



NONCONFORMING USE PERMIT APPLICATION

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 # _____

Fee: 650.00

Tentative Hearing Date: _____

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DEC 18 2008

PD: 4

332922220095
- 0096

APPLICANT

Name Nate Armstrong
Address 2100 Ford Parkway
City St. Paul St. 207 Zip 55116 Daytime Phone 651-768-0434
Name of Owner (if different) Mendota Partners
Contact Person (if different) _____ Phone _____

PROPERTY LOCATION

Address / Location 602 Mendota St
Legal Description _____
Current Zoning Duplex RT1
(attach additional sheet if necessary)

TYPE OF PERMIT: Application is hereby made for a Nonconforming Use Permit under provisions of Chapter 62, Section 102, Subsection i, Paragraph _____ of the Zoning Code.

- The permit is for:
- Change from one nonconforming use to another (para. 3 in Zoning Code)
 - Re-establishment of a nonconforming use vacant for more than one year (para. 5)
 - Legal establishment of a nonconforming use in existence at least 10 year (para. 1)
 - Enlargement of a nonconforming use (para. 4)

SUPPORTING INFORMATION: Supply the information that is applicable to your type of permit.

CHANGE IN USE: Present / Past Use _____

OR

RE-ESTABLISHMENT: Proposed Use 10 unit efficiency apartments

Additional information for all applications (attach additional sheets if necessary):

We would like to re-establish the non conforming use of this building. Our intent is to revitalize the neighborhood and bring the building up to code. Our plan for rental is a direct partnership with the Wilder Foundation of St. Paul.

C/K
9235

Attachments as required: Site Plan Consent Petition Affidavit

Applicant's Signature Nate Armstrong Date 11/29/08 City Agent pdd 12/2/08

602 Mendota St.
Saint Paul, MN

12/18/2008

To whom this may concern,

As the owner of the 10 unit building located at 602 Mendota, I am submitting this application and supporting materials to assist you in making a decision in favor of Re-establishing the non conforming use permit that has existed on this building for many, many years.

I purchased this building as a 10 unit on September 30, 2008. Part of my due diligence on this building revealed a City Fire Marshall inspection completed in 2005 as a 10 unit building and additional information suggesting that the building has received a certificate of occupancy for many years as a 10 unit building. After my purchase, I immediately had the City of St. Paul Fire Marshall perform a FULL inspection of this building and again, the city inspected the building as a 10 unit building. Subsequent to this, the city issue building permits as a 10 unit building and I began work. To date I have invested over \$85,000 of the \$127,000 in repairs I intend to make. While my work on renovating this once vacant building was progressing I received a stop work order from the city zoning office stating that the property's special use permit would need to be re-established.

The city has regularly issued a Certificate of Occupancy on this property as a 10 unit. I have included the floor plans which clearly show that the building is constructed in a manner consistent with an appropriate 10 unit layout. For this reason, the structure can not be reasonably or economically be used for a conforming purpose.

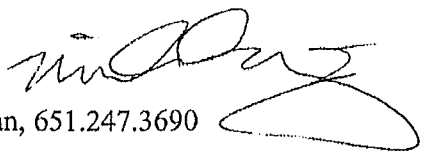
This building has stood for over 100 years and for most of its life it has been used as a large, multifamily dwelling. The character of the building is consistent with the neighborhood and I have met with many of the neighbors in the area who would prefer to see the building restoration to continue. The proposed use will not be detrimental to the existing character of the existing neighborhood nor will it endanger the public health, safety or general welfare of the neighbors.

I have taken the time and made considerable effort to reach out to the community and communicate our plans to the neighborhood and the Dayton's Bluff Community Group. I have attended 2 meetings and received support from the Neighbors and the neighborhood council to continue the property improvements as an 8 unit building. I am willing to work with the neighbors and have accepted and incorporated their feedback into our renovation plans at substantial cost to the project. I am willing to do this because I believe everyone deserves a voice.

I hope that the efforts made to reach out to those nearest the project combined with the fact that the city has repeatedly and regularly issued Certificates Occupancy to this property as a 10 unit building and issued permits to me resulting in my significant investment in restoring this building to its original 10 unit use will enable the planning commission and the board of zoning to make the decision to re-establish the non conforming use permit .

Thank you,

Mike Mangan, 651.247.3690



Job: 602 Mendota

Multi Family - 10 Unit

\$122,000

Building: 52,266

Repair Walls, paint all, new floor coverings

Repair Cieling & paint all

Repair all windows & replace as needed

Repair all doors & replace as needed

Spray Basement, install handrails

Support Basement with new load beams & support beams

Roof Replacement as needed

Provide required deadbolts and window latches

Exterior Painting as needed

Heating: 19,201

Repair all heating to safe and operative condition

Install Chimney Liner

Verify that heating equipment on each unit is vented seperately

Provide support for gas lines to code

Undercut doors 1" on rooms without ducted air return

Clean all supply and return ducts for warm air heating system

Plumbing: 21,650

Repair all mechanicals to safe and operative condition

Replace fuel equipment vent (no vent piping reduction)

Provide service of heating facility and testing

Test hydronic heating system to 100 p.s.i.

Provide vehicle impact protection for gas meter

Connect sewer piping

Provide backflow preventer

Provide approved waste trap

Repair sewer vent

Provide aproved kitchen sink faucets

Electrical: 23,883

Provide required smoke and carbon detectors

Ground electrical service

Provide complete service directory at service panel

Check wire outlets for proper polarity and verify ground

Remove/Rewire illegal, improper wiring in basement

Install Dryer outlet to code

Wire all open walls to NEC 2005 Code

Permits: 5,000

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CONSENT OF ADJOINING PROPERTY OWNERS FOR A
NONCONFORMING USE PERMIT

We, the undersigned, owners of the property within 100 feet of the subject property acknowledge that we have been presented with the following:

A copy of the application of Nate Armstrong
(name of applicant)

to establish a Multi family (10 efficiency apartments)
(proposed use)

located at 602 Mendota St. St. Paul, MN 55106
(address of property)

requiring a nonconforming use permit, along with any relevant site plans, diagrams, or other documentation.

