

File #17-215020

HANDOUTS PROVIDED BY THE APPELLANT

AT THE PREVIOUS HEARING

ON 1-17-18

FILE
17-215020

To: Board of Zoning Appeals, City of St. Paul
From: Mccall Bisel
Re: Student Dwelling Status, Administrative Review
2083 Marshall Avenue, St. Paul, MN
(#17-215020)

I called the city of St. Paul's complaint telephone number (651-266-8989) for the Fire Inspector on September 15, 2017 with, and at the request of, the property owner, Kyle Coglitore, to seek assistance from the Fire Inspector in case unauthorized students might try to move into the property located at 2083 Marshall Avenue, St. Paul, MN following the occupancy inspection that took place on the previous day. A copy of my telephone "screen shot" is attached showing my outgoing call at 1:58 pm to the inspector's office. I placed the call because Kyle Coglitore indicated to me that he wanted to make sure that his tenants would not violate the city's occupancy code requirements.

Dated: 1-16-18

Signed: Mccall Bisel

Mccall Bisel

Address: 14904 Utah Place
Savage, MN 55378

Telephone: 507-380-9802



Verizon 47-7'

2:35 PM

65%

← Recents

FILE
17-215020



(651) 266 8989

Minneapolis, MN



message



call

view

September 15, 2017

1:58 PM

Outgoing Call

10 minutes

Share Contact

Share My Location

Create New Contact

Add to Existing Contact

Favorites

Recents

Contacts

Keypad

Voicemail

8

2083 Marshall Avenue, St. Paul, MN

Modified Lease provisions:

(No Persons other than the Residents shall be allowed to permanently or temporarily reside in or on the Premises.)

7. **POSSESSION:** Resident shall be deemed to have taken possession of the Premises as of the Commencement Date. Prior to actual occupancy by a Resident, Resident shall have completed, and provide evidence of completion to the Owner, of the Student Tenant Education Program (STEP) offered by the University of St. Thomas. Resident's failure to provide evidence of completion of the STEP course prior to the Commencement Date shall not relieve Resident of Resident's obligation to pay rent under this agreement, even if Resident's occupancy of the Premises is delayed by Resident's failure to comply with the STEP course completion requirement.

Residents shall not allow any person(s) other than the Residents to permanently or temporarily reside in or on the Premises. Residents agree to comply with St. Paul City Code and written standards established by the City's department of safety and inspections regarding restrictions and requirements for student dwellings, including, without limitation, Article VII, Section 67.702 which limits occupancy to three (3) or four (4) students.

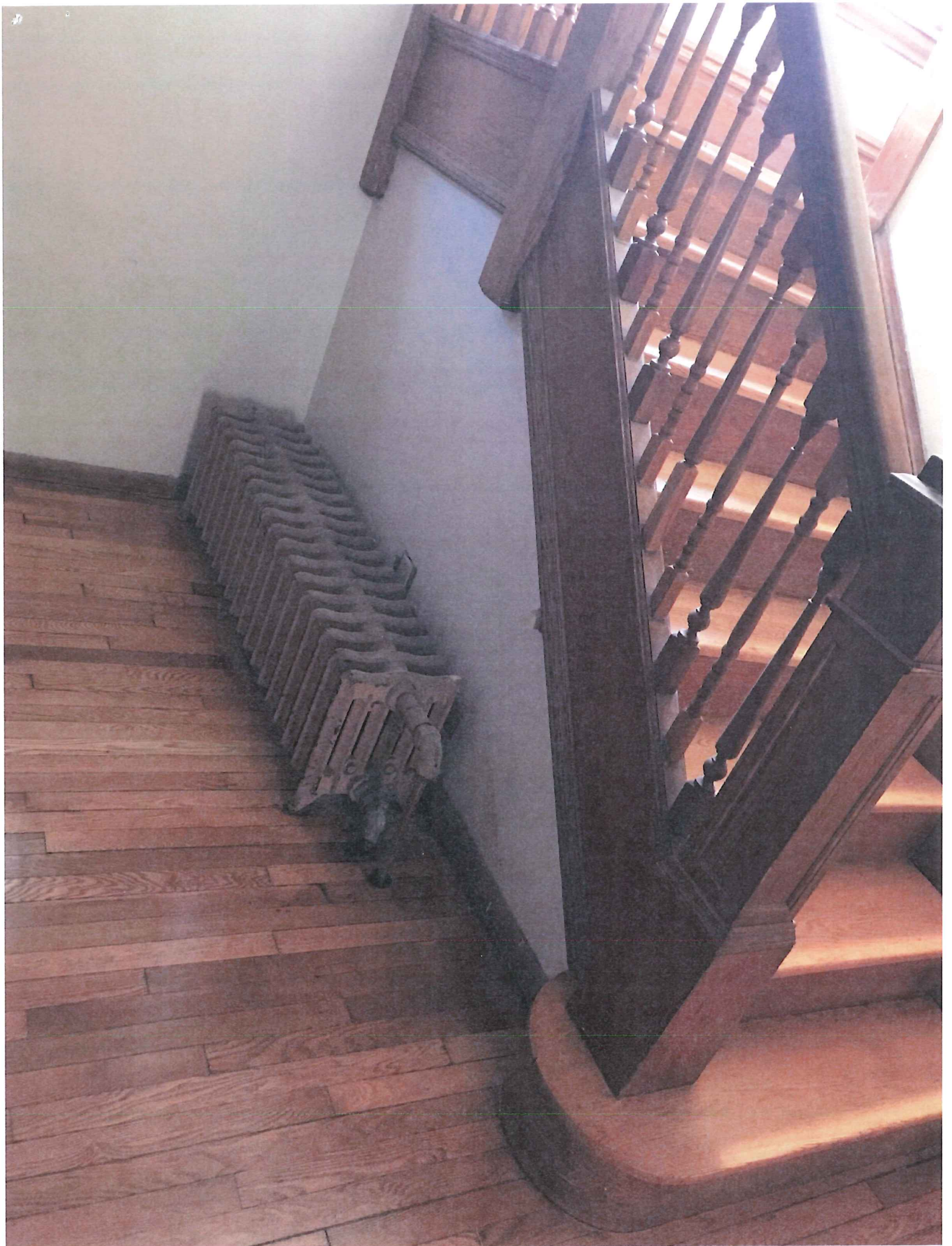
Even if otherwise allowed pursuant to the fire or other local or state codes, Resident agrees that Resident and Resident's roommates shall not have collectively more than ten (10) persons in the Unit at any one time for a social or other gathering.

