



**BOARD OF ZONING APPEALS INFORMATION COVER SHEET**

**Type of Application:** Minor Variance **File #**11-007586

**Hearing Date:** February 7, 2011

**Location:** 231 ISABEL STREET WEST

**Purpose:** A variance of the River Corridor setback standards in order to allow an existing structure on the bluff side of the property to remain. A setback of 40 feet from the bluffline is required and 10 feet is proposed for a variance of 30 feet.

**Applicant/Representative:** TUAN J. PHAM  
231 ISABEL STREET WEST  
ST PAUL MN 55107-2112

**Telephone:** (651) 303-5746

**Property Owner:** TUAN J. PHAM  
231 ISABEL STREET WEST  
ST PAUL MN 55107-2112

**Telephone:** (651) 303-5746

**Legal Description:** Irvines Addition To W St Paul Subj To St Lots 7 Thru Lot 10 Blk 198

**Date Received:** January 20, 2011

**Notification Sent:** January 20, 2011

**Land Use Map:** 29

**Present Zoning:** RT1; RC-4

**Planning District:** 3

**Staff Person Assigned:** Yaya Diatta



**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: 11-007586  
Fee: \$ 550  
Tentative Hearing Date: 2.7.11  
Section(s) 61.601  
City agent YAYA DIATTA

**APPLICANT**

Name TUAN JOSEPH PHAM Company N/A  
Address 231 Isabel St. W  
City Saint Paul St. MN Zip 55103 Daytime Phone 651-303-5746  
Property Interest of Applicant (owner, contract purchaser, etc) \_\_\_\_\_  
Name of Owner (if different) The same as the above Phone \_\_\_\_\_

**PROPERTY INFORMATION**

Address / Location 231 Isabel St. W. SP/MN 55107  
Legal Description \_\_\_\_\_  
(attach additional sheet if necessary)  
Lot Size 200 x 26.5' Present Zoning \_\_\_\_\_ Present Use Resident  
Proposed Use Remain the statute of Jesus Christ on lots

**Variance[s] requested:**

**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.

- petition to keep statute of Jesus in its current location on the property of Tuan Joseph Pham, 231 Isabel St. W Saint Paul, MN 55107 of neighborhood.

Attachments as required:

Site Plan  Attachments  Pro Forma

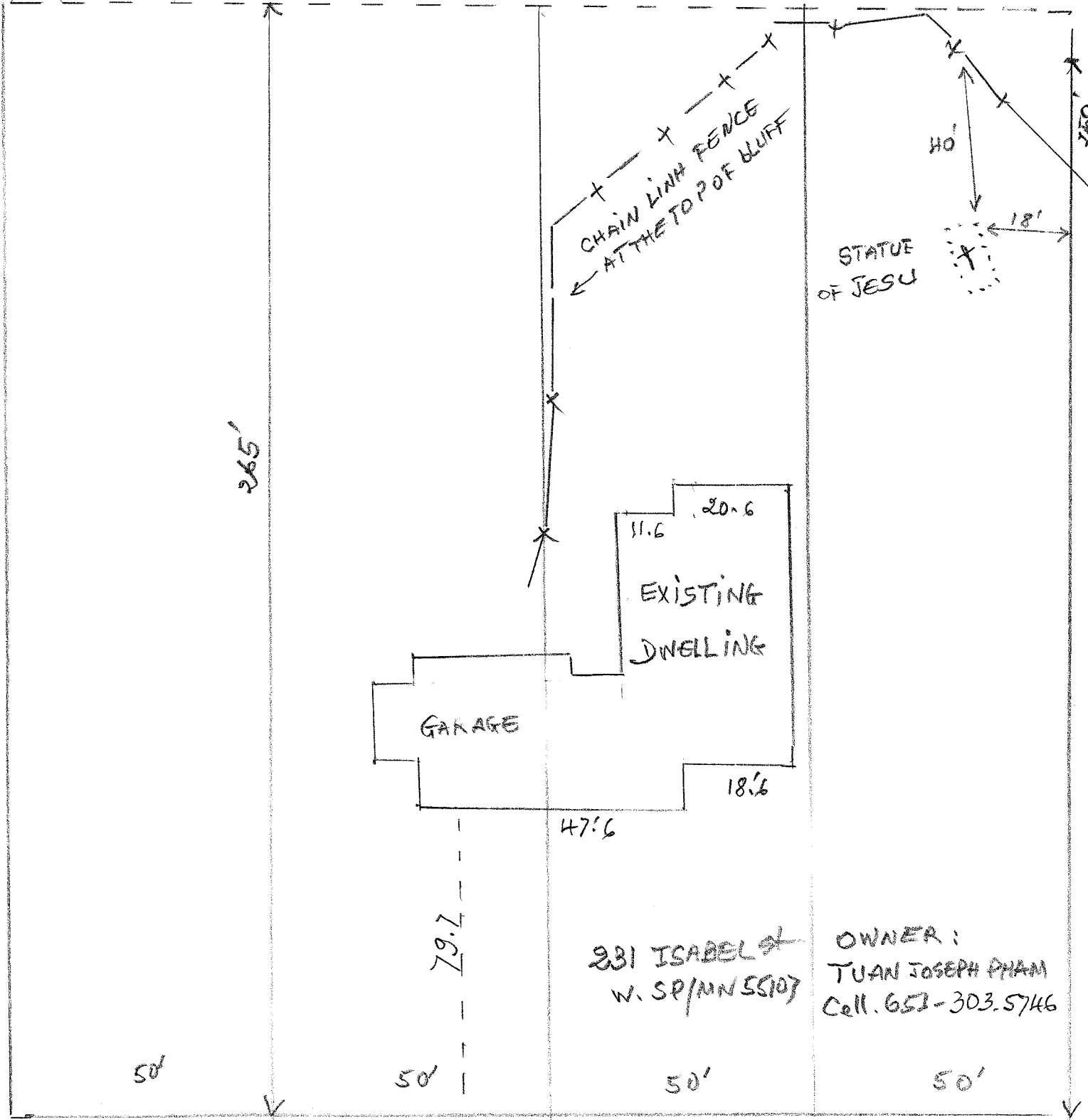
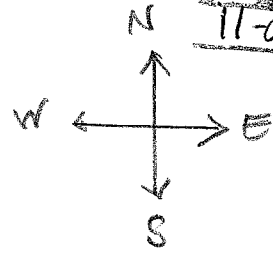
Applicant's Signature