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

ADDRESS OR PIN	RECORD OWNER	SIGNATURE	DATE
* 874 5th 5th E.	Mollie Lee Her	Mollie Lee Her	11-29-08
893 E 5th St	Lorran Dunn	Lorran Dunn	11-30-08
893 E 5th St	Lorraine Quinn	Marilyn Peltier	11-30-08
1 901 E 5th St.	Chouatong Vang	Chouatong Vang	11-30-08
2 898 E 5th	Sanchez, Frank	Frank Sanchez	11-30-08
3 616 Mendota St.	Lee Miron	Lee Miron	11-30-08

NOTE: All information on the upper portion of this application must be completed prior to obtaining eligible signatures on this petition.

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893 E 5th St	Lorran Dawn	Lorran Dawn	11-30-08
893 E 5th St	Lorraine Quinn	Marilyn Peltier	11-30-08
901 E 5th St.	Chouatong Vang	Chouatong Vang	11-30-08
898 E 5th.	Samuel Frank	Samuel Frank	11-30-08
4 622 Mendota St.	Michael Knoblach	Michael Knoblach	11/30/08
5 876 5th St. E.	REEM ENTERPRISES LLC	Reem	12/1/08

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Table with 4 columns: ADDRESS OR PIN, RECORD OWNER, SIGNATURE, DATE. Contains handwritten entries for neighboring property owners.

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893 E 5 th St	Lorraine Quinn	Markus Peltia	11-30-08
901 E 5 th St.	Chouatong Vang	Chouatong Vang	11-30-08
898 898 E 5 th	Sanchez, Frank	Frank Sanchez	11-30-08
7 896 E 6 th St	Sydia Lee Zuk	Sydia Lee Zuk	12-6-08

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893 E 5th St	Lorraine Dunn	Marilyn Peltz	11-30-08
901 E 5th St.	Chaotong Wang	Chaotong Wang	11-30-08
893 E 5th	Sanchez, Frank	Frank Sanchez	11-30-08
622 Mendota St.	Michael Knobloch	Michael Knobloch	11/30/08
876 5th St. E.	REEM ENTERPRISES INC	Reem	12/1/08
869 E Fifth St.	Caroline Chastain	Caroline Chastain	12/1/08
900 East 5th St	Dorothea Longacre	Dorothea Longacre	12-1-08
602 Mendota St.	Mendota Partners	Mitchell	12/2/08
889 5th St E	Mendota Partners	Mitchell	12/2/08

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10 Original Signatures

CITY OF SAINT PAUL

Included

AFFIDAVIT OF PETITIONER FOR A CONDITIONAL
USE PERMIT OR A NONCONFORMING USE
PERMIT

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DEC 18 2008

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

The petitioner, Nate Armstrong, being first duly sworn, deposes and states that the consent petitioner is informed and believes the parties described on the consent petition are owners of the parcels of real estate described immediately before each name; 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; the consent petition contains signatures of owners of at least two-thirds (2/3) of all eligible properties within 100 feet of the subject property described in the petition; and 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.

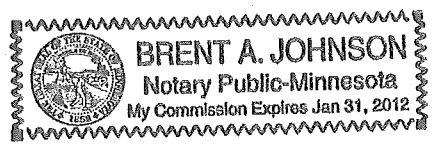
Nate Armstrong
NAME

2100 Ford Parkway Suite 201 St. Paul, MN 55118
ADDRESS

651-768-0434
TELEPHONE NUMBER

Subscribed and sworn to before me this
1st day of DECEMBER 2008

[Signature]
NOTARY PUBLIC



CITY OF SAINT PAUL

AFFIDAVIT OF PETITIONER FOR A CONDITIONAL
USE PERMIT OR A NONCONFORMING USE
PERMIT

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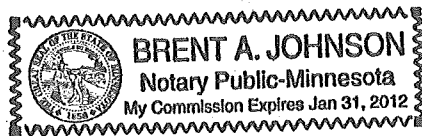
Nate Armstrong
NAME