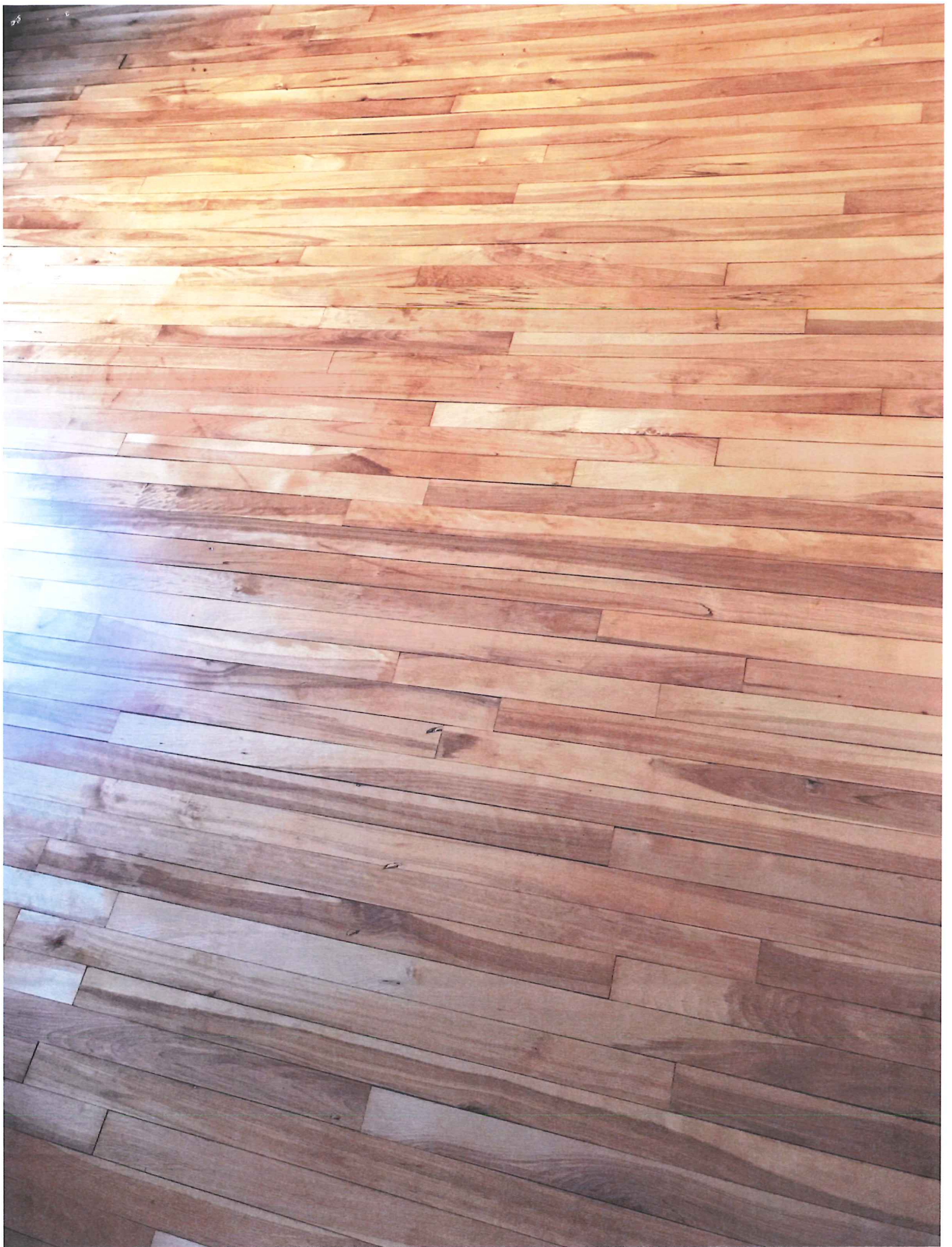
35. In addition to any such written Rules and Regulations, Resident agrees that Resident and any of Resident's guests or invitees shall abide by all city ordinances and not allow excessive noise, underage or excessive alcohol consumption on or about the premises or participate in any event that allows excessive noise, underage or excessive alcohol consumption in, on or in close proximity to the residences adjacent to the Premises.