Tuan Pham

Date

January 12, 2011

FILE  
11-007586



231 ISABEL ST  
W. SP/MN 55107

OWNER:  
TUAN JOSEPH PHAM  
Cell. 651-303.5746

ISABEL ST. W.

**Petition to keep the Statue of Jesus**

**In its current location on the property of**

**Tuan Joseph Pham, 231 Isabel Street, West St. Paul, MN  
55107**

We, the undersigned, neighbors of Tuan Pham, petition the St. Paul Department of Safety and Inspections, to grant a variance of the forty (40) foot setback requirement at 231 Isabel Street. We make this petition for the following reasons:

Tuan Pham moved to our neighborhood two and one half years ago and has contributed many improvements to the area. He built a Freedom Garden (which features the Statue of Liberty) in his front yard. All of us have congratulated Mr. Pham for this beautiful addition to our neighborhood.

Three months ago, Mr. Pham added a Prayer Garden, complete with many Christian marble sculptures. These sculptures provide a beautiful addition to our neighborhood. The lighting of the Freedom Garden and the Prayer Garden is not only beautiful but also enhances the safety and security of our neighborhood.

The statue of Jesus is the only sculpture that requires a variance from city code. The sculpture does not impair an adequate supply of light and air to the adjacent property nor does it alter the essential character of the surrounding area nor does it diminish established property values within the surrounding areas. On the contrary, it enhances and adds to the values within the surrounding areas.

We recognize and appreciate that Mr. Pham has contributed to our neighborhood, our community and our city for many years. He will continue to keep our neighborhood clean, beautiful and safe. We stand together with Mr. Pham in requesting a variance for this sculpture. We, Mr. Pham's neighbors, hereby make this petition:

<u>Ray Dick</u>	<u>1/8/11</u>	
<u>Sally Dick</u>		
<u>Robert C. DeSapier</u>	<u>236 W. ISABEL</u>	
<u>Just to M. Helquist</u>		
<u>Josef M. Toback</u>	<u>228 Isabel St W.</u>	<u>651-291-1662</u>
<u>Michael S. Neal</u>	<u>225 Isabel St. W.</u>	
<u>Maurice Neal</u>	<u>225 Isabel St. W.</u>	
<u>Ann J. Skiller</u>	<u>224 Isabel St. W.</u>	<u>651-776-6081</u>
<u>Jay Kellip</u>	<u>224 Isabel St. W.</u>	<u>651-776-6081</u>
<u>Ronald Weisner</u>	<u>215 W. Isabel St W</u>	<u>651-228-1984</u>
<u>Bruce Earley</u>	<u>210 W. ISABEL</u>	<u>651 224 8037</u>

