

Related

Department of Planning and
Economic Development
Zoning Section
1400 City Hall Annex
25 West Fourth Street
Saint Paul, MN 55102
Attn.: PED Paul Dubruiel
651-266-6583

May 25th 2013

RE: 18 BATES AVE.
LOT 5 AND 6 RIO VISTA
PIN : 04-28-22-22-0034

Dear Sir:

Please find the enclosed:

- 1). Application for lot split form
- 2). Filing fee of \$300.00 check
- 3). Attached the (6) copies of a Certificate of Survey drawing
As New Lot requirements are description in drawing.

Thank you consider my application, I appreciate your help.

Sincerely,

Nelly L. Chan

Nelly Lai Chiu Chan
4120 Parklawn Ave. #235
Edina, MN 55435
952-835-4566
E-mail ywc333@yahoo.com



SUBDIVISION REVIEW APPLICATION

Department of Planning and Economic Development
Zoning Section
1100 City Hall Annex
25 West Fourth Street
Saint Paul, MN 55102
266-6589

Zoning office use only	
File no.	13-191241
Fee	300.00
Tentative hearing date	Adm Decision

PD-4
#

APPLICANT

Name NELLY LAI CHIU CHAN TRUSTEE(S)
 Address 4120 PARKLAWN AVE. #235
 City EDINA St. MN Zip 55435 Daytime phone 952-835-4566
 Name of owner (if different) _____
 Contact person (if different) _____ Phone _____

PROPERTY LOCATION

Address/Location 18 Bates Ave.
 Legal description: LOT 5 and 6, RIO VISTA
PIN: 04-28-22-22-0034
 (attach additional sheet if necessary)

TYPE OF SUBDIVISION:

- Lot Split
 Lot Split with Variance
 Reg. Land Survey
 Preliminary Plat
 Final Plat
 Combined Plat

Applicant's signature Nelly L. Chan Date 5/30/13 City agent pd

STAFF USE ONLY

Planning District _____ Land Use Map _____ Tax Map _____ Zoning _____
Plans Distributed _____ Return by _____ Reviewed by _____

Comments:

(attach additional sheets if necessary)

LOT SUBDIVISION SURVEY

Call 48 Hours before digging
GOPHER STATE ONE CALL
 Twin Cities Area 651-454-0002
 MN. Toll Free 1-800-252-1166



