

## **Moermond, Marcia (CI-StPaul)**

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**From:** Imbertson, Mitchell (CI-StPaul)  
**Sent:** Monday, February 28, 2022 4:29 PM  
**To:** Moermond, Marcia (CI-StPaul)  
**Subject:** RE: 1055 Laurel (RLH FCO 22-1)  
**Attachments:** 1387 Cleveland Ave N - Rooming house CUP.pdf

Marcia,

Hi, I'm sorry I haven't gotten back to you yet, I had a couple things come up with large fires last week that set my schedule back.

From the property information I have access to, I haven't found any kind of way I can search to pull all properties that are listed as having both Rooming Units and Dwelling Units within the same building. I did find a couple examples from manually searching for addresses I was familiar with though.

2101 Knapp St – This property contains 8 total units, 7 rooming units and 1 dwelling unit. The dwelling unit was a fully contained apartment with its own bathroom and cooking facilities. The rooming units were smaller units that had shared kitchen and bathrooms. This building is currently vacant but back when it was occupied it did maintain a "Rooming house" license.

1387 Cleveland Ave N – This property has 12 total living units which includes 11 rooming units and 1 dwelling unit. The dwelling unit is a self-contained complete apartment and the other units have shared kitchen and restroom facilities. This property also has been required to maintain a rooming house license and comply with rooming house standards for the rooming unit portion of the building. I'm not sure it shows anything useful but I've attached the planning commission approval for this property for reference.

I can't find any examples that are exactly equivalent to what 1055 Laurel would be proposing. My understanding from reading of the code and from examples I have found however, is that in a mixed occupancy building, the portion being classified as rooming units still needs to comply with the definitions of a rooming house and obtain a rooming house license (Legislative code chapter 321). My understanding of what the owner was hoping to do with the property does not necessarily appear that he is hoping to create a full-on rooming house, it appears to be more of a selective use of the definitions in order to approve a single dwelling unit that lacks the required kitchen facilities.

Thanks,

Mitch

### **Mitch Imbertson**

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**SAINT PAUL**  
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**From:** Moermond, Marcia (CI-StPaul) <[marcia.moermond@ci.stpaul.mn.us](mailto:marcia.moermond@ci.stpaul.mn.us)>  
**Sent:** Monday, February 28, 2022 2:29 PM  
**To:** Imbertson, Mitchell (CI-StPaul) <[mitchell.imbertson@ci.stpaul.mn.us](mailto:mitchell.imbertson@ci.stpaul.mn.us)>  
**Subject:** 1055 Laurel (RLH FCO 22-1)

Hi Mitch,

Just checking in on your homework for buildings where there is a mixed use of apartments and rooming units, you indicated you were familiar with a couple of instances. Let me know how this is going when you have a chance.

Thank you! -Marcia



**Marcia Moermond**

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