ZONING COMMITTEE STAFF REPORT

1. FILE NAME: Marquette Apartments LLC

FILE #: 11-307-389

2. APPLICANT: Marquette Apartments LLC

HEARING DATE: December 22, 2011

3. TYPE OF APPLICATION: Rezoning - Consent

4. LOCATION: 204-208 Western Ave N, NE corner at Dayton

5. PIN & LEGAL DESCRIPTION: 012823120032; Dayton And Irvines Addition S 1/2 Of Lot 5 And Ex E 10 5/10 Ft S 1/2 Of Lot 6 Blk 80 and 012823120031; Dayton And Irvine's Addition N 1/2 Of Lot 5 And Ex E 10 5/10 Ft N 1/2 Of Lot 6 Blk 80

6. PLANNING DISTRICT: 8

EXISTING ZONING: RM2

7. ZONING CODE REFERENCE: §61.801(b)

8. STAFF REPORT DATE: December 14, 2011

BY: Kate Reilly

9. DATE RECEIVED: November 29, 2011 60-DAY DEADLINE FOR ACTION: January 28, 2012

- A. PURPOSE: Rezoning from RM2 Medium-Density Residential to T2 Traditional Neighborhood.
- B. PARCEL SIZE: Two parcels 58 ft x 134 ft each, totaling 15,402 square feet
- C. EXISTING LAND USE: Three-story apartment building with ground level commercial RM2
- D. SURROUNDING LAND USE: Multi-family dwellings to the north, east and west (RM2). Institutional use (YWCA) to the south (B2).
- E. ZONING CODE CITATION: §61.801(b) provides for changes to the zoning of property initiated by the property owner.
- F. HISTORY/DISCUSSION: The properties at 204 and 208 Western Avenue N were constructed in 1919 as mixed-use buildings with commercial on the first floor and apartments above. When zoning was established in the city of Saint Paul, the properties were zoned commercial. Subsequently in 1975 the area was zoned RM2 and the commercial uses became legal nonconforming uses. In 1999 the current owner purchased the properties which had a beauty salon, a legal non-conforming use, in the commercial space in the 204 building. In 2000 a Conditional Use Permit was established for the College of Visual Arts to use the commercial spaces in both 204 and 208 Western for their photography program (Zoning File #00-149427). Colleges are permitted in RM2 with a conditional use permit, which was granted. At this time the applicant has secured a tenant for the space at 204 Western Avenue N. that is a veterinary clinic. The applicant is currently marketing the space in the 208 building for commercial as well.
- G. DISTRICT COUNCIL RECOMMENDATION: District 8 had not responded at the time this staff report was prepared.

H. FINDINGS:

- 1. This application is to rezone the properties at 204 and 208 Western Avenue N from RM2 (multi-family) to T2 (traditional neighborhood) in order to permit commercial uses on the ground floor of the properties.
- 2. The applicant needs to rezone the properties in order to put commercial uses in the ground floor commercial space because the previous nonconforming use (beauty salon) was replaced by a conforming use (College of Visual Arts). The zoning code states that a nonconforming use can not be resumed if replaced by a conforming use.
- 3. The proposed zoning is consistent with the way this area has developed. The T2 zoning district permits a variety of residential and commercial uses. T2 zoning is designed for use in existing or potential pedestrian and transit nodes. §66.313 states the intent of the T2 traditional neighborhood district, which is to encourage a variety of