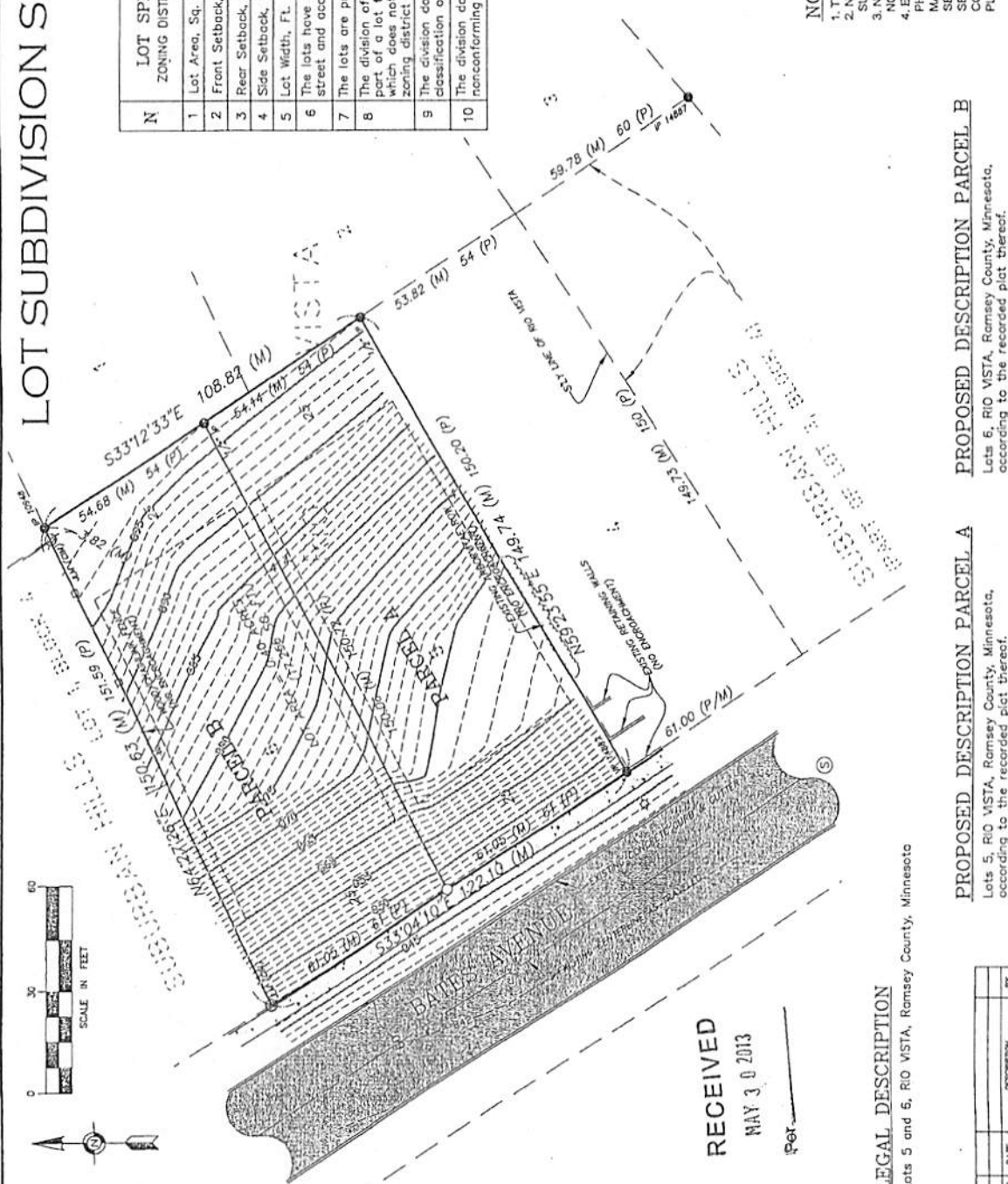
N	LOT SPLIT ZONING REGULATIONS ZONING DISTRICT R-4 SINGLE-FAMILY RESIDENTIAL	PROPOSED		REQUIRED
		Parcel A	Parcel B	
1	Lot Area, Sq. Ft.	8612	8643	7200
2	Front Setback, Ft.	25	25	25
3	Rear Setback, Ft.	25	25	25
4	Side Setback, Ft.	4	4	4
5	Lot Width, Ft.	61	61	40
6	The lots have frontage on an existing improved street and access to municipal services.	Yes	Yes	Yes
7	The lots are previously platted land.	Yes	Yes	Yes
8	The division of the lots shall not cause a remaining part of a lot to become a separately described tract which does not meet the minimum standards of the zoning district or access to services or street	OK	OK	Yes
9	The division does not result in a split zoning classification on a single lot.	OK	OK	Yes
10	The division does not result in the creation of a nonconforming structure or use.	OK	OK	Yes

LEGEND

- DENOTES FOUND IRON MONUMENT
- DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "PLS 25105"
- ⊙ DENOTES FOUND JUDICIAL LANDMARK
- ▭ DENOTES BITUMINOUS SURFACE
- ▭ DENOTES CONCRETE SURFACE
- DENOTES WOOD FENCE W/ CHAIN LINK
- (M) DENOTES SETBACK LINE
- (P) DENOTES MEASURED DISTANCE
- ⊕ DENOTES PLATTED DISTANCE
- ⊕ DENOTES LIGHT POLE
- ⊕ DENOTES SANITARY MANHOLE

NOTES

1. THE BASIS OF THE BEARING SYSTEM IS ASSUMED.
2. NO SPECIFIC SOIL INVESTIGATION HAS BEEN COMPLETED ON THIS LOT BY THE SURVEYOR.
3. NO TITLE INFORMATION WAS PROVIDED FOR THIS SURVEY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.
4. EXISTING UTILITIES AND SERVICES SHOWN HEREON OR FROM EXISTING RECORDS PHYSICALLY ON THE GROUND DURING THE SURVEY OR FROM LOCATED EITHER MADE AVAILABLE TO US OR BY RESIDENT TESTIMONY. OTHER UTILITIES AND SERVICES MAY BE PRESENT. VERIFICATION AND LOCATION OF UTILITIES AND SERVICES SHOULD BE OBTAIN FROM THE OWNERS OF RESPECTIVE UTILITIES BY CONTACTING GOPHER STATE ONE CALL AT (651) 454-0002 PRIOR TO ANY DESIGN, PLANNING OR EXCAVATION.