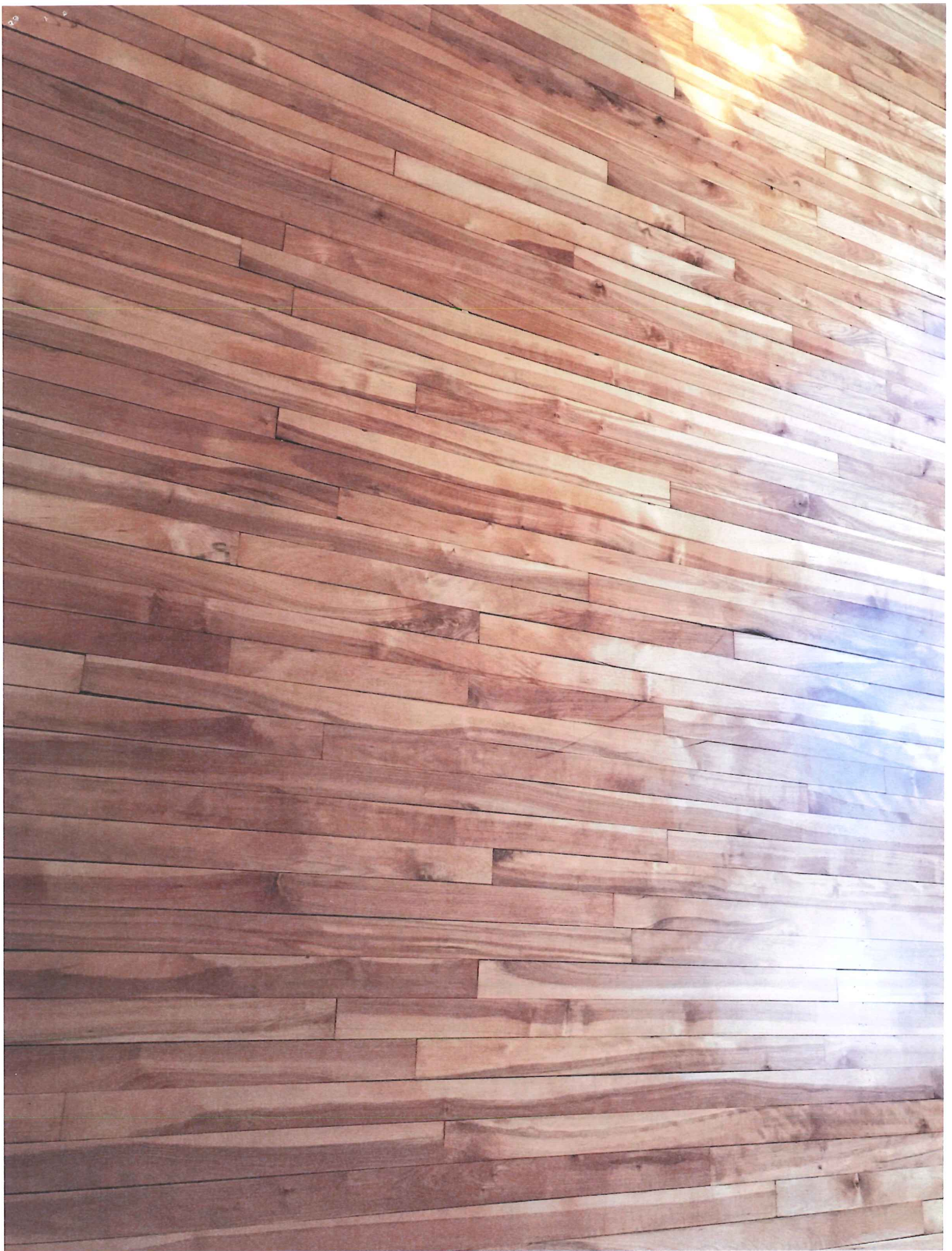
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