Page two: Petition for Variance:

Cathy Earley	210 W. Isabel St.	651 224 8037
Jessica Kohanek	204 W Isabel St.	651. 235. 2635
Anna Marie Elter	207 W. Isabel	651. 221. 0307
Mary Altman	478 Ohio, St Paul, MN	651-224-7312
Robert Harriman	457 Ohio St. St. Paul	551-7 651-292-8436
Paul Swelling	456 Ohio St St Paul MN	55107 651-229-0203
Leslie Stoy	216 Isabel St. W. St Paul, MN	55107 651-747-7025
Tony Stoy	216 Isabel St. W St Paul MN	55107 612-919-1184
Holly Golick	200 Isabel St. W. St. Paul MN	55107 651-247-9363
Shree Gogaharan	190 Isabel St. W St Paul MN	651 222 1435
Drew Wren	167 DePaul St S	651 224 0135
Tom Coffee	184 Isabel St W #2	651-387-5164
SPAIN FORSE	182 PROSPECT BLVD	651 603 0767
Tom Forse	"	"
John	731 LINCOLN AVE	651 246-5646
Fusan Joseph Pham	231 Isabel St. W. St Paul MN	651-323-5746
Man Hai Vu	"	"
Marcel Chevrette	215 Ohio St SAINT PAUL MN	651-226-1471
Michael Chevrette	215 Ohio St ST Paul MN	651-592-6449
Ken A Chevrette	215 Ohio St ST Paul MN	651-291-8721
Cindy Vang	210 Ohio St St Paul MN	651-291-8262
Brian Kujala	218 Ohio St ST Paul MN	651-291-8662
Kirk Subsbury	" " " " " "	" " " "
Jung Bang	" " " " " "	" " " "
KEN BERRES	" " " " " "	" " " "
Joe Mito	201 OHIO ST.	651-224-5733
Arthur	201 Ohio St St. Paul MN	651-224-5733
Chris	201 Ohio St. St Paul MN	651-224-5733
William	201 Ohio St. St Paul MN	651-224-5733
Regan Mann	201 Ohio St, St Paul MN	651-224-5733
GEORGE HUNKINS	220 ISABEL ST ST PAUL MN	651 224 8933
Nella Hunkins	" " " "	" " " "
Huy Pham	58 Prospect Blvd St Paul 55103	651.467.7161
Anne Ternes	201 OHIO Street St Paul 55107	651-224-5733

FILE  
11-007586



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220  
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989  
Facsimile: 651-266-9124  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

January 4, 2011

Tuan Pham  
231 Isabel Street W  
St Paul, MN 55107

RE: 231 Isabel Street W

Dear Mr Pham:

A complaint was received regarding a structure placed at the back of the property. This site is located in an RT1, Two Family Residential zoning district and in the RC4, River Corridor Overlay District.

The structure on the bluff side of your property in the north east corner is approximately 16 feet tall, 20 feet long, and 5 feet wide.

The bluff line curves along the edge of your back yard, therefore, the structure must meet the 40 foot setback on all sides of the radius. As this structure is located ten (10) feet from the eastern edge of the bluff line it does not meet the River Corridor Standards which requires forty (40) feet.

Under the definition of the River Corridor Standards and Criteria:

Section 68.402. Protection of shore lands, floodplains, wetlands and bluffs. (b) Placement of structures. (4) Bluff development shall take place at least forty (40) feet landward of all bluff lines. A structure is defined as: Anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground.

The zoning administrator has determined that the structure does not meet the setback requirements of the St Paul Legislative Code for development within the bluff line.

**In order to bring your property into zoning compliance, you must either:**

- + Move the structure along the northeast corner in order to meet the forty (40) foot setback requirement from the bluff line. An approved site plan will be required.**
- + Apply for a variance of the forty (40) foot setback requirement for the structure located within the River Corridor from the Board of Zoning Appeals. Enclosed is an application for the variance. Please submit either a site plan for the move or the variance by January 17, 2011.**

11-007586

## A Good Neighbor



For: Tuan Pham



It is said; "The reason for America's social decline is due to a lack of neighbors."