2100 Ford Parkway Suite 201 St. Paul, MN 55118
ADDRESS

651-768-0434
TELEPHONE NUMBER

Subscribed and sworn to before me this
1st day of DECEMBER, 2008

[Signature]
NOTARY PUBLIC



ZONING PETITION SUFFICIENCY CHECK SHEET

REZONING

SCUP

NCUP

FIRST SUBMITTED

RESUBMITTED

DATE PETITION SUBMITTED: 12-2-08

DATE PETITION RESUBMITTED: 12-22-08

DATE OFFICIALLY RECEIVED: _____

DATE OFFICIALLY RECEIVED: 12-22-08

PARCELS ELIGIBLE: 14

PARCELS ELIGIBLE: 14

PARCELS REQUIRED: 10

PARCELS REQUIRED: 10

PARCELS SIGNED: 8 12/3/08

PARCELS SIGNED: 10 12/22/08

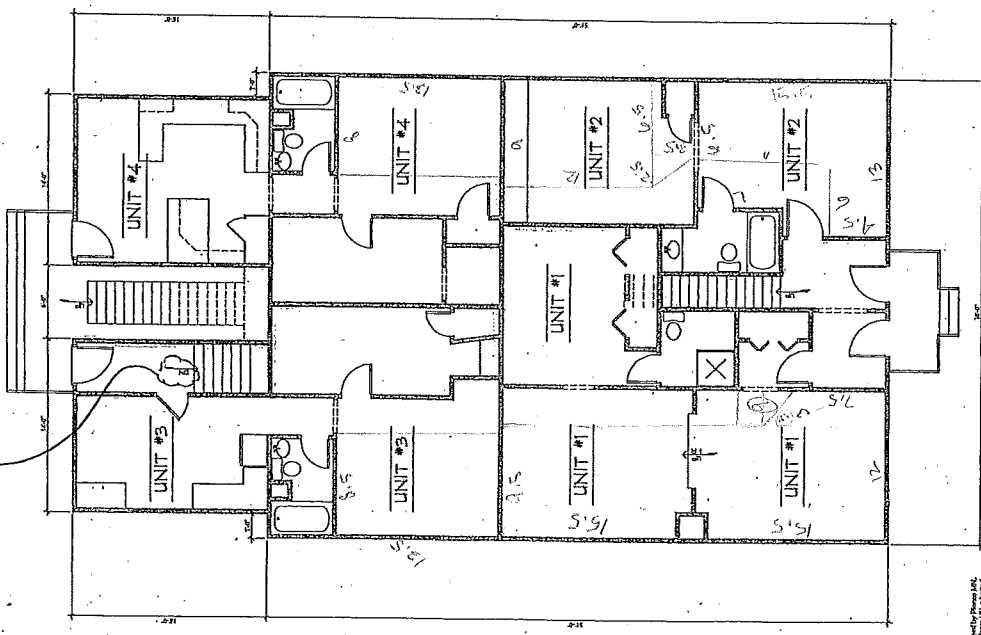
CHECKED BY: Paul Dubruiel

DATE: 12-22-08

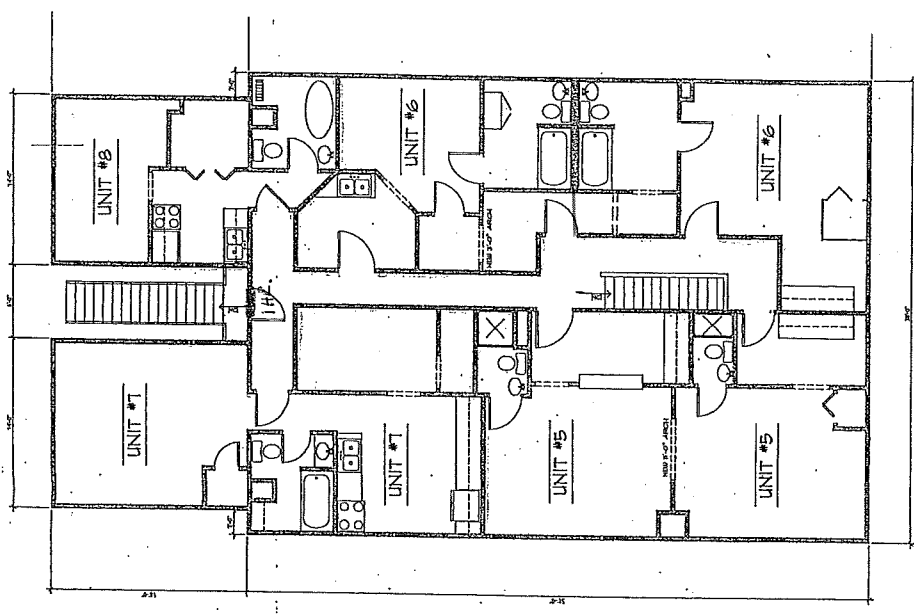
1 HOUR FIRE WALL SEPARATION BETWEEN UNITS IS LIMITED TO FLOOR/CEILING SEPARATION. (STC RATIO)

20 MIN. DOORS
1 HOUR DOOR

WHAT IS IN THE RESEMENT?



FIRST FLOOR PLAN 1/4" = 1'-0"



SECOND FLOOR PLAN 1/4" = 1'-0"

Bed #1	106.25 → 1	Bed #3	71.5 + 68.5 → 2
Bed #3	26 + 108 + 26 = 160 → 2	Bed #2	108 + 22.75 + 43.75 → 2
Bed #2	20.625 + 30 + 76 = 126.6 → 2	Bed #1	108 → 1