RECEIVED
 MAY 30 2013
 Per _____

LEGAL DESCRIPTION

Lots 5 and 6, RIO VISTA, Ramsey County, Minnesota

PROPOSED DESCRIPTION PARCEL A

Lots 5, RIO VISTA, Ramsey County, Minnesota, according to the recorded plat thereof.

PROPOSED DESCRIPTION PARCEL B

Lots 6, RIO VISTA, Ramsey County, Minnesota, according to the recorded plat thereof.

NO.	DATE	DESCRIPTION	BY

ENGINEERING DESIGN & SURVEYING
 6480 Weyzata Blvd, Minneapolis, MN 55426
 OFFICE: (763) 545-2800 FAX: (763) 545-2801
 EMAIL: info@edsm.com WEBSITE: http://edsm.com

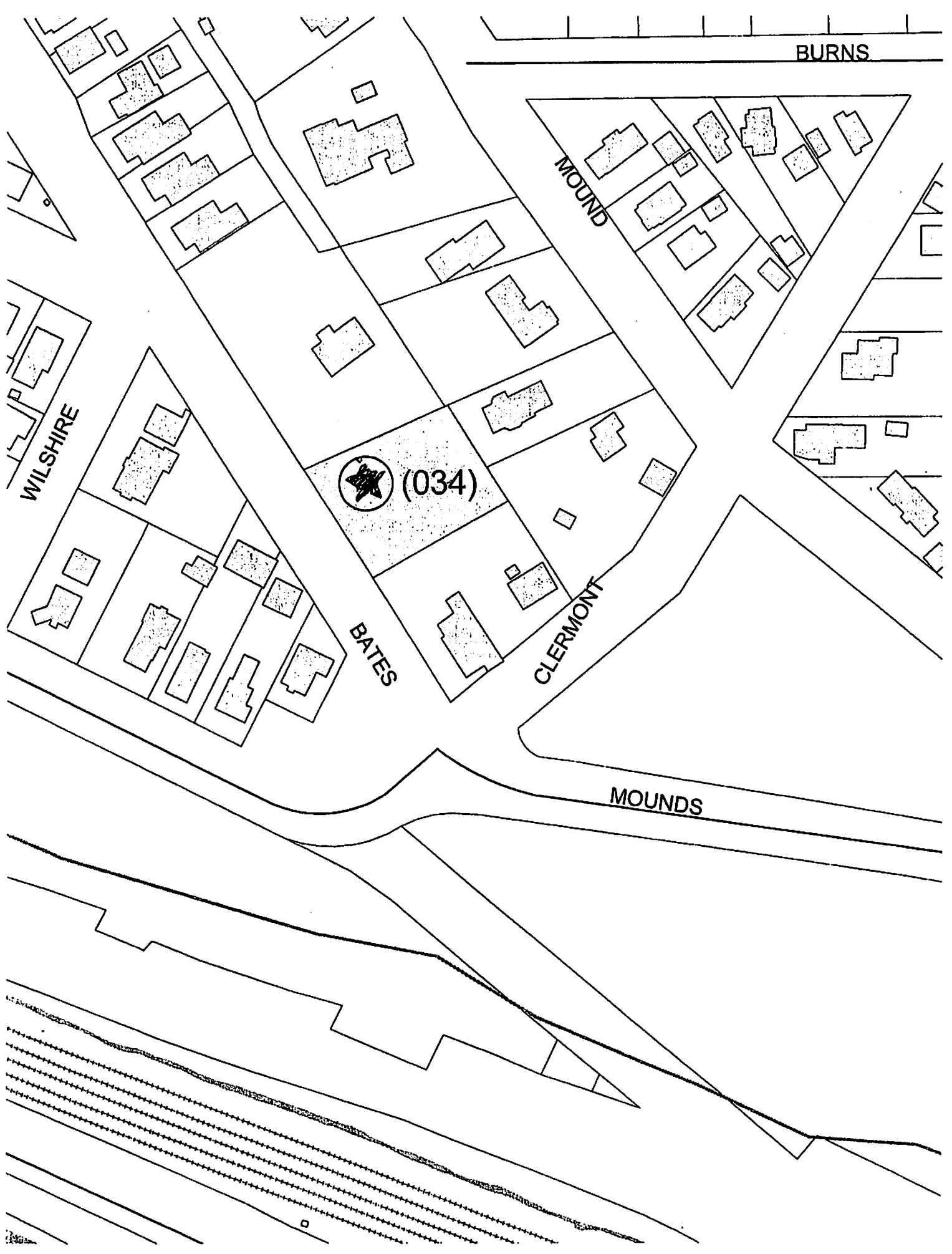


I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
 Yuhua S. Sui, Surveyor
 LICENSE NO. 25108
 DATED: 4/29/11

JOB NAME: YANH CHAN
 LOCATION: 18 BATES AVE (MCDM)
 ST. PAUL, MN 55108

FIELD WORK DATE: 6/15/11
 FIELD BOOK NO.: EDS-7

DRAWN BY: CC
 CHECKED BY: VS
 PROJECT NO.: 11-034
 SHEET NO. 1 OF 1



BURNS

MOUND

WILSHIRE

BATES

CLERMONT

MOUNDS

(034)

