

PETITION TO AMEND THE ZONING CODE



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
File #: _____
Fee: _____

APPLICANT

Property Owner JAMES & SARAH JARMAN
Address 541 SELBY AVE
City ST. PAUL State MN Zip 55102 Daytime Phone _____

PROPERTY LOCATION

Address/Location 541 SELBY AVE, ST. PAUL, MN 55102
Legal Description LOT 13 BLK 4 OF WOODLAND PARK ADDITION

TO THE HONORABLE MAYOR AND CITY COUNCIL:

Pursuant to Section 61.800 of the Saint Paul Zoning Ordinance and to Section 462.357(5) of Minnesota Statutes, JAMES & SARAH JARMAN, owner of land proposed for rezoning, hereby petitions you to rezone the above described property from a RM2 MULTIPLE-FAMILY zoning district to a BC COMMUNITY BUSINESS (CONVERTED) zoning district, for the purpose of:

- 1. COUNSELING THERAPY OFFICES
- 2. RETAIL - HOME FURNISHINGS AND DESIGN

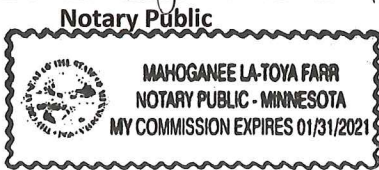
(Attach additional sheets if necessary)

Attachments as required: Site Plan Consent Petition Affidavit

Subscribed and sworn to before me

Date OCTOBER 19TH 2018

Mahogane L. Farr

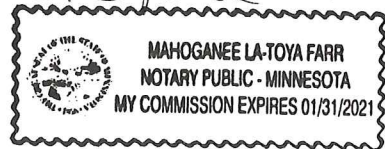


By: James Jarman

Fee owner of property

OCTOBER 19TH 2018

Mahogane L. Farr



S. Sarah Jarman

CONSENT OF ADJOINING PROPERTY OWNERS

**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 JAMES & SARAH JARMAN
(name of petitioner)
to rezone the property located at 541 SELBY AVE
from a RM2 zoning district to a BC zoning district and;
2. A copy of sections 66.413 through 66.442 inclusive of the Saint Paul Zoning Code.

We acknowledge that we are aware of all of the uses permitted in a BC 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

JAMES & SARAH JARMAN to a BC 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 representative.

ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
<u>541 SELBY AVE</u>	<u>JAMES & SARAH JARMAN</u>	<u>James Jarman</u>	<u>10/18/18</u>
		<u>Sarah Jarman</u>	<u>10/18/18</u>
<u>551 Selby Ave</u>	<u>Waltham Square</u>	<u>[Signature]</u>	<u>10/20/18</u>
	<u>SARAH BELAMY</u>	<u>[Signature]</u>	<u>10/20/18</u>
<u>535 Selby Ave</u> ^{unit #4}	<u>Aram Dastaran</u>	<u>[Signature]</u>	<u>10/20/18</u>
<u>538 DAYTON AVE</u>	<u>JOSEPH MUSOLF</u>	<u>[Signature]</u>	<u>10/20/18</u>
<u>536 Dayton Ave</u>	<u>Mary McKeay</u>	<u>[Signature]</u>	<u>10/20/18</u>
<u>535 Selby #2</u>	<u>NATHAN STESKE</u>	<u>[Signature]</u>	<u>10/21/18</u>
<u>528 Dayton</u>	<u>James Stone</u>	<u>[Signature]</u>	<u>10/21/18</u>
<u>542 SELBY AVE</u>	<u>METAMORPH, INC.</u>	<u>[Signature]</u>	<u>10/22/18</u>
<u>538 SELBY AVE</u>	<u>METAMORPH, INC.</u>	<u>[Signature]</u>	<u>10/25/18</u>
<u>528 Dayton Ave</u>	<u>Sharon Stone</u>	<u>[Signature]</u>	<u>10-22-18</u>

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 one signing this petition may withdraw his/her name therefrom by written request within that time.



