

**CITY OF SAINT PAUL, MINNESOTA**  
(Re-Establishment of Nonconforming Use Permit)

ZONING FILE NO: 08-237-826

APPLICANT: Mendota Partners LLC

PURPOSE: Re-establishment of nonconforming use as an 8-unit apartment building

LOCATION: 602 Mendota Street

LEGAL DESCRIPTION: 332922220095, 332922220096; DANA AND HUMES SUBDIVISION BLK 98 ETC. EX E 36 FT THE FOL S 20 62/100 FT OF LOT 2 AND ALL OF LOT 1; and, DANA AND HUMES SUBDIVISION BLK 98 ETC. E 36 FT OF LOT 1 AND E 36 FT OF S 20 62/100 FT OF LOT 2

ZONING COMMITTEE ACTION: Recommended approval with conditions

PLANNING COMMISSION ACTION: Approved on January 30, 2009

CONDITIONS OF THIS PERMIT:

1. The applicant submits to Ramsey County the appropriate form to combine the two parcels described in this report (PIN 332922220095 and 332922220096).
2. Provision of eight (8) off-street parking spaces in the rear of the property.
3. Compliance with all Department of Safety and Inspection building codes, standards and regulations, including the submission of revised architectural plans and a supplemental building permit.
4. The use shall be considered a multiple-family dwelling as defined in §65.116 and limited to eight (8) units. In accordance with the intent of Chapter 62 of the Zoning Code, any future reduction in the number of units shall permanently reduce the legal nonconformity to the new decreased number of units. The use shall not change to another nonconforming use except to reduce the number of dwelling units while meeting the applicable definition in §65.113, §65.114, or §65.116. Proposed nonconforming uses other than those defined in §65.113, §65.114 and §65.116 shall be brought to the Planning Commission for a new nonconforming use permit.
5. Occupancy is limited to 20 persons based on the maximum occupancy allowed under the building code for the proposed sleeping room configuration. If the interior of the structure is to be reconfigured or improved in any way, the applicant shall notify the Zoning Administrator in order to determine whether the change is an intensification of the nonconforming use, or will require a new nonconforming use permit.

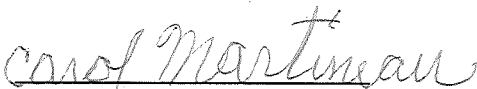
APPROVED BY: Brian Alton, Commission Chairperson

I, the undersigned Secretary to the Zoning Committee of the Planning Commission for City of Saint Paul, Minnesota, do hereby certify that I have compared the foregoing copy with the original record in my office; and find the same to be a true and correct copy of said original and of the whole thereof, as based on minutes of the Saint Paul Planning Commission meeting held on January 30, 2009 and on record in the Saint Paul Planning Office, 25 West Fourth Street, Saint Paul, Minnesota.

**This permit will expire two years from the date of approval if the use herein permitted is not established, subject to administrative extension not to exceed one year (Sec. 61.105).**

The decision to grant this permit by the Planning Commission is an administrative action subject to appeal to the City Council. Anyone affected by this action may appeal this decision by filing the appropriate application and fee at the Zoning Office, 1400 City Hall Annex, 25 West Fourth Street. **Any such appeal must be filed within 10 calendar days of the date of the Planning Commission's decision.**

**Violation of the conditions of this permit may result in its revocation.**



Carol A. Martineau  
Secretary to the Saint Paul  
Zoning Committee

Copies to:

Applicant	Mendota Partners LLC
File No.	08-237-826
✓ Building Plan Review	Jim Bloom
District Council	4

Mailed: January 30, 2009