



CITY OF SAINT PAUL  
Christopher Coleman, Mayor

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January 17, 2012

Reverend James Michaud  
Kingdom Pathways  
426 Oxford St N  
Saint Paul MN 55104-4721

RE: 1038 Aurora/ 426 Oxford – License requests for a Rooming House with Food Boarding Facility (License ID# 20120000181 and 20120000187 respectively)

Reverend Michaud:

We have received your request for rooming-house and food boarding licenses for the properties at 1038 Aurora (*single family dwelling in a RT1 Two-Family District*) and 426 Oxford (*legal nonconforming two family dwelling in a R4 Single Family District*). We are proceeding with the processing of the license request for 1038 Aurora but have determined that the property at 426 Oxford does not require a license.

On December 16, 2011, the Saint Paul Planning Commission, denied the application of Kingdom Pathways for a re-establishment of nonconforming use as community residential facility licensed by the Department of Human Services at 426 Oxford St N and 1038 Aurora Ave. As a result of the Planning Commission's decision, these properties must be in conformance with permitted uses in the residential zoning districts where they are located.

A community residential facility (CRF), licensed human service serving 6 or fewer facility residents is permitted in residential zoning districts. The property at 1038 Aurora meets zoning code requirements for a CRF, since you have reduced the number to (6) six residents (from the previous seven) and this property also is more than 1320 feet from another transitional housing facility (the Jeremiah Program at 932 Concordia). We are therefore proceeding with approving your license request for rooming house with food boarding at this address.

The property at 426 Oxford does not meet zoning requirements for a community residential facility because it would be too close to 1038 Aurora and the other residential facility at 932 Concordia. The property at 426, for zoning purposes, can only be considered as two family dwelling with no more than four unrelated persons living in each of the units. The definitions in both the zoning code (Leg. code 65.171) and the licensing code (Leg. Code 321.01) are identical referring to a rooming house as a living arrangement of "five or more". The permitted living arrangement for this property does not meet either of these definitions for a rooming house and therefore does not require a license. A business license cannot be issued for a rooming house when zoning would not allow such a use.

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To complete the process for issuing the license at 1038 Aurora, you will need to schedule an inspection with the health inspector (Abdinasir Museid 651-266-9141). Once the health inspector approves the facility, you will need to pay an inspection review fee (talk to the health inspector about this). When the fee is paid we will issue the license for 1038 Aurora.

Regarding your application for a license for 426 Oxford we are denying your request. You may request a refund of the license fee for this property

If you have any questions, call or e-mail me.

A handwritten signature in black ink that reads "Lawrence R Zangs". The signature is written in a cursive, flowing style.

Lawrence R. Zangs  
Project Facilitator  
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