

**From:** [Moermond, Marcia \(CI-StPaul\)](#)  
**To:** [Bruhn, Nathan \(CI-StPaul\)](#); [Ubl, Stephen \(CI-StPaul\)](#)  
**Cc:** [Magner, Steve \(CI-StPaul\)](#); [Zimny, Joanna \(CI-StPaul\)](#); [Vang, Mai \(CI-StPaul\)](#)  
**Subject:** RE: 1629 Hartford - Cat 3 Rehab Case  
**Date:** Wednesday, January 27, 2021 10:26:23 AM

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Thank you. We will include this email in our correspondence tomorrow to the attorney representing the owner – so everyone is on the same page.

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**From:** Bruhn, Nathan (CI-StPaul) <nathan.bruhn@ci.stpaul.mn.us>  
**Sent:** Wednesday, January 27, 2021 10:24 AM  
**To:** Ubl, Stephen (CI-StPaul) <stephen.ubl@ci.stpaul.mn.us>  
**Cc:** Moermond, Marcia (CI-StPaul) <marcia.moermond@ci.stpaul.mn.us>; Magner, Steve (CI-StPaul) <steve.magner@ci.stpaul.mn.us>  
**Subject:** Re: 1629 Hartford - Cat 3 Rehab Case

All,

I went to the site to confirm actual measurements of the roof peak. The top of roof in the front of the house is 26' 4". The top of roof in the rear is 25' 4". I believe the surveyor that did the measurements for the zoning appeal used the mid point of the roof which would be the 24' roughly. The maximum height of the building is limited to 22' due to zoning regulations. Hope this information helps.

Regards,

Nathan Bruhn

Sent from my iPhone

On Jan 26, 2021, at 10:48 AM, Ubl, Stephen (CI-StPaul) <[stephen.ubl@ci.stpaul.mn.us](mailto:stephen.ubl@ci.stpaul.mn.us)> wrote:

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**From:** Moermond, Marcia (CI-StPaul) <[marcia.moermond@ci.stpaul.mn.us](mailto:marcia.moermond@ci.stpaul.mn.us)>  
**Sent:** Tuesday, January 26, 2021 10:47 AM  
**To:** Ubl, Stephen (CI-StPaul) <[stephen.ubl@ci.stpaul.mn.us](mailto:stephen.ubl@ci.stpaul.mn.us)>  
**Subject:** FW: 1629 Hartford - Cat 3 Rehab Case

Magner reported today Nathan had a roof height measurement of 24'8" at end of Nov. No variance, so zoning expectation in 22'

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**From:** Moermond, Marcia (CI-StPaul)

**Sent:** Tuesday, December 29, 2020 3:21 PM  
**To:** Ubl, Stephen (CI-StPaul) <[stephen.ubl@ci.stpaul.mn.us](mailto:stephen.ubl@ci.stpaul.mn.us)>  
**Cc:** Magner, Steve (CI-StPaul) <[steve.magner@ci.stpaul.mn.us](mailto:steve.magner@ci.stpaul.mn.us)>  
**Subject:** 1629 Hartford - Cat 3 Rehab Case

Hi Steve,

This is the property we spoke about. It has been partially rehabbed/reconstructed. According to testimony received in my hearing on December 8, the contractor originally doing the work exceeded the height allowed in the variance granted by the BZA. There is also a setback issue which may need to be addressed.

Right now, the owner is Lima Capital and it appears the former owner lost the property in foreclosure. There will be new plans coming forward to complete the work. I have committed to reviewing the workplan/scope of work/construction statement, its schedule and financing, which I usually do. Obviously, it is outside of my arena to review the building and trade permits to see if the contractor is planning on coming into compliance with the existing variance. I guess related to that would be an on-site measurement to confirm a lack of compliance, which is reported by the neighbors.

The Council hears this 1/13/21 and I'll be asking them to send this back to Legislative Hearing 1/26/21, to review if all the conditions necessary for a grant of time from the Council to fix the property have been met. This review, of course, doesn't include the specifics you'd look at in plan review.

Let me know if this can be flagged and if you need anything else from me.

Thanks, Marcia