**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 JAMES & SARAH JARMAN
(name of petitioner)
to rezone the property located at 541 SELBY
from a RM'Z zoning district to a BC zoning district and;
2. A copy of sections 460.413 through 460.442 inclusive of the Saint Paul Zoning Code.

We acknowledge that we are aware of all of the uses permitted in a BC 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

JAMES & SARAH JARMAN to a BC 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 representative.

ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
556 DAYTON	ADELE SMITH		10/24/18
550 DAYTON	NEAL PERCY		10/24/18
548 DAYTON	DAVID E. SMITH		10/24/18
555 SELBY	Patrick Lerno		10/24/18
555 Selby	Krissa Nelson		10/24/18
182 Kent St #2	NORFEE HOFF		10/25/18
182 Kent St #1	Susanna Bolay		10/25/18
182 Kent St #1	YEVGENIY GUSEV		10/25/18
182 Kent St #4	Mike Figney		10/25/18
552 DAYTON AVE	JOHN CARLOS		10/25/18
552 Dayton Ave.	Maria Lettman		10/25/18

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**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 JAMES F SARAH JARMAN
(name of petitioner)
to rezone the property located at 541 SELBY
from a RM2 zoning district to a BC zoning district and;
2. A copy of sections 166.413 through 166.442 inclusive of the Saint Paul Zoning Code.

We acknowledge that we are aware of all of the uses permitted in a BC 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

JAMES F SARAH JARMAN to a BC 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 representative.

ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
535 Selby Ave #1	Maureen Rafferty	M. Rafferty	10/24/18
556 Selby Ave	David Williams	David Williams	10-24-18
556 Selby Ave	DAVID CLEMENT	[Signature]	10-24-18
182 KENT ST. #10	Robin Skeie	Robin Skeie	10-30-18
538 Dayton Ave	Caroline Musolf	[Signature]	10-30-18
535 Selby Ave #3	Stephen Sheldon	[Signature]	10-30-18
535 Selby Ave #3	Melissa Sheldon	[Signature]	10-30-18

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CITY OF SAINT PAUL
CONSENT OF ADJOINING PROPERTY OWNERS FOR A
REZONING

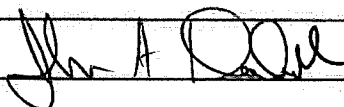
We, the undersigned, owners of the property within 100 feet of the total contiguous description of real estate owned, purchased, or sold by THE PETITIONER within one year preceding the date of this petition acknowledge that we have been presented with the following:

1. A copy of the petition of James & Sarah Jarman
 (name of petitioner)
 to rezone the property located at 541 Selby Avenue
 from a RM2 zoning district to a BC 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

James & Sarah Jarman to a BC 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 representative.

ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
531 Selby Avenue	SLD RECREATION DEVELOPMENT COMM LLC		4/1/18
534 Selby Avenue			
		JOCK DUNMASON CHIEF OFFICER SLD.	

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CITY OF SAINT PAUL

AFFIDAVIT OF PERSON CIRCULATING CONSENT PETITION FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

SCOTT J. GRIESBACH, being first duly sworn, deposes and states that he/she is the person who circulated the consent petition consisting of ___ pages; that affiant is informed and believes the parties described on the consent petition are owners of the parcels of real estate described immediately before each name, and that each of the parties described on the consent petition is an owner of property within 100 feet of the subject property described in the petition and all properties contiguous to the subject property that was owned, purchased or sold by the petitioner within one (1) year preceding the date of the petition; that the consent petition was signed by each said owner; and the signatures are the true and correct signatures of each and all of the parties so described.

SCOTT GRIESBACH
NAME

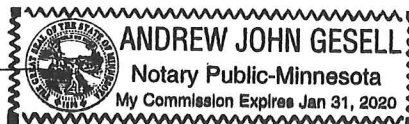
1699 LINCOLN AVE. ST. PAUL,
ADDRESS

612-202-6834
TELEPHONE NUMBER

Subscribed and sworn to before me this

31 day of October, 2018.