Report Name: SP-Owners Report

**CITY OF ST PAUL
Owners Report**

Printed: 5/30/2013

Page: 1

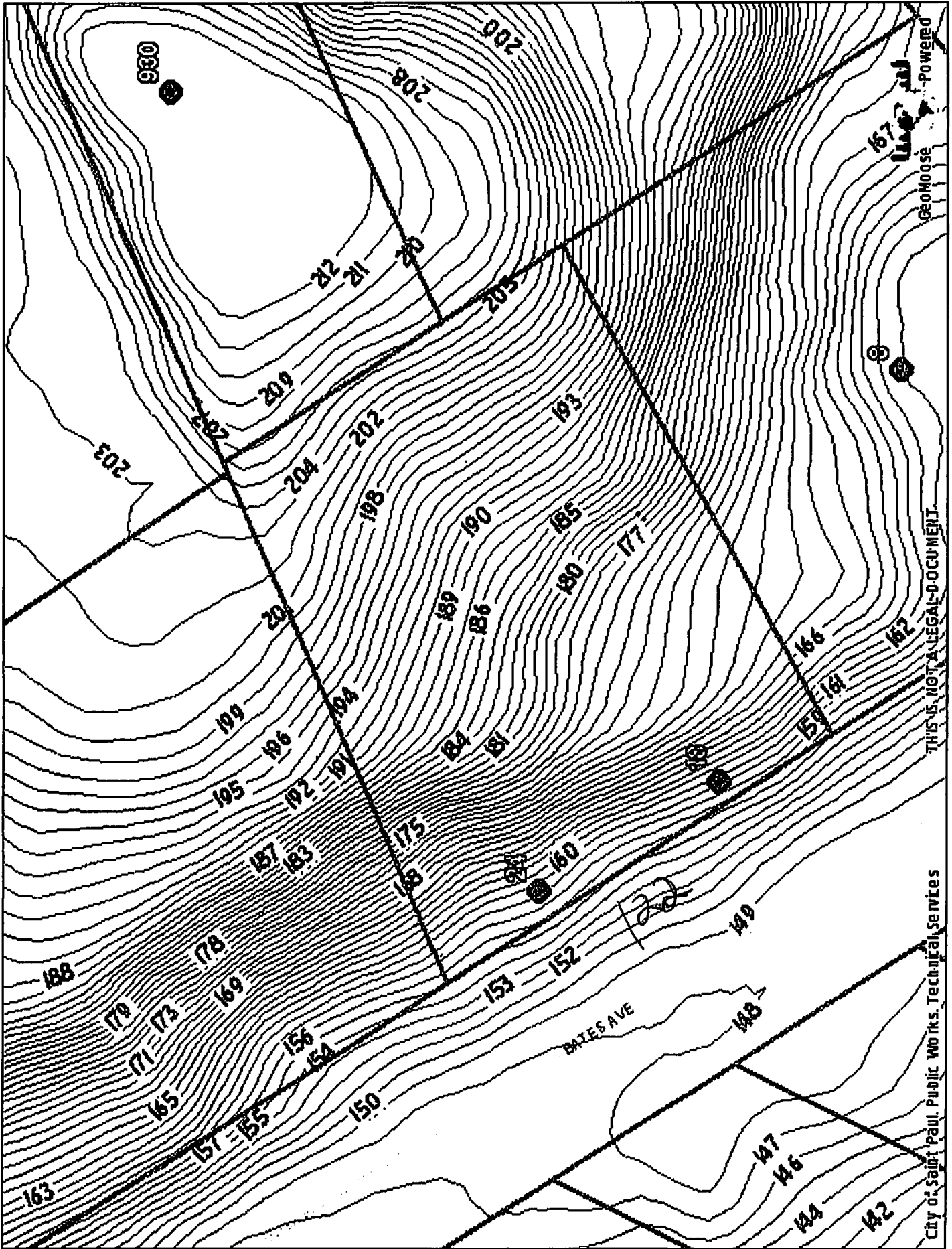
PID: 04-28-22-22-0034

Property Address: 18 BATES AVE 55106-6339

Nelly Lai Chiu Chan
Successor Under Trust
4120 Parklawn Ave #235
Edina MN 55435-4691

Owner
Taxpayer

RIO VISTA, ST. PAUL, MINNESOTA LOTS 5 & LOT 6



City of Saint Paul, Public Works, Technical Services

THIS IS NOT A LEGAL DOCUMENT

GEOMOUSE

powered



THIS IS NOT A LEGAL DOCUMENT

City of Saint Paul, Public Works Technical Services



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

25 West Fourth Street
Saint Paul, MN 55102

Telephone: 651-266-6700
Facsimile: 651-228-3220

September 6, 2013

Ms. Nelly Lai Chin Chan
4120 Parklawn Avenue # 235
Edina, Minnesota 55435

RE: 18 Bates Avenue Lot Split Denial
Zoning File # 13-191-241

Dear Ms. Chan:

The proposed lot split at 18 Bates Avenue (PID # 04-28-22-22-0034) cannot be approved by the planning administrator for compliance with St. Paul's subdivision regulations. Legislative Code § 69.306 gives the planning administrator authority to approve only those lot splits that meet all of the required conditions in § 69.304. The proposed lot split does not meet the requirement in § 69.304(7) that "no lot shall be created where the pad area for the principal structure has an existing slope steeper than eighteen (18) percent or where a driveway steeper than twenty (20) percent is required to reach the building site. Therefore, your application is hereby denied.