Zoning File #11-307389
Zoning Committee Staff Report
Page 2 of 2

- uses and housing types, with careful attention to the amount and placement of parking and transitions to adjacent residential neighborhoods. The area surrounding it features a variety of residential and commercial uses; the proposed zoning is consistent with the way this area has developed and with the historical zoning of the properties.
- 4. The proposed zoning is consistent with the 2030 Comprehensive Plan, Land Use Policy 1.24, Support a mix of uses on Mixed-Use Corridors. Selby Avenue is identified as a mixed-use corridor in the 2030 Comprehensive Plan, adopted in 2010. Selby is one block south of the site, and the Selby/Western node is mixed use in character. It is also consistent with the District 8 Plan Summary adopted in 2009, specifically Economic Development Policy 20, Encourage development that responds to the purchasing demands of neighborhood residents.
- 5. The proposed zoning is compatible with surrounding uses, which are multi-family residential and B2 community business. T2 permits both residential and neighborhood-oriented commercial uses, consistent with the existing mix of uses in the area.
- 6. The petition for rezoning was found to be sufficient on November 29, 2011: 65 parcels eligible; 44 parcels required; 44 parcels signed.
- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the Rezoning from RM2 Medium-Density Residential to T2 Traditional Neighborhood for 204 and 208 N. Western Avenue.



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		•
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File# 11-307389

	Property Owner marquette Doortments, L.C.
ADDUGANT	Address 201 western Ave N
APPLICANT	City St. Paul st. mn Zip 55100 Daytime Phone 6516029150
	Contact Person (if different) Brian Pergament : Phone 6514857970
	Address/Location 204 \$ 208 western Ava N
PROPERTY	
LOCATION	Legal Description
	(attach additional sheet if necessary)
TO THE HONOR	ABLE MAYOR AND CITY COUNCIL:
Pursuant to Sect	tion 61.800 of the Saint Paul Zoning Ordinance and to Section 462.357(5) of Minnesota Statues,
Marquette	Deartments, CC , owner of land proposed for rezoning, hereby petitions you to
rezone the above	e described property from a Rm2 # zoning district to a T2
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AFFIDAVIT OF PETITIONER FOR A REZONING

STATE OF MINNESOTA

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COUNTY OF RAMSEY)

The petitioner, marguette Aportros 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.

NAME

Subscribed and sworn to before me this

day of

NOTARY PUBLIC

MY COMMISSION **EXPIRES JAN. 31, 2015**

AFFIDAVIT OF PERSON CIRCULATING CONSENT PETITION FOR A REZONING

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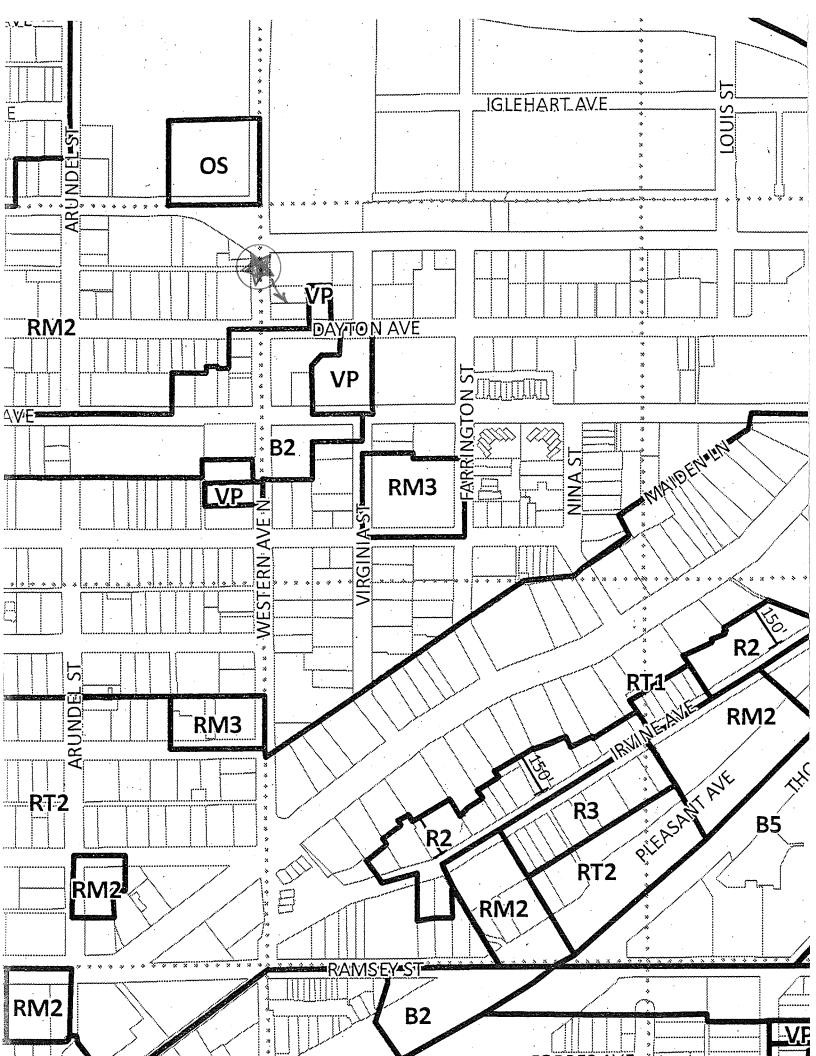
NOTARY PUBLIC