NOTARY PUBLIC



CITY OF SAINT PAUL

AFFIDAVIT OF PETITIONER FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

The petitioner, James Jarnan, 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 signatures are the true and correct signatures of each and all of the parties so described.

James Jarnan

James Jarnan

NAME

541 Selby Ave. St. Paul, MN 55102

ADDRESS

612-310-3899

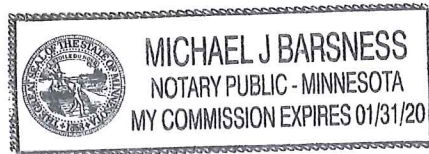
TELEPHONE NUMBER

Subscribed and sworn to before me this

9th day of November, 2018.

Michael J Barsness

NOTARY PUBLIC



CITY OF SAINT PAUL

AFFIDAVIT OF PETITIONER FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

The petitioner, Sarah Jarman, 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 signatures are the true and correct signatures of each and all of the parties so described.

Sarah Jarman
Sarah Jarman

NAME

541 Selby Ave, St. Paul, MN 55102

ADDRESS

612-310-4009

TELEPHONE NUMBER

Subscribed and sworn to before me this

9th day of November, 2018.

Michael J Barsness
NOTARY PUBLIC



CITY OF SAINT PAUL

**AFFIDAVIT OF PERSON CIRCULATING CONSENT
PETITION FOR A REZONING**

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

Thomas M. Ellis, being first duly sworn, deposes and states that he/she is the person who circulated the consent petition consisting of ___ pages; that affiant is informed and believes the parties described on the consent petition are owners of the parcels of real estate described immediately before each name, and that each of the parties described on the consent petition is an owner of property within 100 feet of the subject property described in the petition and all properties contiguous to the subject property that was owned, purchased or sold by the petitioner within one (1) year preceding the date of the petition; that the consent petition was signed by each said owner; and the signatures are the true and correct signatures of each and all of the parties so described.

Thomas M. Ellis

NAME

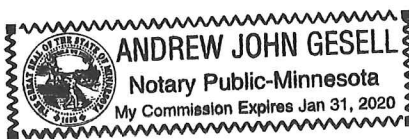
1699 Lincoln Ave.
ADDRESS St. Paul, MN 55105

612-356-0277
TELEPHONE NUMBER

Subscribed and sworn to before me this

31 day of October, 2018.

[Signature]
NOTARY PUBLIC



Notes about Signatures of Support Rezoning of 541 Selby Avenue

We were able to secure 26 of the 31 properties that are within 100 feet of the property. Here are some things to know:

521 Selby Avenue - the building (Solo Vino Wine Shop & Revival Restaurant) is now owned by Solo Vino business owner Chuck Kanski, not Robert Hafdahl. Robert told me he sold the business to Chuck in February. Chuck signed the form.

555 Selby Avenue - this side of the side-by-side condo was sold to Patrick Levno and Krissa Nelson about a month ago. They signed the form. It is no longer owned by AAKT LLC.

538 Dayton Avenue - the owners signatures are on different pages. We got Joseph Musolf's signature on 10/20/18 and got his wife Caroline Musolf's signature on 10/30/18.

556 Dayton Avenue - this address wasn't on our list but the owner of the condo wanted to sign in support (Adele Smith) because she thinks it is a great idea to rezone the property (she was raking when we walked by).

For the condo or business owners who don't live in the neighborhood but own property there, I called them and then sent the form which they signed and emailed back to me. They include:

- 524 Dayton Ave - apartment building owner is 231 Dayton Ave LLC
- 521 Selby Ave - owner Chuck Kanski (see above)
- 554 Dayton Ave - condo owner James Nystrom was in California
- 531 & 534 Selby - building owner (Arthur Murray Dance Studio and Great Harvest Bread company) and parking lot owner Jock Donaldson was in Montana
- 526 Selby Ave - owner Jeffrey Dahlberg signed the form. Jeffrey owns the building with Vibe Realty, Corazon Gift Shop, and Gem Salon & Spa in it. Jeffrey's wife (Marlieke) is out of town at a spiritual retreat with no access to email, so we weren't able to get her signature

Signatures we weren't able to obtain are the result of not being able to identify the owner, or the owners not responding/on vacation.