The person next door seems to relate only to those who look like him or share the same economic status.

Sad but true diversity is a word used to describe those who are less fortunate.

If America didn't have men like Mr. Tuan Pham to keep the American spirit alive, hope and opportunity would be the wrong words to associate with this country.

Mr. Tuan Pham,

thanks for caring about your community.

Who is a good neighbor? Anyone whose heart beats for the good of their neighborhood.

A Tribute

From The Land Family

2003



# Saint Paul Neighborhood Honor Roll

- John Galatowitsch
- Pat Hart
- Sherri Knuth
- Laura Melnick
- Sue Connor
- Marla Gamble
- Sue Hauwiler
- Pat Koshenina
- Jim Mesick
- Greg Copeland
- Jerry Gammell
- David Heide
- Bonnie Lawrence
- Tom Meyer
- Donovan Cummings
- Olga Garza
- Jeanna Hines
- Xiong Pao Lee
- Roger Meyer
- Rick Dagenais
- Judith Gavin
- Myisha Holley
- Adelaide Lewis
- Peter Montgomery
- Ariana del Carmen Ortega
- Donna Genck
- Eileen Hott
- Mem Lloyd
- Samuel Morgan
- Jean Doyle
- Paul GIBland
- Lucy Happert
- Pam McIlhenny
- Bill Driver
- Dawn Goldschmidt
- Jane Jenkins
- Mary Maguire
- Ron DuFault
- Bill Godwin
- Hope Jensen
- John
- Charles Brancecke
- Karlyn Eckman
- Kiki Grove
- George Johnson
- Kate McGowan
- Sally Brown
- Denise Eler
- Warren Grove
- Lauren Jonker
- Steve McKenna
- Mary Ellen Radmann
- Clara Hackett
- Sheryl Kabat
- Miko McLaughlin
- Maria Vega Perez
- Eric Burgeson
- Bill Englund
- Don Hafner
- Teri Keller
- Maria McNamara
- Ferdinand Peters
- Patricia Chastler
- Otto Folger
- Florence Hagen
- Jon Kerr
- Gordon Meeker
- Tuan Pham



11-007586

# Certificate of Recognition

This is to certify that

## Tuan J. Pham

was added to the Saint Paul  
Neighborhood Honor Roll in recognition of contribution  
to the quality of life of the neighborhood, by the

### Thomas Dale Planning Council (District 7)

at the February 20, 1999 Neighborhoods' Assembly,

Neighborhoods:  
Some Assembly Required IV



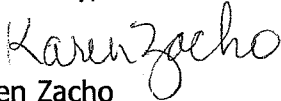
Norm Coleman, Mayor

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January 4, 2011  
Page 2  
231 W Isabel

If you have any questions regarding this decision, please contact me at 651.266.9084.

Yours truly,



Karen Zacho  
Zoning Inspector – City of St Paul/DSI

c. Wendy Lane, Zoning Manager  
Peter Warner, City Attorney  
Larry Zangs, Project Facilitator

You may appeal this order and obtain a hearing before the Board of Zoning Appeals. The application for appeals must be filed and fee submitted to the Zoning Administrator within ten (10) days of the date this order was mailed. No appeal may be filed after this date. Applications for the appeal or variance process are available at the Department of Safety & Inspections main office or the City website ([www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)). You must submit a copy of this order with your application.

CONTINUED FROM 1B

> River corridor

the rivers that go through (Anoka). We don't want them to turn it into a green tunnel used only by those that pedal down it."

Rebecca Woodan, who until last week headed the DNR's rulemaking effort, bluntly says, "Some folks don't want any damn rule at all. They think the whole thing is a burden and unneeded."

Whitney Clark, executive director of the St. Paul-based Friends of the Mississippi River, an advocacy group that has been heavily involved in the process, argues for "reasonable common-sense rules to protect the health of the river and the scenic value of the river, and I don't think that's in any way incompatible to thriving, robust economic development. We can have both."

"We ought to have both." That much, at least, everyone claims to agree upon — but you know where the devil is. What is known as the Mississippi River Corridor Critical Area is a large tract bordering the river's path through the Twin Cities — including an entire quarter of St. Paul and portions of 28 other cities, counties and townships. And for months, the DNR has attempted to find common ground with them all.