LAURA L. ECKERT

NOTARY PUBLIC MINNESOTA

Subscribed and sworn to before me this

LAURA L. ECKERT & NOTARY PUBLIC - MINNESOTA & MY COMMISSION 10/08 \$



RECEIVED NOV 2 9 2011 Per_____

CITY OF SAINT PAUL

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 THi. PETITIONER within one year preceding the date of this petition acknowledge that we have been presented with the following:

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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 maryette portnerty, (() (name of petitioner)
to rezone the property located at 204 \$ 208 western Auc N
from a Rrn zoning district to a la zoning district and
2. A copy of sections 66.314 through 66.345, inclusive of the Saint Paul Zoning Code.
We acknowledge that we are aware of all of the uses permitted in a zoning district, and w 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
Moravette Afortments, Ulto a T2 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

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CITY OF SAINT PAUL

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NOTE: 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.

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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 PUTITIONER within one year preceding the date of this petition acknowledge that we have been presented with the following:

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CONSENT OF ADJOINING PROPERTY OWNERS F REZONING

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CONSENT OF ADJOINING PROPERTY OWNERS FOR A REZONING

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CONSENT OF ADJOINING PROPERTY OWNERS FOR A REZONING

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ADDRESS OR PIN#	RECORD OWNER	SIGNATURE	DATE
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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 Adams a some (name of petitioner) from a server zoning district to a _____ 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 (name of petitioner) to a zoning district. 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

CONSENT OF ADJOINING PROPERTY OWNERS FOR A REZONING

We, the undersigned, owners of the property within 100 feet of the total configuous 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:

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2. A copy of sections (alo. 3)	14through 66.345, inclusiv	e of the Saint Paul Zoning Co	le.
We acknowledge that we are aw are aware that any of these uses hereby consent to the rezoning of	can be established upon City ("Anneil approval of the reconic	et, and we
Moravelle Age (name of politioner)	wtnests, UL10 11 T2	zoning district,	
We consent to the approval of this representative.	is rezoning as it was explained t	o us by the applicant or bis/her	,
ADDRESS OR PIN#	RECORD OWNER	SIGNATURE	DATE
6860-CI-EE-86-10	Richard L. Worzacha	12,2	10/28/201
70 Marshall Au #406	Katvina Eggink	Ke-El	10/31/20
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We the independent commen	of the property within 100 feet o		atuan as in
estato owned, purchased, or so	of the property within 1007 lead of Id by THB PETITIONER with 1406 been presented with the fo	in one year preceding the da	te of this
	Crox quette Ponda (nume of petition		
	<u> </u>		•
	ricit to a 1 2 zoning dist		
2. A copy of sections Ledo - 3	الط through <u>(الله علام الطلقة)</u> the lusiv	e of the Saint Paul Zoning	Code,
	est the property in the petition of	f zoning district.	
We consent to the approval of the representative.	,		10F
ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE.
ADDRESS OR PIN#	RECORD OWNER Richard L. Interferches		
ADDRESS OR PIN#	RECORD OWNER Richard L. Interferches		DATE 10 28 2 84
ADDRESS OR PIN#	RECORD OWNER Richard L. Interferches		DATE 10 20 1 01
ADDRESS OR PIN #	RECORD OWNER Richard L. Interferches		DATE 10 20 1 01
ADDRESS OR PIN #	RECORD OWNER Richard L. Interferches		DATE 10 20 1 01
ADDRESS OR PIN #	RECORD OWNER Richard L. Interferches		DATE 10 20 1 01
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ADDRESS OR PIN#	RECORD OWNER Richard L. Interferches		DATE
ADDRESS OR PIN#	RECORD OWNER Richard L. Interferches		DATE 10 20 1 01
ADDRESS OR PIN #	RECORD OWNER Richard L. Interferches		DATE 10 28 2 84