Zoning Petition List

As requested, attached is a list of all property owners within 100 feet of the property which you are requesting a zoning application. As a condition of your application, you are required to submit with your application a consent petition signed by a minimum two-thirds of all the property owners within 100 feet on the attached list.

Only persons listed as "fee owner" or "homesteader" are eligible to sign your petition. Persons listed as "taxpayer" are not eligible to sign your petition since they do not have full ownership of the property. A property owner may sign the petition as many times as they are listed as an owner within 100 feet.

Also attached are the petition form, affidavit, and application materials.

31

Total properties are within 100 feet of the property for zoning action and eligible to sign your petition.

21

Total signatures are required for a minimum two-thirds consent and a sufficient petition to proceed with your zoning application.

Please return this list along with the original petition form, affidavit, application and any additional supporting information and material that is part of your application.

* Rezoning petitions must be received and held in the Zoning office 7 working days prior to any application cut-off date.

If you have questions about this list or any questions regarding this process, please call the Zoning office at 266-6589.

2/25/2010

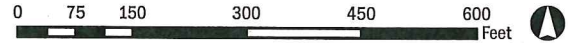


FILE #18-124337 | AERIAL MAP

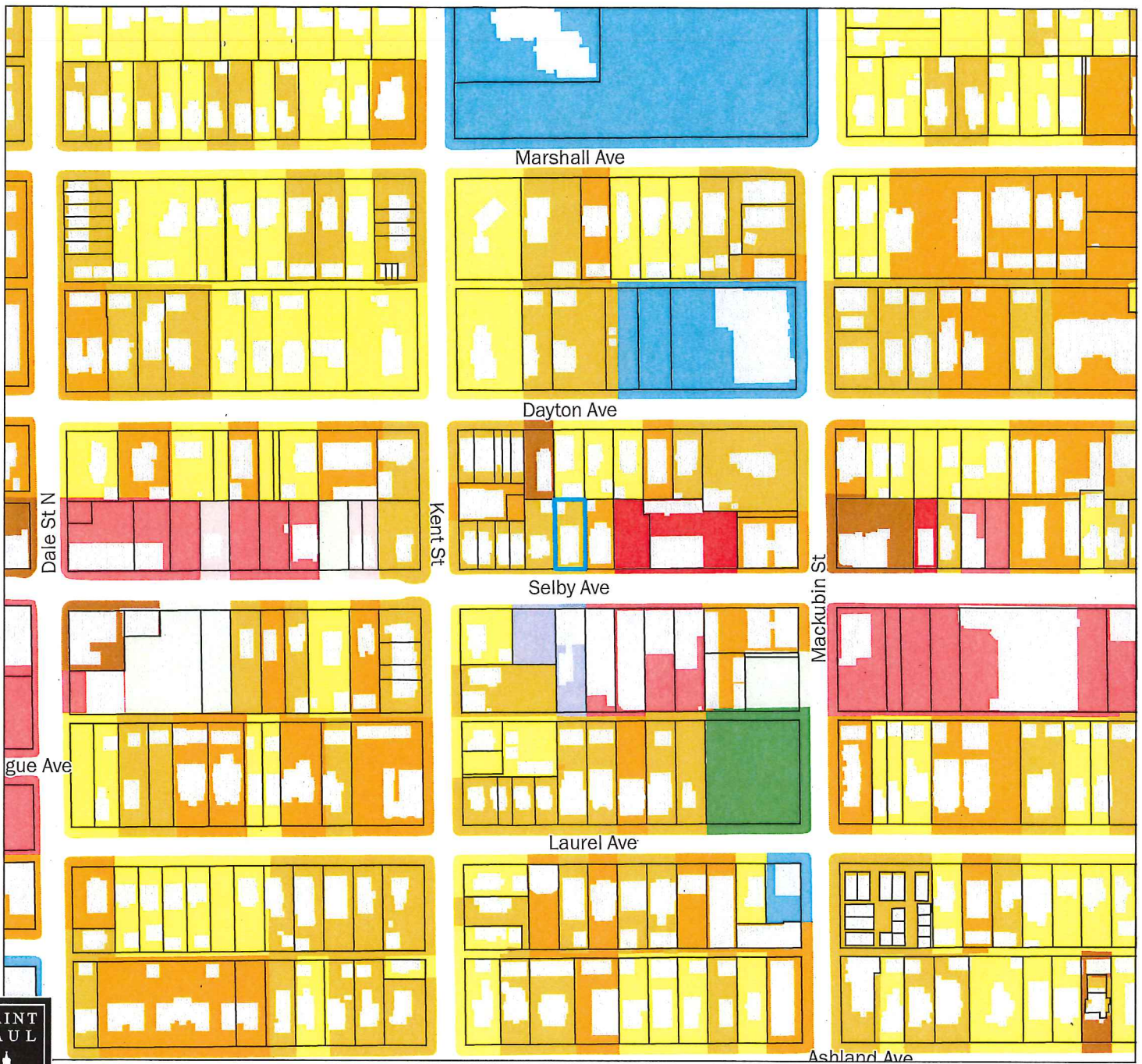
Application of Scott Griesback and Tom Ellis