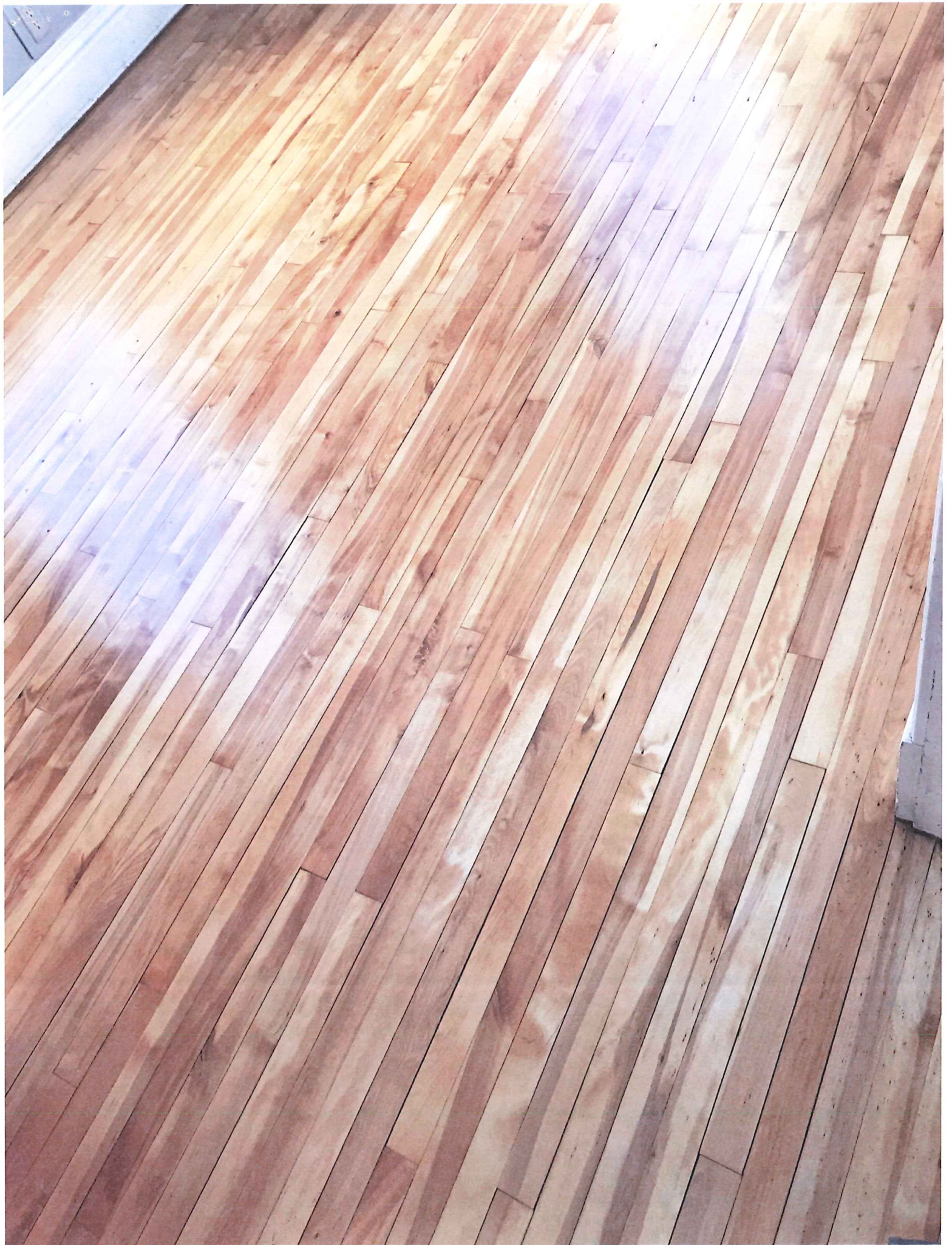
2083 Marshall Ave November 30th, 2017

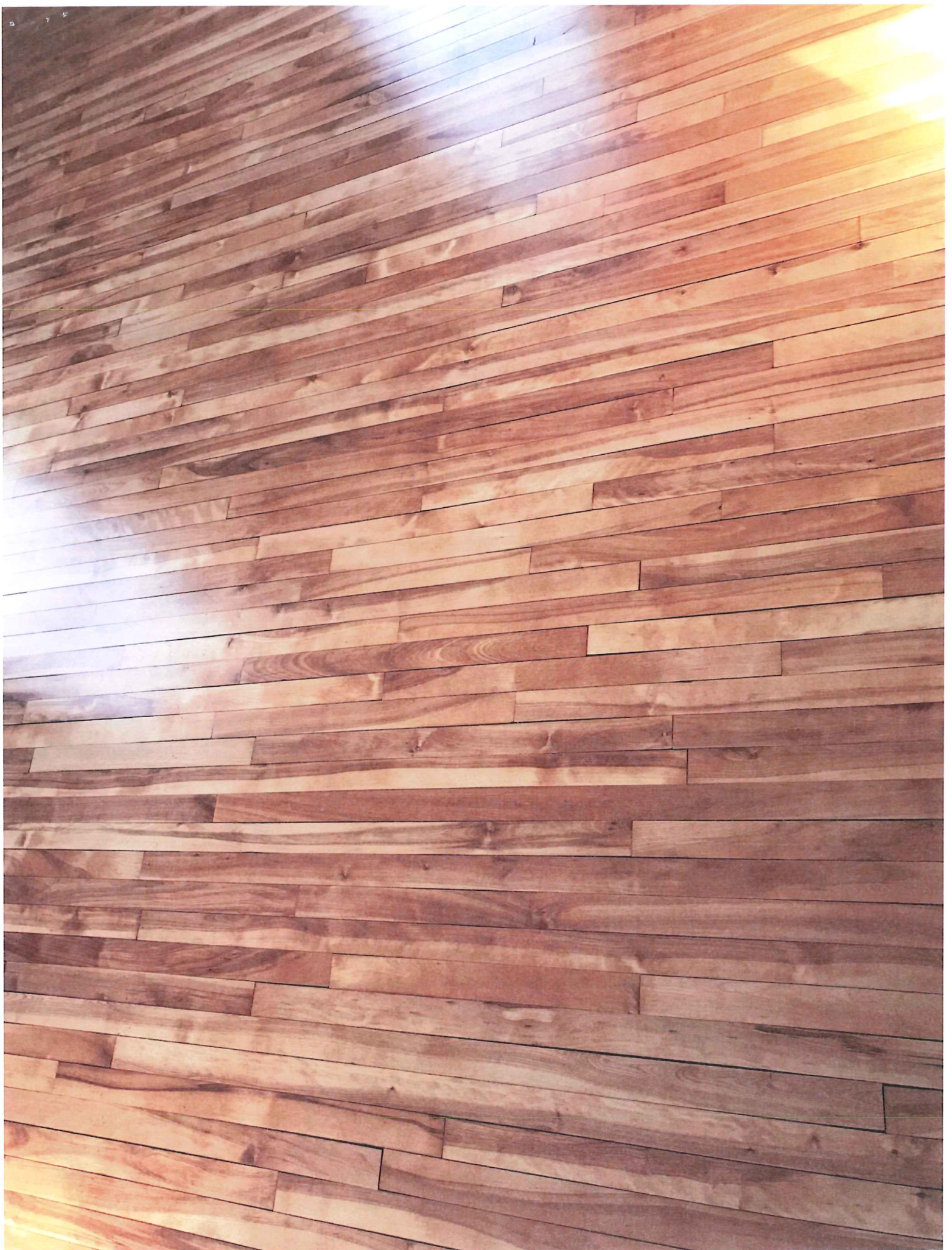


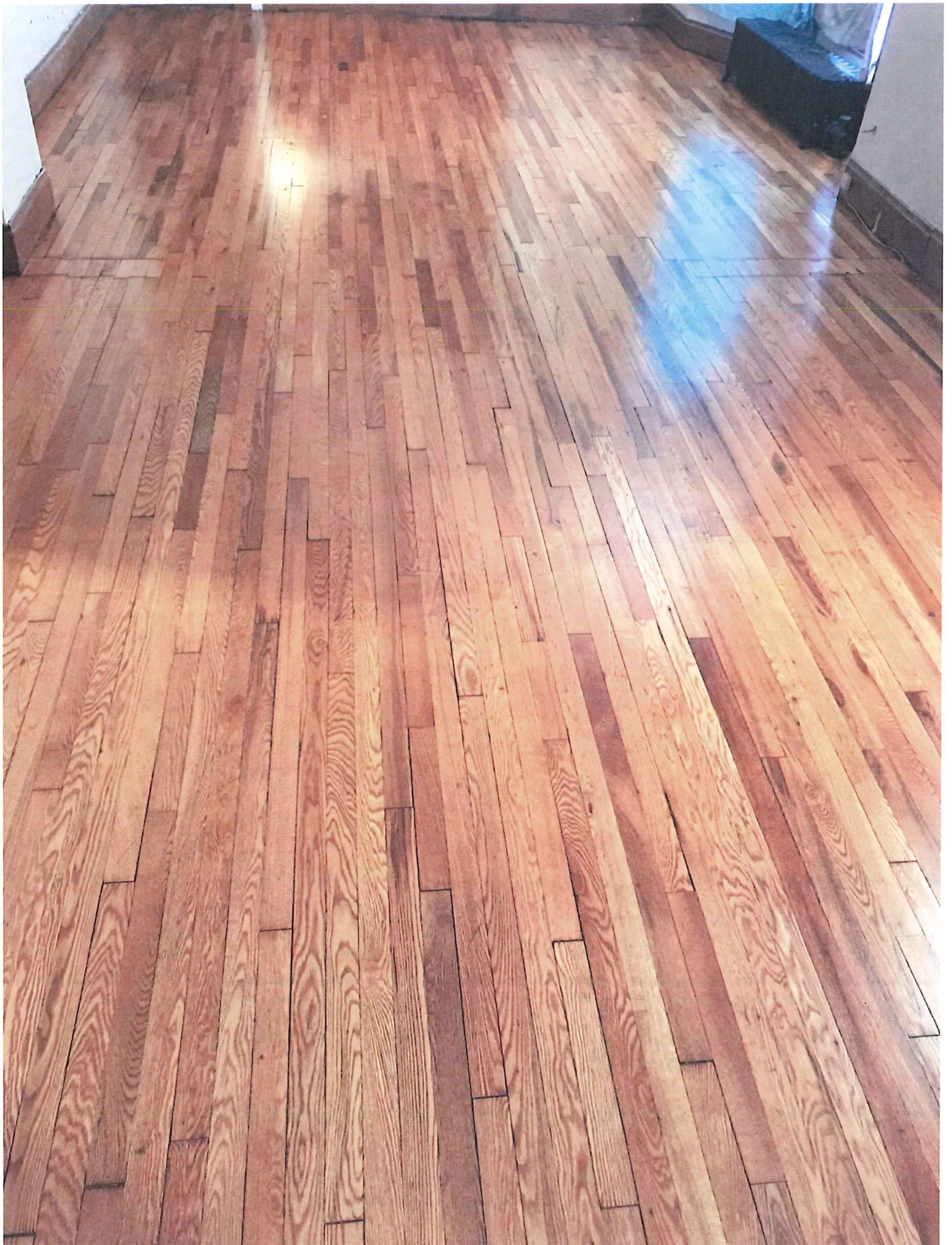












FILE
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House to the right of 2083 Marshall Ave









FILE
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House to the left of 2083 Marshall Ave

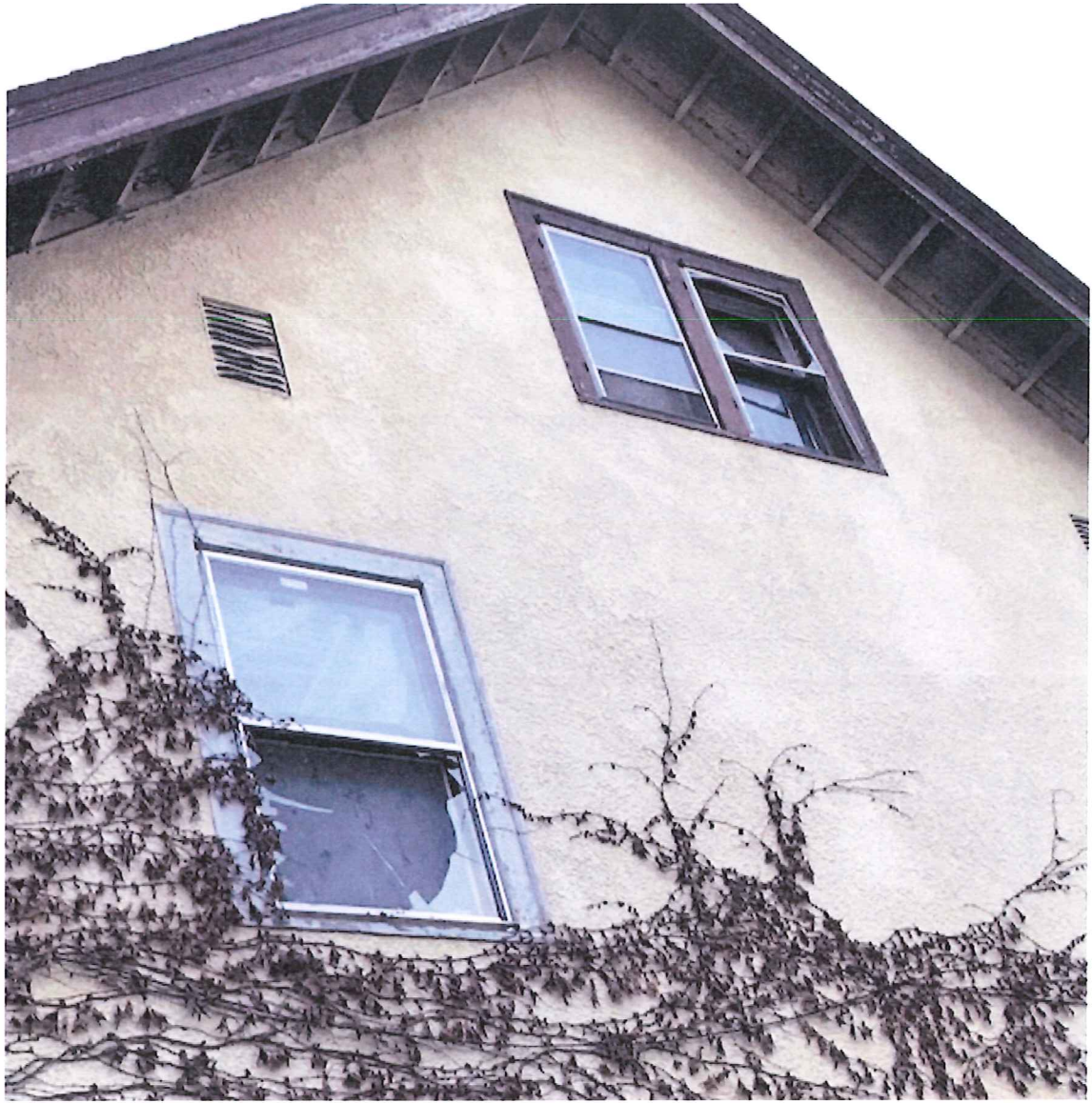
















OFF-CAMPUS STUDENT SERVICES (//WWW.STTHOMAS.EDU/OFFCAMPUS/)

Site Navigation

Off-Campus Student Services (/offcampus/) » Off-Campus Housing (/offcampus/housing/) » STEP

Student Tenant Education Program (STEP)

A core function Off-Campus Student Services (OCSS) is to educate students about their rights and responsibilities living off-campus, particularly related to the neighborhood community around St. Thomas' St. Paul campus.

The Student Tenant Education Program (STEP) is two workshops designed to provide students with fundamental resources and knowledge about living off-campus.

When does the STEP take place?

The Student Tenant Education Program consists of two, one-hour workshops. Students must attend both sessions completely in order to be recognized as completing the program.

STEP will be take place over convo hour on February 6 and 8, 2018. Each STEP offering is two sessions long. Sessions should last about an hour and students **must attend both sessions** completely to be considered as completing the course. If demand exceeds capacity, more sessions may be scheduled later in the semester.

What does the STEP cover?

Students will learn about living off-campus responsibly. Content areas include:

- The landlord-tenant relationship
- Tenant Rights and Responsibilities
- The Neighborhood, and neighbors
- Off-campus Safety

This content area will be presented by Off-Campus Student Services staff as well as a variety of guests from St. Thomas and the community.

Why should students complete the program?

Beyond the resources and information on student tenant rights and responsibilities, student tenants who complete the program may be eligible for a security deposit discount from participating landlords.

We encourage landlords and tenants to ensure the program completion discount is written into their lease.

Properties currently participating and offering a security deposit discount:

- 640 Laurel Ave
- 1259 Edmund Ave
- 2100 Lincoln Ave
- 2071 Roblyn Ave
- 2176 Dayton Ave
- 1605 Marshall Ave
- 2285 Stewart Ave

What about the “Renter’s Ed” session, isn’t that good enough?

OCSS hosts an annual Renter’s Education panel in early February featuring student tenants who live off-campus sharing information about their experience and advising prospective student tenants. That program will continue.

The student panel is an introductory overview, while STEP provides more in-depth content. STEP is for those students who are seriously considering renting off-campus, or those that may already be renting, and looking for more than an introduction.

How do I sign up?

Participation in the STEP is open to any current St. Thomas students. To register for the course, contact Off-Campus Student Services at offcampus@stthomas.edu (mailto:offcampus@stthomas.edu) or 651-962-6659; or feel free to visit us in person in the Anderson Student Center, ASC 253.

Registration space is limited, so be sure to sign up early!

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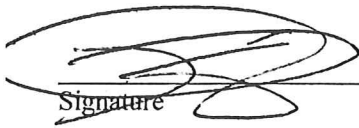
CITY OF SAINT PAUL
DEPARTMENT OF SAFETY & INSPECTIONS
FIRE SAFETY INSPECTION DIVISION



LANDLORD 101

2018 REGISTRATION FORM

This training, and the landlord information that is provided by the Department of Safety and Inspections is designed for the first time landlord in the City of Saint Paul to provide foundations for the development of their property management skills, and for those experienced city landlords who wish to better understand tenant, landlord relationships and responsibilities. The manual and training should not be regarded as legal advice or considered a replacement for the landlord's responsibility to be familiar with the law. In that regard, I release the Department Safety and Inspections and employees from all liability and responsibility from my participation in this program.


Signature

1/9/18
Date

Please Print:

Kyle Coglitone
Name

17620 Ireland Trail
Mailing Address

Lakeville, MN 55044
City / State / Zip

Twincities Properties, LLC
Business, Management Company, or apartment complex you represent

952-212-4211
Phone (Required)

klog23@hotmail.com
E-Mail Address (Required)

Number of properties in Saint Paul? 1 Number of units in each? 1
(Please list on back)

Referral Source: Leanne Schuff
Name

Fire Inspector
Agency

CHECK DATE CHOSEN:

~~WEDNESDAY NIGHTS~~
~~February 8 & 15, 2018~~
~~5:30p.m. - 8:30p.m.~~
~~(Attendance both Nights is Required)~~

TWO THURSDAY NIGHTS
MARCH 8 & 15, 2018
5:30p.m. - 8:30p.m.
(Attendance both Nights is Required)

~~SATURDAY~~
~~April 14, 2018~~
~~8:30a.m. to 5:30p.m.~~

Confirmation letter & map will be sent prior to the training

Partial list of improvements 2083 Marshall Ave., St. Paul, MN

Replaced stove

replaced two refrigerators

replaced washer and dryer

replaced two toilets

Re-tiled the bathroom

replaced interior doors

repaired defects in plaster walls

Repaired flashing.

Replaced damaged windows

installed all new screens on the house

replaced globes and light fixtures

replaced switch plates

installed additional spindles on the staircase railing

tested and confirmed smoke detectors functioning

replaced a ceiling in the basement

removed carpet and sanded and refinished main level and upstairs level wood flooring

added quarter-round to woodwork

Painting interior walls and ceilings throughout the house

city of saint paul
planning commission resolution
file number 17-22
date May 5, 2017

ALTERNATIVE FINANCIAL ESTABLISHMENTS TEXT AMENDMENTS

WHEREAS, the Saint Paul Zoning Code, found in chapters 60 through 69 of the Saint Legislative Code, is established to promote and protect the public health, safety, morals aesthetics, economic viability and general welfare of the community; and

WHEREAS, Zoning Code § 61.801 calls for the periodic review of the code to reflect current city policies, and provides that amendments to the Zoning Code may be initiated by the Planning Commission; and

WHEREAS, In December, 2015, the City Council initiated a study to consider amendments to the Zoning Code regarding alternative financial establishments; and

WHEREAS, on April 21, 2017, the Saint Paul Planning Commission held a duly noticed public hearing on proposed zoning text amendments regarding alternative financial establishments; and

WHEREAS, the Neighborhood Planning Committee, on April 26, 2017, forwarded its recommendations to the Planning Commission;

NOW, THEREFORE, BE IT RESOLVED, under provisions of Minnesota Statutes §462.367 and Legislative Code §61.801, that the Planning Commission hereby recommends to the Mayor and City Council the following amendments to Zoning Code §65.511, pertaining to alternative financial establishments, as set forth on page 2 of this resolution; and

BE IT ALSO RESOLVED, that the Planning Commission directs the Planning Administrator to forward the following alternative financial establishment draft, along with the April 26, 2017, memorandum from the Neighborhood Planning Committee containing their recommendations and rationale for the recommended text amendments, to the Mayor and City Council for their review and adoption.

moved by DeJoy
seconded by _____
in favor Unanimous
against _____

NOTE: Existing language to be deleted is shown by ~~strikeout~~. New language to be added is shown by underlining.

Sec. 65.511. Alternative financial establishment.

A business person, firm, association, corporation or partnership engaged in the business or service of check-cashing or making loans to be repaid in one (1) lump sum or in installments over a set period of time, either collateralized or not, for which there is a fee or service charge, or interest received, including but not limited to loans collateralized by personal check, payroll check, wage assignment or personal property title, or collateralized with the promise to relinquish possession of any personal property upon default. Alternative financial establishment includes but is not limited to defined and licensed by the Minnesota Department of Commerce as a consumer small loan companies, currency exchanges, industrial loan and thrifts, and or regulated loan companies, as defined and licensed by the Minnesota Department of Commerce. Alternative financial establishment does not include federal or state chartered banks, credit unions, or savings banks, nor does it include a person, firm, association, corporation or partnership that provides the service of cashing checks, drafts, money orders, or travelers checks for a fee, incidental to the person's primary business and the charge for cashing a check or draft does not exceed one dollar (\$1.00) or one (1) percent of the value of the check or draft, whichever is greater. makes consumer small loans, or makes consumer short-term loans.

Standards and conditions:

- (a) The alternative financial establishment shall be located at least one hundred fifty (150) feet from any lot in a residential district or lot occupied with a one-, two-, or multiple-family dwelling, measured in a straight line from the closest point of the building in which the business is or is to be located to the closest point of the residential property line.
- (b) ~~The No~~ alternative financial establishment shall be located within at least two thousand six hundred forty (2,640) feet of from any another alternative financial establishment and one thousand three hundred twenty (1,320) feet from any pawnshop, measured from the nearest building wall of the existing establishment to the nearest building wall of the proposed use, or if there is no building, to the nearest lot line of the proposed use.
- (c) ~~No alternative financial establishment shall be located within one thousand three hundred twenty (1,320) feet of any pawnshop, measured from the nearest building wall of the existing establishment to the nearest building wall of the proposed use, or if there is no building, to the nearest lot line of the proposed use.~~