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 marquette spartments, LL(, name of petitioner)
(name of petitioner)
to rezone the property located at 204\$ 208 western the n;
from a Rma zoning district to a ja zoning district and
2. A copy of sections 65.314 through 65.745, 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
(name of petitioner) zoning district.
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
01-28-23-12-0269	. Anastasia G Reite	Con Ret	11/4/11
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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 marquette spartments, LCC.
	(name of petitioner)
	to rezone the property located at 204\$ 208 western Are n,
	from a Rma zoning district to a Ta zoning district and
2.	A copy of sections 65.314 through 66.345, inclusive of the Saint Paul Zoning Code.
are	acknowledge that we are aware of all of the uses permitted in a zoning district, and we aware that any of these uses can be established upon City Council approval of the rezoning. We
het	eby consent to the rezoning of the property in the petition of

(name of petitioner) (name of petitioner) zoning district.

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
370 MARSHALLAUE	KEUN J PENNE	Alladene	11/1/11
01.28.23.12.0266	Aus Zuwan	Pine Simpson	u/14/n
370 MARSHALLANTO	COLURTALY LISTA	i Calley Gody.	11/14/11
37 Marshul A. Fylo	Fair TMS	2 melo	11/15/204
370 Marshall Autral	Now Mareta	(A) Mass	1/1/15/1
370 MARSHAU 45201	ANDRE BELLAND	AD RILL	11-16-11
370 MARSHAUL #504	BRIAH ANSON	Brigh Amon	11-16-1
370 Marshall # 506	Debra Sherrow	Debra Sherrow	11-16-
	1		, ,
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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 THB PETITIONER within one year preceding the date of this petition acknowledge that we have been presented with the following:

\$	The same of the control of the same section of
1.	A copy of the petition of Morgrette Peartnests, 111 (name of petitioner) to rezone the property located at 204 \$ 208 wester. Are N
	from a Rry zoning district to a 12 zoning district and
2.	A copy of sections 46.314 through 66.345, inclusive of the Saint Paul Zoning Code.
nre	c acknowledge that we are aware of all of the uses permitted in a TR zoning district, and we aware that any of these uses can be established upon City Council approval of the rezoning. We reby consent to the rezoning of the property in the petition of
	Moravette Alarbands, Who a T2 zoning district. (name of petitioner)
	consent to the approval of this rezoning as it was explained to us by the applicant or his/her resentative.

ADDRESS OR PEN#	RECORD OWNER	SIGNATURE	DATE
01-38-33-12-0382	Richard L. Wostecha	1 Con Zen	10 28 2000
370 Marshall Are. #104	Kristi Lund	化物 之人	11/21/2011
NO PROSTUDIO SONO POR TRANSPORTO CON CONTRACTOR CONTRAC			
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1990; by 1990; 1990; 1990; 1990; 1990; 1990; 1990; 1990; 1990; 1990; 1990; 1990; 1990; 1990; 1990; 1990; 1990;		*	
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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:

to rezone the property Iocal	led at 204 & 208, W	ester Auc N	•
from a Kryval zoning dis	strict to a zoning dis	trict and	
2. A copy of sections (colo. 3	19 through 46.345, inclusive	e of the Saint Paul Zoning	Code.
We acknowledge that we are avare that any of these uses are aware that any of these uses hereby consent to the rezoning	Carr ne caramitation inch Cita ('annail annound of the	strict, and we oning. We
(name of petitioner)	ortnert's Miton T2	zoning district.	
We consent to the approval of th representative.	is rezoning as it was explained t	o us by the applicant or his/l	ier
ADDRESS OR PIN#	RECORD OWNER	SIGNATURE	DATE
2860-61-56-88-1	Richard L. Worzecha	Par 2.	10/28/26
OMANShall#101	Anne UTYro	Alstin	10 31
		v. my	10-31
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or for realizable have a specific		the second secon	
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E: This petition shall not be consid wed by the Planning Division. Any	and 4 4 477 1 11 (71)	pse of seven (7) working days draw his/her name therefrom b	1 .

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:

__ zoning district and

1. A copy of the petition of many ette. Apartments (name of petitioner)

from a Rm2 zoning district to a 12

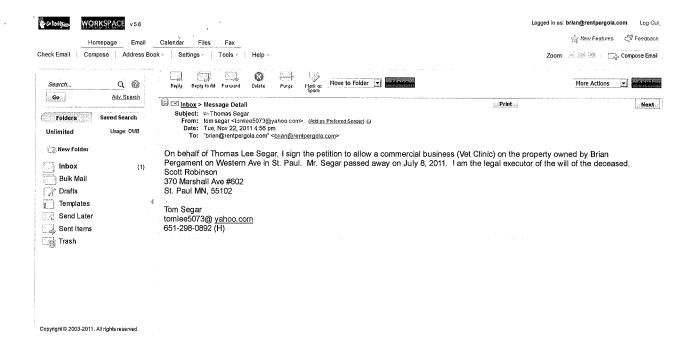
to rezone the property located at 204 \$ 208 western

·	2. A copy of sections 60.3	14 through 66.345, inclusiv	e of the Saint Paul Zoning Cod	le.	
	are aware that any of these uses hereby consent to the rezoning	ware of all of the uses permitted s can be established upon City C of the property in the petition of	ouncil approval of the rezonin	t, and we g. We	
· •	(name of petitioner)	artnerts, We to a Ta:	zoning district.	٠.	
aforder Und	We consent to the approval of the representative.	is rezoning as it was explained to	us by the applicant or his/her		
n little.	ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	. DATE	
W	C1-28-23-12-0282	Richard L. Worzecha	Par Ze.	10 28 2 611	
limit 109	01-28-23-12-0238	John P. Foss	golden .	10/51/1	
	- SAME apatione -	BARBARA J. FOSS	Barbara J for	16/31/4	
105	01-28-23-12-0235	TIM MATTES	The Mate	41/1/11.	
508	01-28-33-12-0274	Chuck Bellan	of claypul	1/3/11	
503	01-28-33-12-0274	Depin Remolds	illavec	018/11	
106	0128-33 12 0236	Margaret Pats	Mas most	11/3/10	
01-28-93-13		Vince Lavistofi 1	Disting	11/3/11	
1-28-33-12-6	284607	Scott Robins	M Listany	lo lo	
-28-23- 12-02	159 309	Teralden de De	un Geberen	71.3.11	
78-23-12-03	151 301	dure Kumo	Mil Knin	11-3-11	-
-28-23-12-023	89 110	MARY TO Hut	1 Marcon Hou	11-3-	11
	NOTE: This petition shall not be const received by the Planning Division. An request within that time.	dered as officially filed until the la y signator of this petition may with	pse of seven (7) working days after draw his/her name therefrom by w	t it is	
-				9/08	
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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 patition acknowledge that we have been presented with the following:

1. A copy of the perition ofr	Y) or yeth Portos (name of petition	er)	
to rezone the property locate	ed at 1900 \$ Person to be	Africa Aug 12	
from a 1970 a zoning dist	rict to a 12 zoning distr	rict and	
2. A copy of sections <u>Cole. 31</u>	Ythrough <u>나는 3년</u> , inclusiv	e of the Saint Paul Zoning Cod	le.
We acknowledge that we are aware that any of these uses hereby consent to the rezoning of the work of the resoning of the resonant of the reso	can be established upon City C	Council approval of the rezoning	t, and we
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We consent to the approval of the representative.	is rezoning as n was explained t	o us by the applicant or distuct	
ADDRESS OR PIN#	RECORD OWNER	SIGNATURE	DATE
1-28-33-12-0282	Richard L. Wolferha	1 Lay Des	10 28 3 811
70 Mensmell AUE # 203	MAKEL LANGTO,	-Mak Lith	11/28/2011
The second secon	LINDA LANGTOF	Find Gondel	1/25/2011
magnetight agreement and a contract word Art of their feetfree traces and extract words were traced with			
	The second of th	Applications of the second	
entrement from the substant account of the St.		1900 P. D. Strather (1904) and and Salam Salam Salam (1904) represented the Control of Salam (1904) and Sala	- Comment of the Comm
от на применя на примен		and the state of t	1
о нившинически й солотивления меня того и подрам, того одочу од бројаст павла пар доботи.		-pennyangan pantahangkangkangkangkangkangkangkangkangkangk	
OTE: This pelition shall not be consi	idered as officially filed until the I	anse of seven (7) working days af	ter it is



651,602,9155

CITY OF SAINT PAUL

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 t	he date of this
petition acknowledge that we have been presented with the following:	4

1. A copy of the pelition of _1	Maryette Aparta	er) LIC	(comment)
to rezone the property locate	alal SOUL ROS WE	5 .	
	rict to a 12 zoning dist	and the same that the same tha	i
2. A copy of sections Cole. 31		· ·	ode.
We acknowledge that we are ay are aware that any of these uses hereby consent to the rezoning of	can be established upon City (louncil approval of the regon	ict, and we ing. We
(name of petitioner)	wtowats M. 10 11 73	zoning district.	Y .
We consent to the approval of the representative,	is rezoning as it was explained t	o us by the applicant or his/he	r
ADDRESS OR PIN#	RECORD OWNER	SIGNATURE	. DATE
58GO-CI-EG-8G-1C	Richard L. Worzechen	By Zer	10 28 2 011
4450, 21, 85, 31, 10	John Manghall	Sold anold.	11/21/2019
phonesis resolven refer was 6° ; assessment representatives the forest productives of the control states of th	9,1	X V D	1
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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	Morgette Agneta (name of petition	exts, LCC	,
to rezone the property locate	ed at 204 & 208, we		
from a Rry zoning dis	trict to a 12 zoning dist	rict and	
2. A copy of sections 66.31			ode.
We acknowledge that we are aw are aware that any of these uses hereby consent to the rezoning of	rare of all of the uses permitted	l in a zoning distr	. , , , , , , , , , , , , , , , , , , ,
Moraute Age (name of petitioner)	wtenents, Uleton IZ	zoning district.	· .
We consent to the approval of thi representative.	s rezoning as it was explained t	o us by the applicant or bis/he	r
ADDRESS OR PIN#	RECORD OWNER	SIGNATURE	DATE
01-28-33-12-0282	Richard L. Worzecha	Par 2.	10/28/201
01-28-23-12-0264	Mary K. Nuebel	Mary K Reiche	P 11/2/11
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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 many ette Pontants, ((), (name of petitioner)
(name of petitioner)
to rezone the property located at 204 \$ 208 western Auc N;
from a Rrn2 zoning district to a 12 zoning district and
2. A copy of sections 66.314 through 66.345, 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
(name of petitioner) zoning district.
We consent to the approval of this rezoning as it was explained to us by the applicant or his/her