Yet the time for debate has for now, run out. The DNR has not completed the process, and as of Monday, it no longer has the authority to do anything. The agency will be required to return to the Legislature and ask for more time.

REVISING THE RULES

Over a year ago, a legislative task force was formed by state Rep. Rick Hansen, DFL-South St. Paul, and Sen. Katie Stepien, DFL-Newtonport, to decide whether to update the rules governing the metro-area river.

Conservation groups, the League of Minnesota Cities, business leaders and the DNR all sat down to talk about whether and how to do so.

The Mississippi River Critical Area Program is the result of a pair of executive orders written by governors in the 1970s that "imperial-

for cash and resist additional responsibilities — such as passing and enforcing new regulations.

Woodan, who took part in early meetings to discuss revising the rules, said some were concerned that each community had a different set of standards. The original rules were light on specifics.

No specific-height requirements for buildings, for example. Or language defining what a bluff is. Later, Mendota Heights and other jurisdictions implied that a bluff is, where the river's slope becomes more than a 40 percent grade for others, the same as 12 or 18 percent.

"I think that was kind of alarming to some," Woodan said of the regulatory ambiguity.

"What one community does affects everybody in the corridor. If you build in a place where there's a magnificent view and you block the view, then everybody that enjoyed that loses the view," said Lily-Marlyn Lundberg, who sits on one of the DNR's four task forces devoted to revising the old rules.

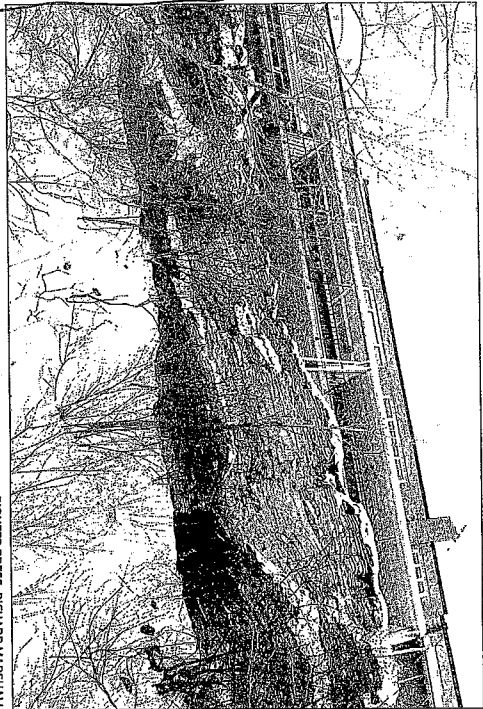
Some conservation groups criticized the DNR, saying it didn't enforce the program strongly enough. From the other side, the DNR was assailed by those claiming it had an "anti-urban bias."

"The main rationale I heard from proponents (of updating the rules) was they wanted uniformity and they wanted teeth," said Craig Johnson, a lobbyist with the League of Minnesota Cities. "They wanted the ability to say somebody was doing what they shouldn't be doing." They wanted the force of law.

After weeks of discussion, Hansen and Stepien last year returned the DNR to overhaul the old program.

Hansen used to do pesticide regulation for the state Department of Agriculture. "What I learned there was prevention is cheaper than cleanup," he said. "We can prevent these problems by trying to have good standards and clear science."

He points to a new line of recently built town homes overlooking a steep bluff in Mendota along Mississippi 13, where he notes that road had to be shored up. At another town-



PIONEER PRESS/RICHARD MARSHALL The River Pointe condominiums hug the edge of the Mississippi River bluffs in Lilydale. Proposed new rules on riverfront land use would largely prohibit new residential development within 40 feet of the bluff line.

THE OPPOSITION

But others argue economics. Chites have lined up — some, like Anoka and Newport, actively passed resolutions — complaining that new rules would be a burden.

"We're in a very significant economic downturn. ... Then you throw in this needless legislation that's going to have a cost for governments — their own planning, enforcement, compliance, all that," said Michael Balaban, director of Arva Chamber of Commerce, which fought the regulations from the beginning.

The Chamber of Commerce doesn't want any building height limitations, while conservation groups note the Mississippi River Critical Area is a part of the National Park Service — a poor place for skyscrapers.

Residents worry about their ability to add on to their river-side homes. Conservation groups — and the DNR's Woodan — note that, in some of the jurisdictions, there are already rules against doing exactly that and have been in force for 30 years.