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 602 Mendota

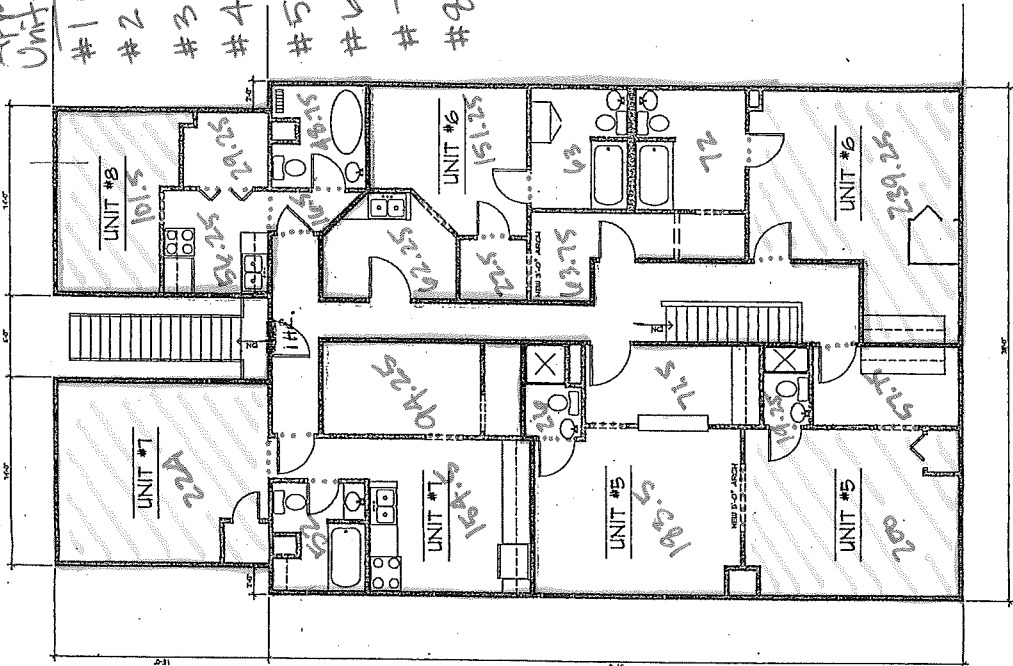
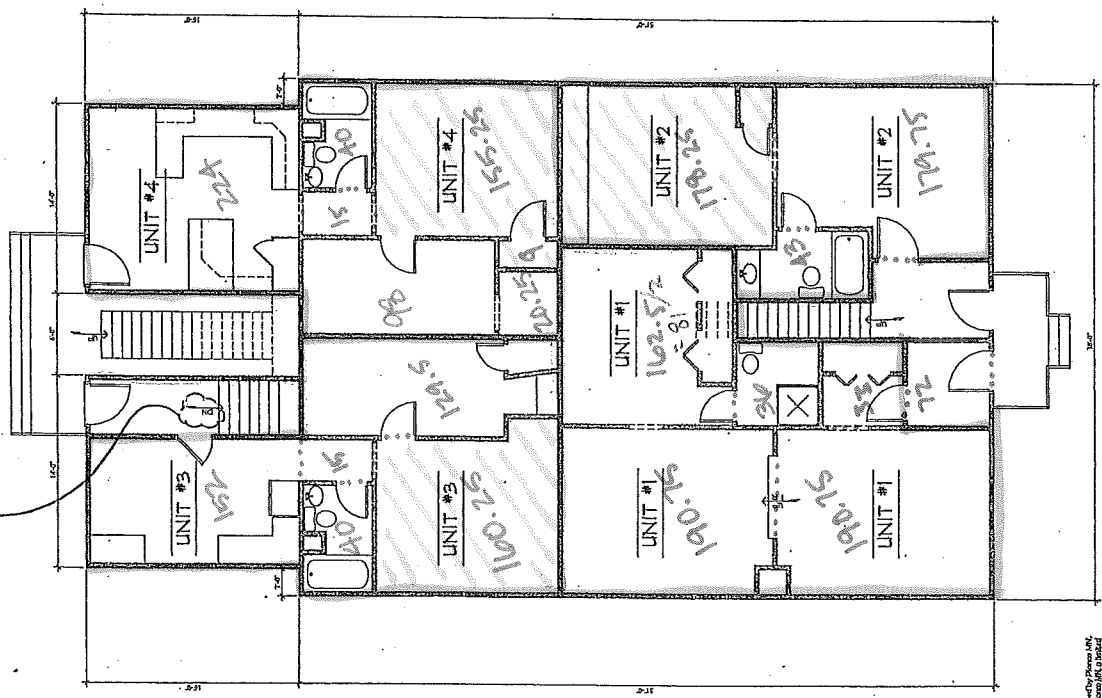
1 HOUR FIRE WALL SEPARATION, BETWEEN UNITS & LIMITED TO FLOOR/CEILING SEPARATION. (STC RATIO: 20 MIN. DOORS.

20 MIN. DOORS.

1 HOUR DOOR

WHAT IS IN THE BASEMENT?

- APPROX UNIT #
- #1 613
- #2 401
- #3 497
- #4 562
- #5 558
- #6 674
- #7 525
- #8 252



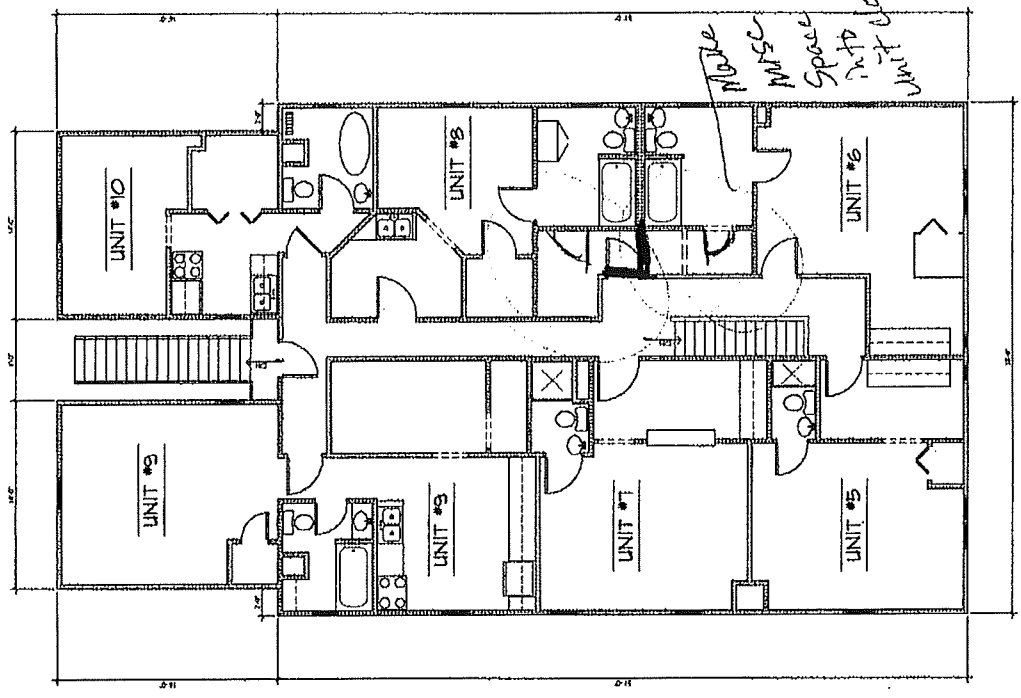
FIRST FLOOR PLAN 1/4" = 1'-0"

SECOND FLOOR PLAN 1/4" = 1'-0"

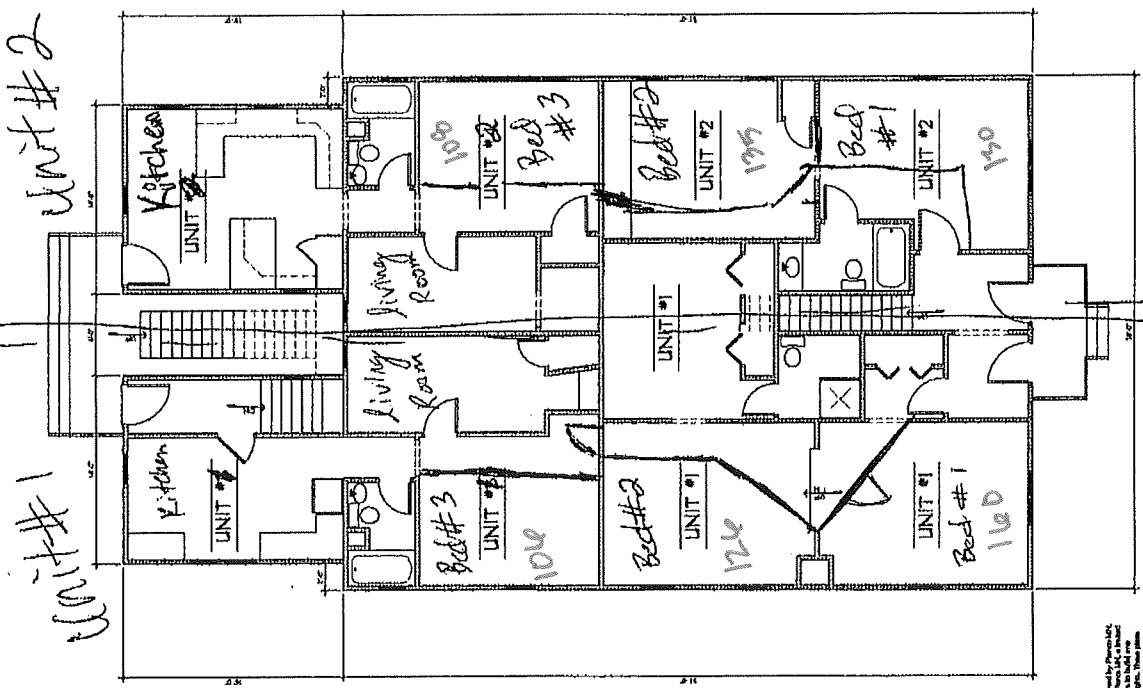
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602 Mendota

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SECOND FLOOR PLAN 1/4" = 1'-0"



FIRST FLOOR PLAN 1/4" = 1'-0"

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Lower level combined into 1 unit

U = Sleeping Room

#3: 497 SF

#4: 502 SF

#7: 525 SF

#8: 252 SF

kitchen
living

kitchen
living

UNIT #3

UNIT #3

UNIT #4

UNIT #4

UNIT #1

UNIT #1

bedroom

kitchen
living

#1: 613 SF

#2: 401 SF

kitchen
living

kitchen

living

kitchen

?

UNIT #1

UNIT #1

UNIT #5

UNIT #5

UNIT #5

UNIT #5

#5: 538 SF

kitchen

living

UNIT #6

UNIT #6

UNIT #6

UNIT #6

#6: 674 SF

#8: 252 SF

kitchen

UNIT #8

UNIT #8

UNIT #8

UNIT #8

2

SECOND FLOOR PLAN 1/4" = 1'-0"

FIRST FLOOR PLAN 1/4" = 1'-0"

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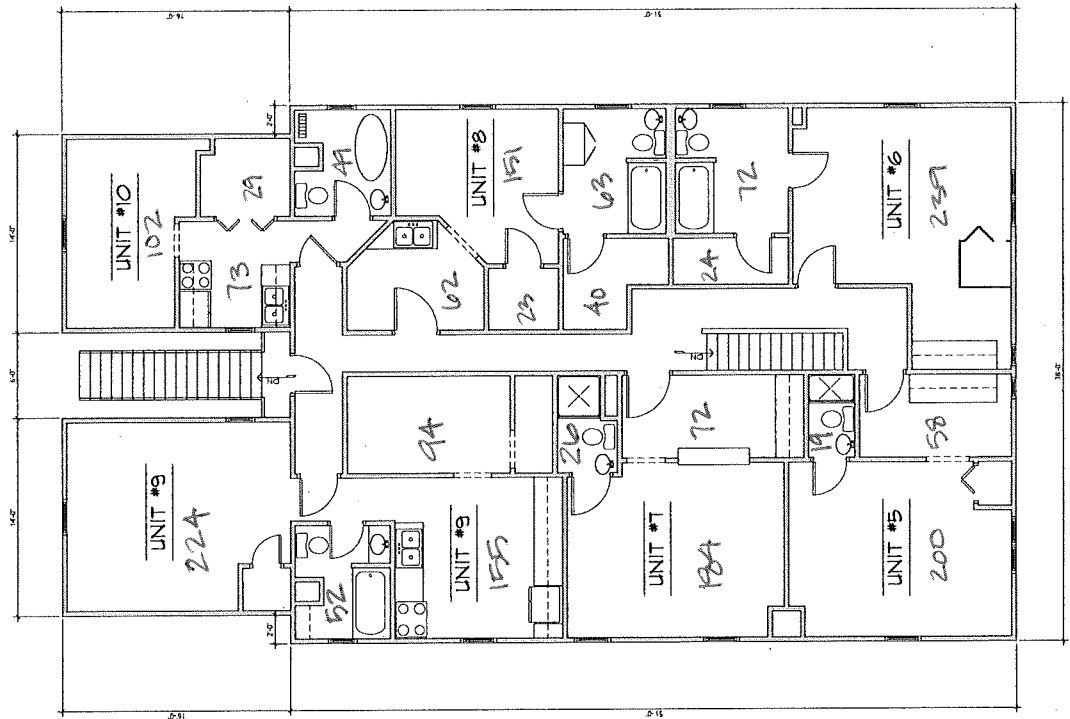
PLANCO
MINNESOTA, INC.
2500 Hennepin Drive, Minneapolis, MN 55412
PH: 612-339-1100
FAX: 612-339-1101
WWW.PLANCO.COM