ADDRESS OR PIN#	RECORD OWNER	SIGNATURE	. DATE
01-28-23-12-0282	Richard L Worzecha	Pay Zen	10 28 2 61
01-28-23-12-0245	marge. Broat	The war Doc	11/18/11
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201 West Pergola Mails Ot

CITY OF SAINT PAUL

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	Morgrette Aparta (name of petition	ents, Lic	
to rezone the property locat	ed at 204 \$ 208, we		
	trict to a 12 zoning dist		•
2. A copy of sections 6.3			le.
We acknowledge that we are avare aware that any of these uses hereby consent to the rezoning of	can be established upon City (Council approval of the rezonia	t, and we
Morarte Applitioner)	extenents, Wito A T2	zoning district.	٠.
We consent to the approval of th representative.	is rezoning as it was explained t	to us by the applicant or his/her	
ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	, DATE
5860-61-56-86-10	Richard L. Worzecha	1022 1	10/28/26
oMaishal #311	Turnela Gronew	od Spliend	10/31
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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 marquete Apartments, CC , (name of petitioner)
	(name of petitioner)
	to rezone the property located at 204 \$ 208 western Ave N,
	from a Rm2 zoning district to a Ta zoning district and
2	A copy of sections 40.314 through 40.345, inclusive of the Saint Paul Zoning Code.
are	eacknowledge that we are aware of all of the uses permitted in a zoning district, and we aware that any of these uses can be established upon City Council approval of the rezoning. We eby consent to the rezoning of the property in the petition of
	morquette Partnerts, LCC to a T2 zoning district. (name of petitioner)
	consent to the approval of this rezoning as it was explained to us by the applicant or his/her resentative.

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ADDRESS OR PIN#	RECORD OWNER	SIGNATURE	DATE
01-28-23-12-0248	Steves KIUZ Lynn V KIUZ		
01-28-23.51-0316	YULDGE SI Paul	*	×
01-28-23-12-0287	YUCA of Otland.	>	> .
01-28-23-12-02863		Acel M. Wealthird	~ Oct 28
	Morgern Pearce	Wayery Walker Prance	Octa
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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 managed Aportments (LC (name of petitioner)
(name of petitioner)
to rezone the property located at 2044208 western Ave N
from a Rm2 zoning district to a Ta zoning district and
2. A copy of sections de 314 through 60.345, inclusive of the Saint Paul Zoning Code.
We acknowledge that we are aware of all of the uses permitted in a <u>solution</u> 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
moracette Pewkents, LCC to a T2 zoning district. (name of petitioner)
We consent to the approval of this vecening as it was evaluated to us by the same included as higher

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
21-28-23-12-0248	Steves KIVE Lynn V KIVE		
01-28-33-31-0316	YUCDUE STRANT	Lille Trallet	×1/28
7860-61-86-96-10	YUCA OF STRUIT	Willes Cilled	x 19/2
01-28-33-12-0034	Region A Home Inc	4	10/31/
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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 off	Margrette Aparta	ints; LLC	
	ed at 204 \$ 208 we		
	trict to a 12 zoning dist		
2. A copy of sections (Sec.)	through 66.345, inclusiv	e of the Saint Paul Zoning Co	ode.
We acknowledge that we are aware that any of these uses hereby consent to the rezoning of	ean be established upon City (of the property in the petition o	Council approval of the rezoni	et, and we ng. We
(name of petitioner)	interests uto a To	zoning district.	
We consent to the approval of this representative.	is rezoning as it was explained t	o us by the applicant or his/her	
ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
01-28-33-12-0282	Richard L. Workechu	122-2	10 28 200
370 marshall # 510	maurice miller	Man Nile	11/3/11
		:	
Account of the second of the s	·		And the second s
1	The second secon	The second secon	
The state of the s	10		
C1-28-33-10-0282	Richard L. Woltecha	SIGNATURE Mai Ville	10 22 20.

received by the Planning Division. Any signator of this petition may withdraw his/ner name therefrom by written

request within that time.