In Anoka, for example, city council member Jeff Weaver lamented that the proposed rules "would prevent any expansion of residential river-side structures within 100 feet of the shoreline. However, city regulations already prevent that."

he grandfathered in, though expansions would still be regulated.

Many city officials note that a recent Minnesota Supreme Court case has made it extremely difficult for cities to grant exceptions to the rules — known as variances — or their own, but many also note there is a concerted effort to get the Legislature to "fix" the Supreme Court's ruling with new legislation.

Allan Torstenson, a principal planner for the city of St. Paul, said the biggest change for St. Paul was the tightened height limits. He also noted that a regulation prohibiting structures within 20 feet of steep slopes would affect many river-side residents, though existing structures would be grandfathered in.

"Not a single unit of local government has asked us to put in more restrictive regulations," Woodan said, dryly.

DISPLEASURE ALL AROUND

Everyone claims they're losing the battle. Clark, of the Friends of the Mississippi River, says, "Are we comfortable that in every single case where the city is making an argument, they're weakening the standards? I think most people would say, 'Hell, no.' We need to be good stewards of the river. ... We're very disappointed in the standards on balance at this point."

PIONEER PRESS/RICHARD MARSHALL

"I've lived on the river for 43 years," said Kinghorn, a Coon Rapids resident. "When I was little, my mom would throw me in the shower when I came out so I didn't have a rash."

They say their primary complaint — in addition to the added regulations themselves — is that the rules would curtail the ability of jurisdictions to govern themselves. They point to draft language that states how cities or counties must notify the DNR anytime someone wants to bend the rules, such as a variance.

"That is the biggest change in this law," Kruss says. "Local control is taken away."

But Torstenson, the St. Paul city planner, said, "We have similar language in our zoning code that's been in place since 1982."

Does it take away control? "They (the DNR) simply get a notice of it," he said, nothing that the agency has no power to override any decision the city makes.

In fact, the same language is in the executive order signed in 1976. Still, the Mississippi River Stewards and Anoka city officials note that if the draft rules go through, cities will have to pass ordinances that are approved by the DNR in the first place. Clark counters that the same thing was done 30 years ago, when the original regulations were imposed. "The basic architecture is the

on the corridor." She acknowledged the DNR has paid large sums to the Friends — but notes that all but the \$5,000 contract for the 2008 study came from other departments for other tasks, such as river cleanup efforts and habitat restoration. Clark scoffs at the idea of undue influence — and accuses the Mississippi River Stewards of "bailing has."

"I wish it were true," Clark said. "I wish I had that much control over what the rules will look like. I think it's more likely that we're going to be disappointed. If it keeps going the way it is, they'll (the Stewards) be more than happy with it."

MISTRUST BOILS OVER

A particular point of contention comes from a work group formed to determine the "second" resources along the river — something required by the rulemaking mandate. The groups meeting — held in May with representatives from the DNR, the National Park Service and the Metropolitan Council and several staff and board members of the Friends of the Mississippi River — was meant to be a "one-day quickie workshop" to meet the legislative requirement, Woodan said. The DNR official said she allowed the park service to run it.

Torstenson, the primary St. Paul representative, said, "I didn't know there was such a meeting."

Notes of the meeting, which the Mississippi River Stewards acquired by filing a public records request, show abridged comments regarding the Anoka/Champlin/Coon Rapids portion of the river. They didn't go over well. "Overdeveloped in poor ways ... ugly ... looks impounded from bridge down ... Take-home feel, trying grass, residential development and yards — inappropriate materials," the notes read.

"You don't know the context in which something was given," said Ortle, an Anoka County transportation planner. "But there are people that when they're on the river, all they want to see is trees. If they see anything but trees, they think it's ugly."

"Who was on that? Why weren't we notified?" said Schmidt, the Anoka council member. "We should have been able to observe that, at least — at the very least. We

11-007586

Just over a decade later, voters pay to stabilize the bluff that is truly all the 29 cities, counties and townships bordering the river had enacted measures to accommodate the program. So why change it now, critics ask?

It's a tough sell in an era where "regulation" has become a politically charged word and cities are strapped

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more strict — depending on the city and the existing guidelines.