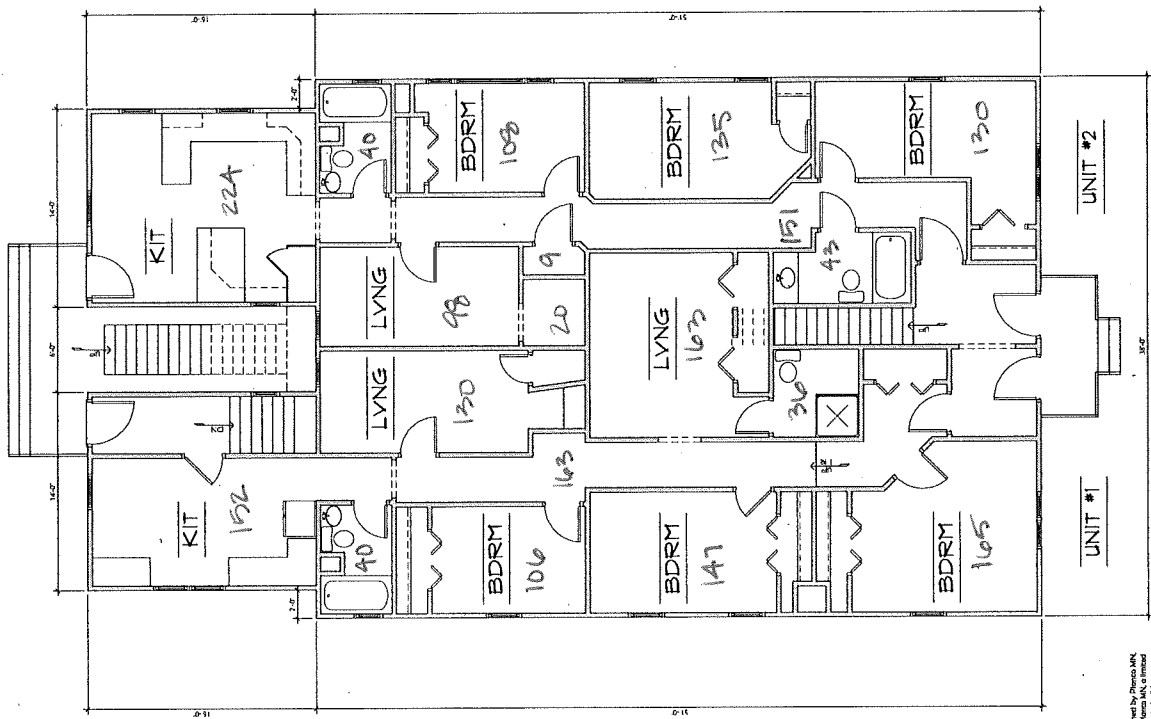
PRELIM. D.H.-03

RESIDENCE FOR: 8 UNIT
HIGHPOINT CONSTRUCTION & REMODELING

408-218 8/14

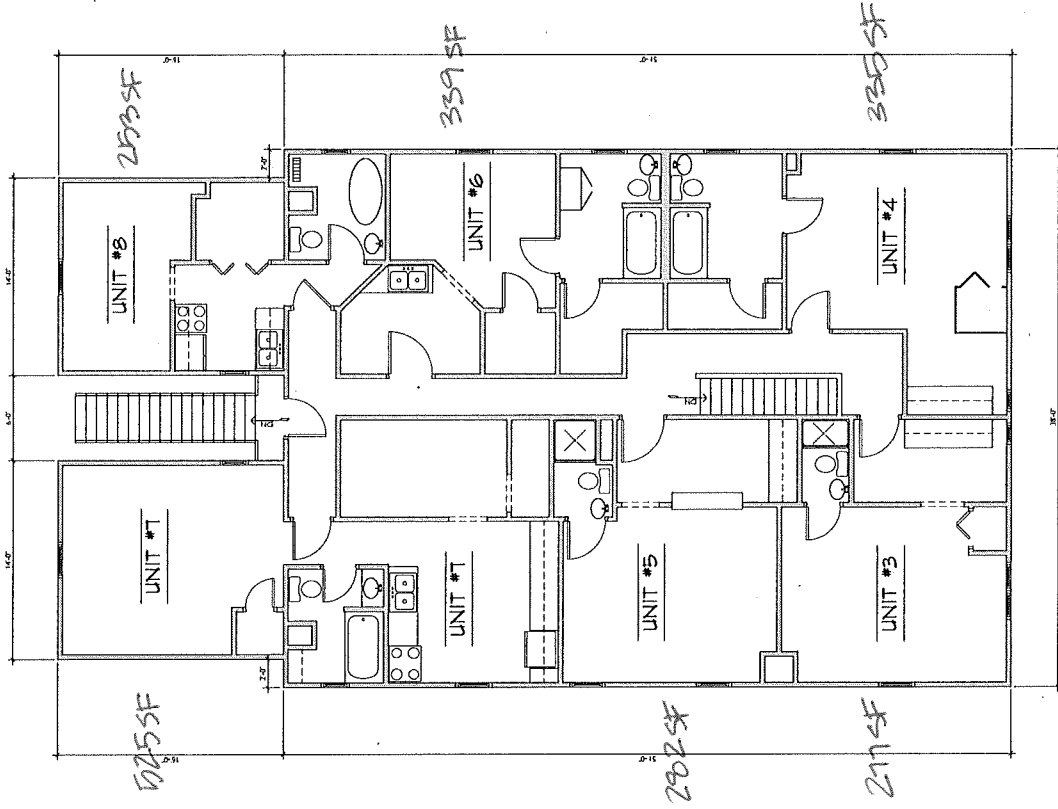


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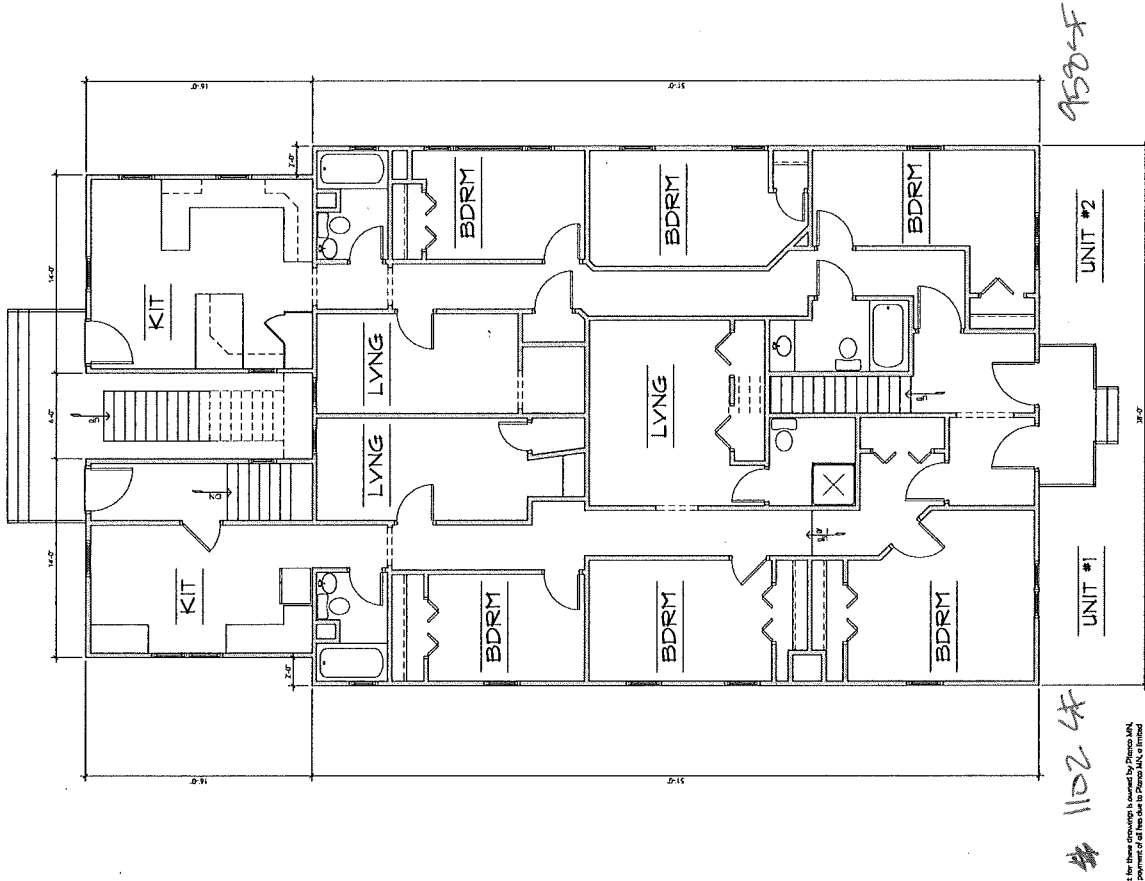


FIRST FLOOR PLAN 1/4" = 1'-0"

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SECOND FLOOR PLAN 1/4" = 1'-0"



FIRST FLOOR PLAN 1/4" = 1'-0"