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 marquette sparaments, LL(, name of petitioner)
(name of petitioner)
to rezone the property located at 204\$ 208 western the n
from a Rma zoning district to a Ta zoning district and
2. A copy of sections 65314 through 65.345, 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
(name of petitioner) zoning district.

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
370 marshall #505	John A- Messin	DAU.	11/3/11
01-28-23-12-0255 370 marshall Ave # 305	Tracy Wasselman	Tracy Hays elmon	11/3/11
01-28-23-21-0022	Pergola Investments Lu	BIA	11/20/11
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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	Margette Ponton	exts, III	
to rezone the property loc	ated at 204 \$ 208, We	ester Au N	
	istrict to a 12 zoning dist		,
	314 through 66.345, inclusiv		Code.
are aware that any of these use	aware of all of the uses permitted es can be established upon City (g of the property in the petition o	Council approval of the resc	strict, and we oning. We
Moravette A (name of petitioner	fortments, UL10 a T2	zoning district.	• .
We consent to the approval of representative.	this rezoning as it was explained t	to us by the applicant or his/l	her
ADDRESS OR PIN#	RECORD OWNER	SIGNATURE	DATE
01-28-33-12-0282	Richard L. Workscha	RAPAA.	10/28/2011
01-28-33-12-03-13	South & Shefelbi	Le Cast XV	
V-A-A-A-A-A-A-A-A-A-A-A-A-A-A-A-A-A-A-A		100/	
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			- The Control of the
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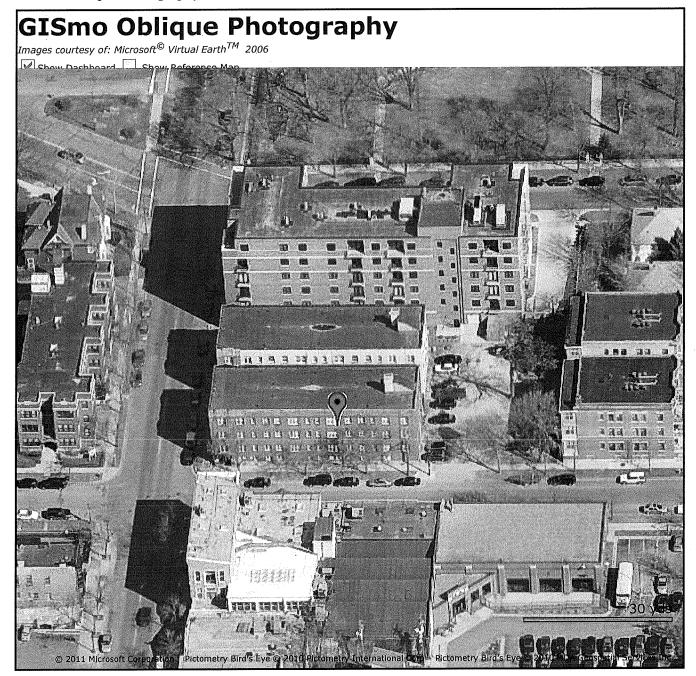
ZONING PETITION SUFFICIENCY CHECK SHEET

REZONING

CUP

NCUP

FIRST SUBMITTED		RESUMBITTED	•
DATE PETITION SUBMITTED:	11-23-11	DATE PETITION RESUBMITTED	11-29-11
DATE OFFICIALLY RECEIVED:		DATE OFFICIALLY RECEIVED:	
PARCELS ELIGIBLE:	65	PARCELS ELIGIBLE:	65
PARCELS REQUIRED:	44	PARCELS REQUIRED:	44
PARCELS SIGNED:	37	PARCELS SIGNED:	44
CHECKED BY:	Jul Dub	ruie	
DATE: 11-23)-((





Address 20#Western Avenue North

Address is approximate