Application Type: PC Variance
 Application Date: November 9, 2018
 Planning District: 8

Subject Parcel Outlined in Blue



This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such. Data sources: City of Saint Paul, Ramsey County, Metropolitan Council, State of Minnesota.



FILE #18-124337 | LAND USE MAP

Application of Scott Griesback and Tom Ellis

Application Type: PC Variance
 Application Date: November 9, 2018
 Planning District: 8

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Subject Parcel Outlined in Blue

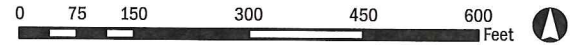
- | | | | |
|---------------------------|--------------------------------|--------------------------------|--------------|
| Farmstead | Office | Extractive | Airport |
| Seasonal/Vacation | Retail and Other Commercial | Institutional | Agricultural |
| Single Family Detached | Mixed Use Residential | Park, Recreational or Preserve | Undeveloped |
| Manufactured Housing Park | Mixed Use Industrial | Golf Course | Water |
| Single Family Attached | Mixed Use Commercial and Other | Major Highway | |
| Multifamily | Industrial and Utility | Railway | |



FILE #18-124337 | ZONING MAP

Application of Scott Griesback and Tom Ellis

Application Type: PC Variance
 Application Date: November 9, 2018
 Planning District: 8



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Subject Parcel Outlined in Blue

RL One-Family Large Lot	RM3 Multiple-Family	BC Community Business (converted)	I3 Restricted Industrial
R1 One-Family	T1 Traditional Neighborhood	B2 Community Business	F1 River Residential
R2 One-Family	T2 Traditional Neighborhood	B3 General Business	F2 Residential Low
R3 One-Family	T3 Traditional Neighborhood	B4 Central Business	F3 Residential Mid
R4 One-Family	T3M T3 with Master Plan	B5 Central Business Service	F4 Residential High
RT1 Two-Family	T4 Traditional Neighborhood	IT Transitional Industrial	F5 Business
RT2 Townhouse	T4M T4 with Master Plan	ITM IT with Master Plan	F6 Gateway
RM1 Multiple-Family	OS Office-Service	I1 Light Industrial	VP Vehicular Parking
RM2 Multiple-Family	B1 Local Business	I2 General Industrial	PD Planned Development
			CA Capitol Area Jurisdiction