A few details under the current draft:

- How high a building — or an expansion — could be has been reduced in many cities.
- Private residential heights would be capped at 35 feet.
- In a residential area, structures could not be built — or expanded — within 100 feet of the river or 40 feet of a bluff line.
- Most projects that disturb more than 250 square feet of land within 100 feet of the river in a residential area would first require a city or county permit.
- Blinding or clearing vegetation within 20 feet of a "very steep slope," defined as an 18-degree slope, would largely be prohibited.
- Existing properties would

as they want.

"You get an idea of where the DNR's priorities are with that," he said. "There's one where we're bitter about it."

Clark also noted that bluffs are now defined in the draft as being much steeper in many cases: a 50 percent grade.

Those on the other side are equally bitter.

"There isn't anything (in the new rules) that anybody could say is right," said Roger Kruse of Anoka, co-founder of a group of largely north-south-bank residents known as the Mississippi River Stewards.

**TWO GROUPS AT ODDS**

You wouldn't know it from their names, but the Mississippi River Stewards and the Friends of the Mississippi River have taken polar-opposite sides in the debate, with the Stewards alleging a sinister, reptilian alliance between the Friends and the DNR.

"The way that things were happening we thought was pretty underhanded," Kruse said. "The Friends of the Mississippi River have tainted the entire rulemaking process."

The Stewards note that the Friends were in charge of compiling input for a 2008 DNR study that was a precursor to last year's rulemaking mandate. It also points to significant funds paid by the DNR to the conservation group. It notes that Friends members sit on each of the four work groups advising the DNR — the only nongovernmental group to do so.

Rep. Hansen noted that many believe Friends actually wrote the language for the legislative rule authorizing the process — something he vehemently denies.

"The Friends wanted to go farther than (Senator) Sieben and I," Hansen said. "That bill is not what they wanted. ... Some people were seeing something nefarious behind every word."

Wooden said the Friends of the Mississippi River are on every work group because the group is an expert on the river and a "respected organization

offended them. ... They see themselves as caretakers of the river; they pick up their trash and take care of their properties. It's kind of a slap in the face for them."

"Would I do it (the meeting) differently? Yes," Wooden said. "That has just created all kinds of distrust on motives for the whole rulemaking."

Anoka council member Weaver confirms that suspicion: "It's really not government by the people for the people. It's special interests for special needs."

But Clark said the fact that the river has been so developed in the northwest metro doesn't mean there's an interest in regulating it. In fact, he said, it means the opposite.

"It's a little ironic that the biggest concern is coming from this part of the river that really has been utterly privatized and changed so dramatically," Clark said. "I think many people would say it has the least scenic value, the least ecological, functional value of any part of the river. There's less to protect there."

**THE NEXT STEP**

The notice for the new rules was not submitted to the state register by a Dec. 22 deadline, required before sending it to the Office of Administrative Hearings by Monday. The result: By Monday, the DNR's authority to create the new rules expires.

To extend it — and to make sure the yearlong process wasn't for nothing — the agency will have to go back to the Legislature to ask for more time.

With amped-up interest, many involved vow to pack Capitol hearing rooms in coming months.

"I think there will be dozens of people testifying this time.



**MINNESOTA SWRIM**

**LEPROUSSE**

**HOMER**

**OPENER**

**JANUARY 8TH @ 7:35PM**

**SWRIM VS. KNIGHTHAWKS**

**THURSDAY, JANUARY 8TH @ 7:35PM**

THURSBOE ISLAND FIELD @ XCEL ENERGY CENTER

**NATIVE AMERICAN HEIRTRAGE NIGHT**

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
In September, they packed a work group meeting with hundreds of residents.

A number were concerned about private property rights; others felt it wasn't as big of a deal. ... It was a mixed bag," said Jack Conkle, who represents Anoka County in the rulemaking process.

"I think there are more people (in Anoka) that own and live directly on the river than in the rest of the corridor," said John Vonderheide, Anoka County parks director. "When you start developing rules ... it gets pretty personal."

Both Kruse and Kinghorn live on the Mississippi.

Est. 1989



**Jackson Medical**

**Equipment**

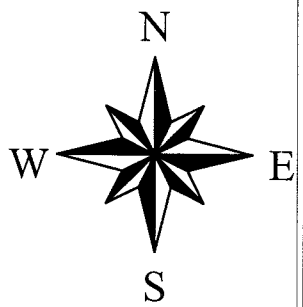
11511 - 9 - 77 - 1111

11-007586



FILE  
11-007586

# PROPERTY WITHIN 100 FEET OF PARCEL 231 ISABEL STREET WEST



CREATED BY: DSI