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602 Mendota Street



602 Mendota Street – Rear view and parking area



View north on Mendota



View west on E. Fifth Street



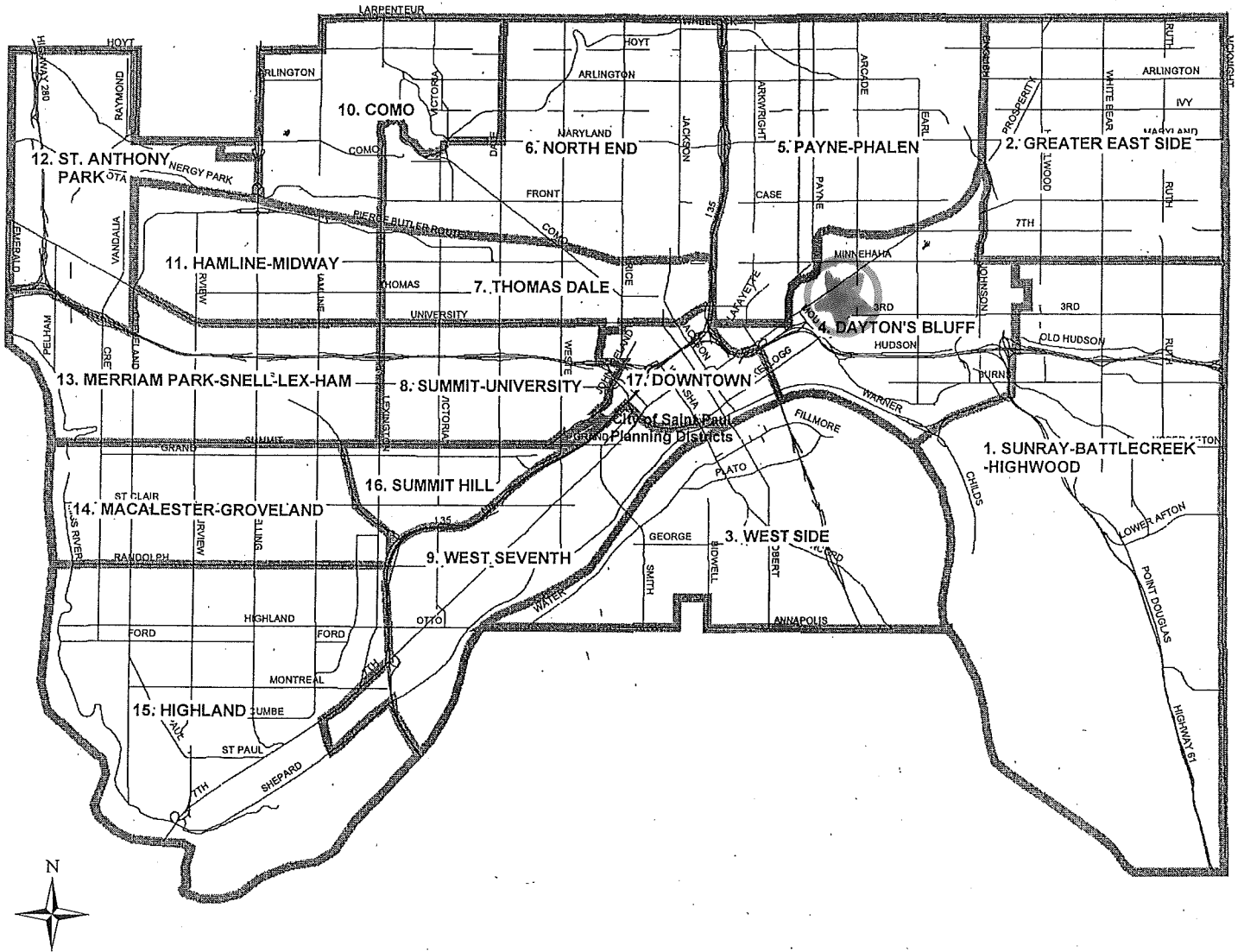
View east on E. Fifth Street



Trinity Catholic School & convent



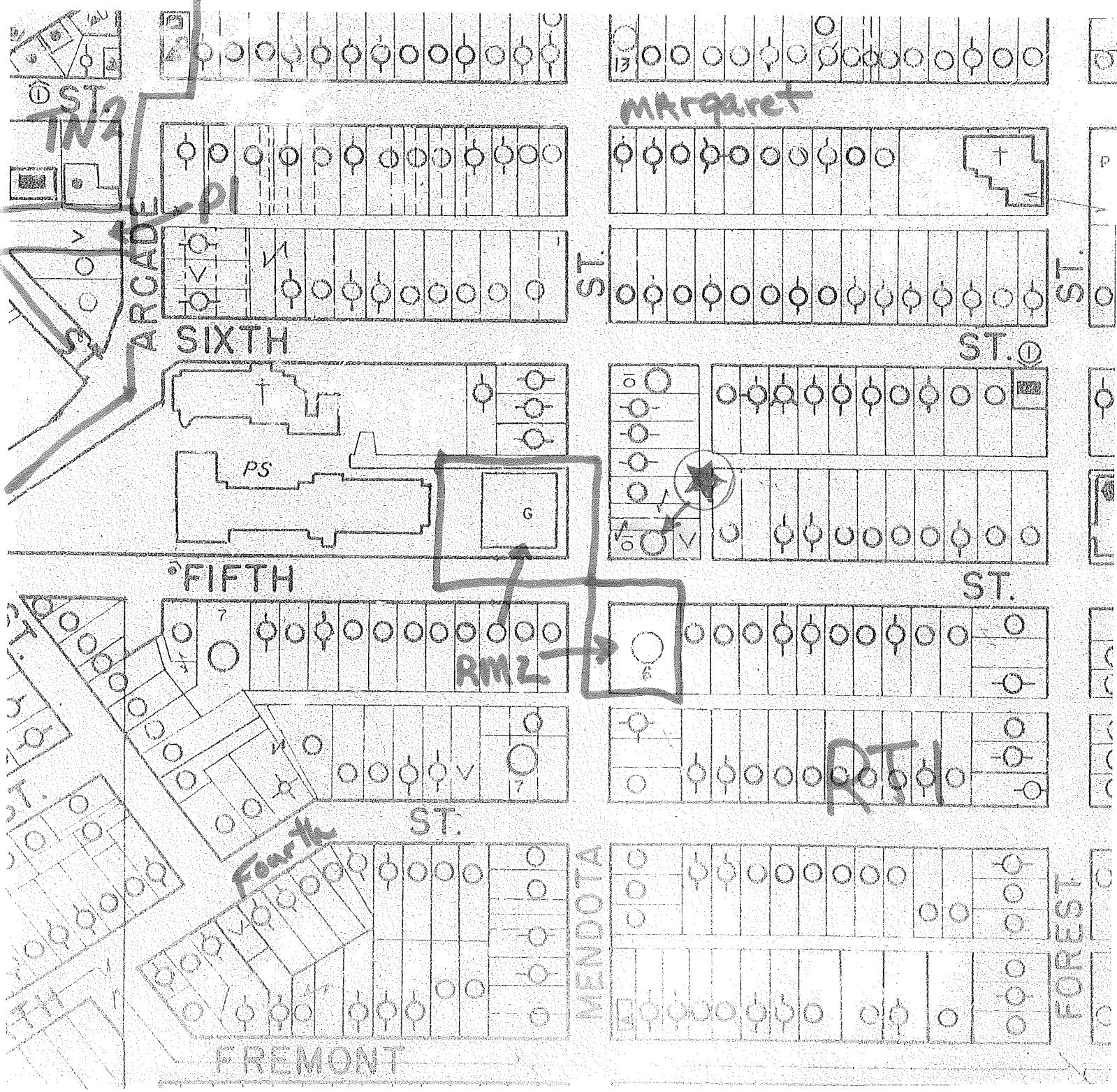
CITIZEN PARTICIPATION DISTRICTS



CITIZEN PARTICIPATION PLANNING DISTRICTS

1. SUNRAY-BATTLECREEK-HIGHWOOD
2. GREATER EAST SIDE
3. WEST SIDE
4. DAYTON'S BLUFF
5. PAYNE-PHALEN
6. NORTH END
7. THOMAS-DALE
8. SUMMIT-UNIVERSITY
9. WEST SEVENTH
10. COMO
11. HAMLINE-MIDWAY
12. ST. ANTHONY
13. MERRIAM PK. -LEXINGTON HAMLINE
14. GROVELAND-MACALESTER
15. HIGHLAND
16. SUMMIT HILL
17. DOWNTOWN

08-237826



APPLICANT Mendota Partners LLC
 PURPOSE RE-EST NCUP
 FILE # 08-237826 DATE 12-22-08
 PLNG. DIST. 4 MAP # 14
 SCALE 1" = 400'



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