You may appeal this decision to the Planning Commission within ten days as provided in Legislative Code § 61.701. Call me at (651) 266-6583 if you have any questions.

Sincerely,

Paul Dubruiel, on behalf of the Planning Administrator
PED Zoning

cc: Dayton's Bluff District 4 Community Council
Jim Bloom and Corinne Tilley, DSI
Zach Oswald, Public Works
Molly Shodeen, DNR
Vladimir Sivriver, EDS Engineering Design & Surveying

INFORMATION COVER SHEET

ZONING FILE #: 13-191-241

APPLICATION TYPE: Subdivision-Lot Split

FOLDER NAME: Nelly Lai Chiu Chan

OWNER & APPLICANT:

Nelly Lai Chiu Chan

4120 Parklawn Avenue

235

Edina MN 55435

ADDRESS OF PROPERTY: 18 Bates Ave, NW corner at Clermont

TELEPHONE:

952-835-4566

LEGAL DESCRIPTION: Rio Vista Lots 5 & Lot 6
6

PIN: 042822220034

PURPOSE: Subdivision (lot split) to create 2 (R4) residential parcels

DATE RECEIVED: May 30, 2013

FINAL ACTION DATE: July 29, 2013

EARLY NOTIFICATION SENT: 5/30/13

LAND USE MAP: 22

ZONING MAP: 17

PRESENT ZONING: R4/RC4

TOTAL OF LOT AREA: 18300

WARD: 7

PLANNING DISTRICT: 4

DISTRICT'S TELEPHONE #: 772-2075

PLANNER ASSIGNED: Paul Dubruiel

TELEPHONE: 651-266-6583

NOTES:

HISTORY: