitted in a \_\_\_\_\_ 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:  
EUGENE V. SITZMANN to a TN1 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 P.I.N. #	RECORD OWNER	SIGNATURE	DATE
39 So. Lyndick	JSK. Record Authority		
33 So. Lyndick	JSK. Land Authority		
1700 Summit Ave	Mount Zion Hebrew Temple	Jane Stearns	6/19/09
1276 Grand Ave	Breg. Datter		
1274 Grand Ave	1274 LLC		
1262 Grand Ave	J.D.C.		
1272 Grand Ave	1272 LLC		

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(name of petitioner)  
to rezone the property located at 45 South Syndicate  
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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 \_\_\_\_\_ 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

Eugene U. Sitzmann to a TN 1 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
1280 Grand Ave			
1290 Grand Ave			
1293 Grand Ave			
1294 Grand Ave			
1299 Grand Ave			
1305 Grand Ave			
⑦ 39 Syndicate St. S. Kowalski market ⑩	JSK Limited Partner	<u>H. Kowalski Christiana</u>	
⑧ 1300 Summit Ave.	Mt. Zion Hebrew Cong.	<u>Samuel H. H. H.</u>	<u>8/4/09</u>
⑨ 33 Syndicate St. S.	JSK Limited Partner	<u>H. Kowalski Christiana</u>	
Grand Avenue			

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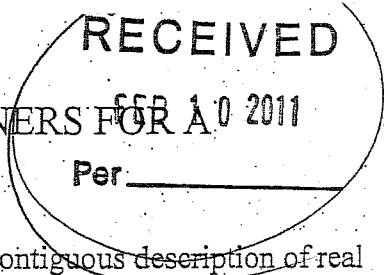
Eugene V. Sitzmann to a TN1 zoning district.  
(name of petitioner)

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
1283 Lincoln Ave.	Gary A. Huffman	<i>[Signature]</i>	8/3/09
1285 Lincoln Ave.	Keely M. Dunham	<i>[Signature]</i>	8/3/09
1291 Lincoln Ave.	Dale T. Loomer Susan J. W. Loomer	<i>[Signature]</i>	8-3-09
1295 Lincoln Ave.	P.J. Hallinan Jr. Marlene Hallinan		(See attached) Thank you
1299 Lincoln Ave.	Neil R. Palosaari Regina P. Palosaari	<i>[Signature]</i>	8.2.09
1303 Lincoln Ave.	Elizabeth A. Kroeger William A. Kroeger	<i>[Signature]</i>	7/31/09
1305 Lincoln Ave.	Dwight M. Ruetter Julie K. Rodgers	<i>[Signature]</i>	8/4/09
1279 Lincoln Ave.	Jean Havlik Robert Havlik	<i>[Signature]</i>	8.4.09
1296 Grand Ave.	Thomas J. Hauschild Kristina K. Hauschild	<i>[Signature]</i>	8-3-09
1302 Grand Ave.	Mary F. Taylor	<i>[Signature]</i>	7/31/09

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1. A copy of the petition of Eugene Sitzman  
(name of petitioner)  
to rezone the property located at 45 S. Syndicate  
from a RM2 zoning district to a TN1 zoning district and
2. A copy of sections 66.312 through 66.343, inclusive of the Saint Paul Zoning Code.

We acknowledge that we are aware of all of the uses permitted in a TN1 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

Eugene Sitzman to a TN1 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
1283 Lincoln	David Hoffman	David Hoffman	2/4/11
1303 Livedale	William Krueger	William Krueger	2/4/11
1346 Grand Ave	Anne Marie Perina	Anne Marie Perina	2/6/11
140 Grand	Sara Walsh	Sara Walsh	2/7/11
1235 LINCOLN AVE	KEELY DANHA	KEELY DANHA	2/7/11
X 1304 Grand Ave Repeat	Charles Hill	Charles Hill	2/9/11
1311 Grand Ave	Ulman Jodal	Nora Ladd	2/10/11

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We acknowledge that we are aware of all of the uses permitted in a \_\_\_\_\_ 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

Eugene U. Sitzmann to a TN 1 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
⑩ 1304 Grand Ave.	Charles Walker	<i>Charles Walker</i>	8.3.09
1310 Grand Ave	Arlaia Vital	_____	
⑪ 1314 Grand Ave	Gregory A. Dykes	<i>Gregory A. Dykes</i>	8/4/09
1311 Grand Avenue	LLC Organization	_____	
1311 Lincoln Avenue		(nope) _____	NH
1315 Lincoln Avenue		_____	NH
1319 Lincoln Avenue		_____	NH
1323 Lincoln Avenue		_____	NH
1322 Lincoln Avenue		_____	NH
1318 Lincoln Avenue		_____	NH

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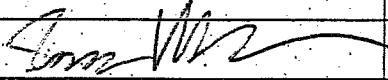
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1. A copy of the petition of EUGENE SITZMAN  
(name of petitioner)  
to rezone the property located at 45 S. SYNDICATE  
from a RMZ zoning district to a TN1 zoning district and
2. A copy of sections 66.310 through 66.343, inclusive of the Saint Paul Zoning Code.

We acknowledge that we are aware of all of the uses permitted in a TN1 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

EUGENE SITZMAN to a TN1 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
1296 GRAND AVE	SEAMUS WALSH		6/15

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21 Total Signatures

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(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
①	1280 Grand Ave	Eugene V. Sitzmann	(see attached)	
②	1290 Grand Ave	Eugene V. Sitzmann	Pg 2	
③	1293 Grand Ave	Eugene V. Sitzmann		
④	1294 Grand Ave	Eugene V. Sitzmann		
⑤	1299 Grand Ave	Eugene V. Sitzmann		
⑥	1305 Grand Ave	Eugene V. Sitzmann		
⑦	39 Syndicate St. S. Kowalski Market	JSK Limited Partner	(see attached) Pg 3	
⑧	1300 Summit Ave.	Mt. Zion Hebrew Cong.	<i>[Signature]</i>	8/4/09
⑨	33 Syndicate St. S.	JSK Limited Partner	(see attached) Pg 3	
⑩	1283 Lincoln Ave	Gary A. Huffman	<i>[Signature]</i>	8/5/09

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(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
1283 Lincoln Ave.	Gary A. Huffman	<i>[Signature]</i>	8/3/09
1285 Lincoln Ave.	Keely M. Dunham	<i>[Signature]</i>	8/3/09
1291 Lincoln Ave.	Dale T. Loomer Susan J. W. Loomer	<i>[Signature]</i>	8-3-09
1295 Lincoln Ave.	P.J. Hallinan Jr. Martene Hallinan		(See attached) Thank you
1299 Lincoln Ave.	Neil R. Palosaari Regina P. Palosaari	<i>[Signature]</i>	8.2.09
1303 Lincoln Ave.	Elizabeth R. Kroeger William A. Kroeger	<i>[Signature]</i>	7/31/09
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1302 Grand Ave.	Mary F. Taylor	<i>[Signature]</i>	7/31/09

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CITY OF SAINT PAUL

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CONSENT OF ADJOINING PROPERTY OWNERS FOR A 2011 REZONING

Per \_\_\_\_\_

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 Eugene Sitzman to rezone the property located at 455 S. Syndicate from a RM2 zoning district to a TN1 zoning district and
2. A copy of sections 66.310 through 66.343, inclusive of the Saint Paul Zoning Code.

We acknowledge that we are aware of all of the uses permitted in a TN1 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

Eugene Sitzman to a TN1 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.

Table with 4 columns: ADDRESS OR PIN #, RECORD OWNER, SIGNATURE, DATE. Contains handwritten entries for various properties like 1283 LINCOLN, 1303 LIVEDALE, 1374 Grand Ave, etc.

RECEIVED

FEB 11 2011

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CITY OF SAINT PAUL

AFFIDAVIT OF PETITIONER FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY )

RECEIVED

JAN 12 2011

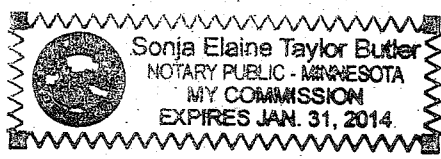
Per \_\_\_\_\_

The petitioner, Eugene V. Sitzman, 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 signature are the true and correct signatures of each and all of the parties so described.

Eugene V. Sitzman  
NAME  
1280 Grand Ave #105  
ADDRESS  
651-698-4616  
TELEPHONE NUMBER

Subscribed and sworn to before me this  
12<sup>th</sup> day of January, 2011.

[Signature]  
NOTARY PUBLIC



CITY OF SAINT PAUL

AFFIDAVIT OF PERSON CIRCULATING CONSENT  
PETITION FOR A REZONING

RECEIVED

FEB 11 2011

STATE OF MINNESOTA)

:SS

Per \_\_\_\_\_

COUNTY OF RAMSEY)

Dennis J. Rosemark, being first duly sworn, deposes and states that he/she is the person who circulated the consent petition consisting of \_\_\_ pages; that affiant is informed and believes the parties described on the consent petition are owners of the parcels of real estate described immediately before each name, and that each of the parties described on the consent petition is an owner of property within 100 feet of the subject property described in the petition and all properties contiguous to the subject property that was owned, purchased or sold by the petitioner within one (1) year preceding the date of the petition; that the consent petition was signed by each said owner; and the signatures are the true and correct signatures of each and all of the parties so described.

Dennis J. Rosemark  
NAME

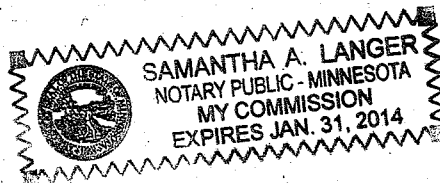
1805 Eleanor Ave.  
ADDRESS

651-685-9673  
TELEPHONE NUMBER

Subscribed and sworn to before me this

11 day of February, 2011.

Samantha Langer  
NOTARY PUBLIC



CITY OF SAINT PAUL

AFFIDAVIT OF PERSON CIRCULATING CONSENT  
PETITION FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

Tyler H. Hadley

\_\_\_\_\_, being first duly sworn, deposes and states that he/she is the person who circulated the consent petition consisting of 5 pages; that affiant is informed and believes the parties described on the consent petition are owners of the parcels of real estate described immediately before each name, and that each of the parties described on the consent petition is an owner of property within 100 feet of the subject property described in the petition and all properties contiguous to the subject property that was owned, purchased or sold by the petitioner within one (1) year preceding the date of the petition; that the consent petition was signed by each said owner; and the signatures are the true and correct signatures of each and all of the parties so described.

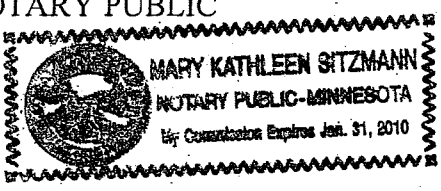
[Signature]  
NAME

1280 Grand Avenue #105  
ADDRESS St. Paul 55105

(651) 699-3003  
TELEPHONE NUMBER

Subscribed and sworn to before me this  
8<sup>th</sup> day of October, 2009

M. Kathleen Sitzmann  
NOTARY PUBLIC



ZONING PETITION SUFFICIENCY CHECK SHEET

REZONING

SCUP

NCUP

FIRST SUBMITTED

RESUBMITTED

DATE PETITION SUBMITTED: \_\_\_\_\_

DATE PETITION RESUBMITTED: 2-11-11

DATE OFFICIALLY RECEIVED: \_\_\_\_\_

DATE OFFICIALLY RECEIVED: 2-22-11

PARCELS ELIGIBLE: \_\_\_\_\_

PARCELS ELIGIBLE: 28

PARCELS REQUIRED: \_\_\_\_\_

PARCELS REQUIRED: 19

PARCELS SIGNED: \_\_\_\_\_

PARCELS SIGNED: 19

CHECKED BY: Paul Dubruiel

DATE: 2-11-11



# Macalester Groveland

COMMUNITY COUNCIL

320 South Griggs Street  
St. Paul, MN 55105  
www.macgrove.org

Phone: 651-695-4000  
Fax: 651-695-4004  
E-mail: mgcc@macgrove.org

November 13, 2009

Paul Dubruiel  
City of St. Paul PED Zoning Section  
1400 CHA 25 W. 4<sup>th</sup> Street  
St. Paul, MN 55102

Re: File #032823420013

Dear Paul:

The Housing & Land Use Committee of the Macalester-Groveland Community Council held a public meeting on Wednesday, October 28<sup>th</sup> to discuss the rezoning application for 45 S. Syndicate. The Committee passed the following motion, which was approved by the Macalester-Groveland Community Council Board of Directors on Thursday, November 13<sup>th</sup>:

*The Macalester-Groveland Community Council recommends approval of the zoning change contingent on obtaining the last two signatures on the consent petition and recommends approval of the parking variance contingent on the business use now and in the future not requiring a parking variance of more than six spaces for the property at 45 S. Syndicate.*

Thank you for your time. Please contact me with any questions at 651-695-4000.

Sincerely,

Afton Martens  
Lead Organizer for Crime Prevention & Outreach

cc: Eugene Sitzmann



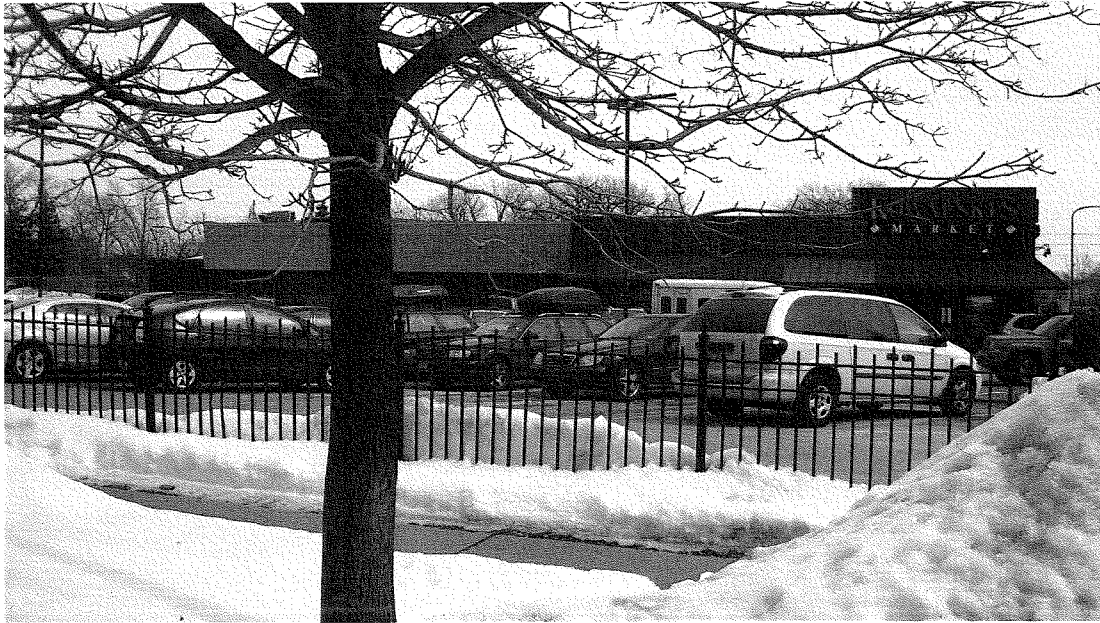
45 S. Syndicate (NW corner at Grand & Syndicate)



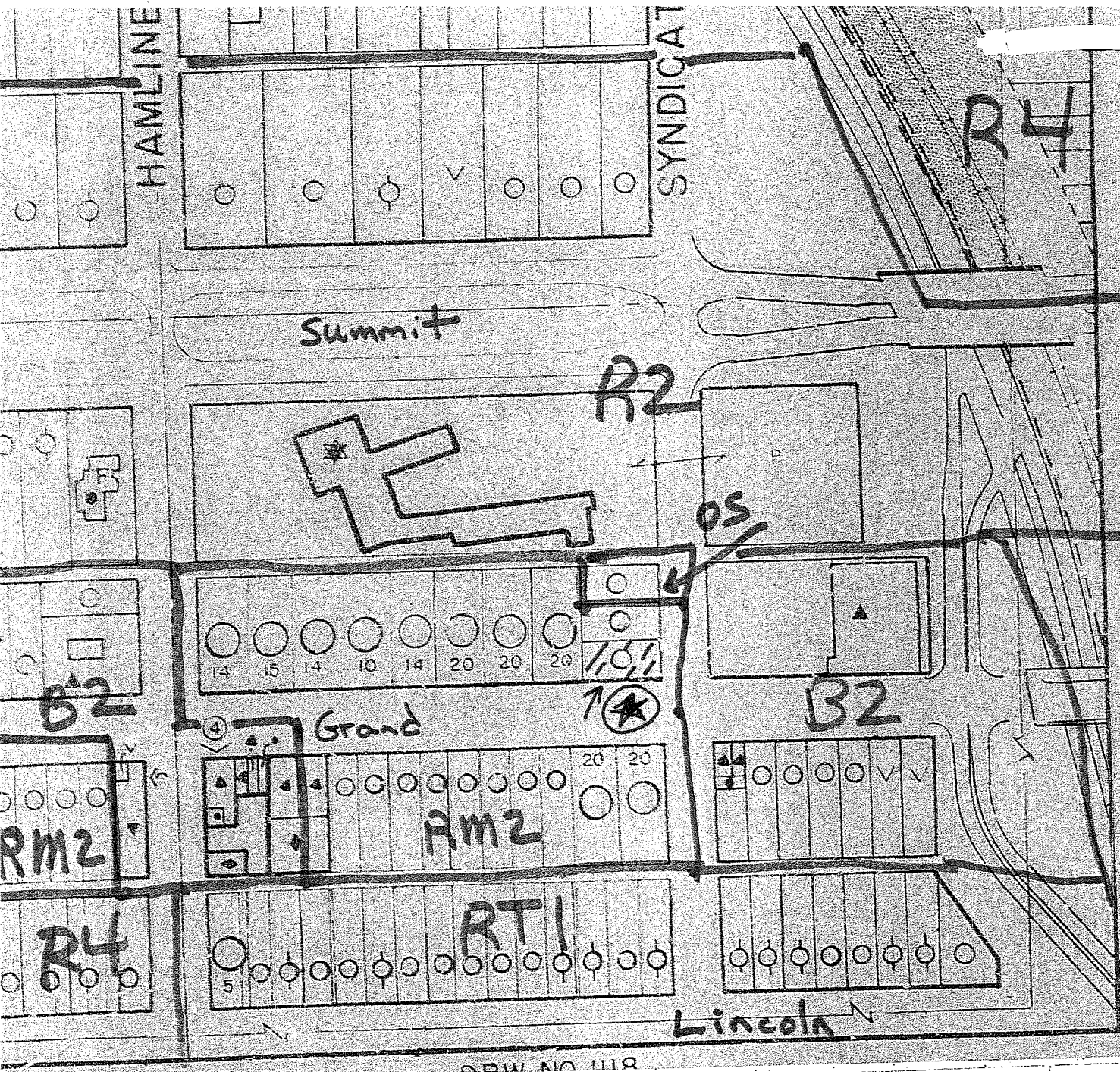
SW Corner at Grand & Syndicate



SE Corner at Grand & Syndicate



NE Corner at Grand & Syndicate



APPLICANT Eugene Sitzmann  
 PURPOSE REZ RM2 → TN1  
 FILE # 11-102646 DATE 2-11-11  
 ENG. DIST. 14 Land Use Map # 18  
 SCALE 1" = 400' Zoning Map # 14

- LEGEND
- zoning district boundary
  - subject property
  - one family
  - two family
  - multiple family
  - commercial
  - industrial
  - vacant

