



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

COPY

October 20, 2016

Jason Holm
Rejuvenate Homes
5113 Lake Ridge Road
Edina, MN 55436

RE: Request for reasonable accommodation (#16-090971) – 449 Mount Ida Street

Dear Mr. Holm:

We have reviewed your request for a reasonable accommodation to establish a sober house for sixteen (16) residents at the location referenced above. Such request is required because a sober house is an exception to the maximum number of unrelated persons living together in a dwelling unit in Saint Paul.

A sober house is defined in the Saint Paul Zoning Code under Section 65.160 as:

A dwelling unit occupied by more than four (4) persons, all of whom are in recovery from chemical dependency and considered handicapped under the Federal Fair Housing Act Amendments of 1988, that provides a non-institutional residential environment in which the residents willingly subject themselves to written rules and conditions including prohibition of alcohol and drug use (except for prescription medications obtained and used under medical supervision), intended to encourage and sustain their recovery. The residents of a sober house are similar to a family unit, and share kitchen and bathroom facilities and other common areas of the unit. Sober houses are financially self-supporting. This definition does not include facilities that receive operating revenue from governmental sources. Sober houses do not provide on-site supportive services to residents, including the following: mental health services; clinical rehabilitation; social services; medical, dental, nutritional and other health care services; financial management services; legal services; vocational services; and other similar supportive services.

This property is located in the R4 one-family residential zoning district. As such, a sober house serving sixteen (16) residents requires six (6) off-street parking spaces. The parking plan you submitted shows three (3) spaces in the rear yard and three (3) parking spaces on the street.

We hereby find that your proposed facility meets the definition of a sober house and we grant you an accommodation for a sixteen (16) resident sober house, subject to the following conditions:


1. Building permits: Building / trade permits must be obtained for any remodeling work needed to accommodate sixteen (16) residents in the single family dwelling. The entire structure must meet building code standards. A new certificate of occupancy for a single family dwelling (with sixteen (16) residents) must be approved prior to building occupancy.
2. Certificate of occupancy: This structure must comply with all life safety requirements of the State Building and Fire Codes. A fire certificate of occupancy is required from the City Fire Marshal before the building may be occupied. Contact Leanna Shaff at 651.266.8980 between the hours of 7:30-9:00am; Monday-Friday to schedule an appointment.

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3. Trash: Garbage containers will be wheeled out to the pick-up area on trash pickup days only.
4. Revisions: Any changes to this facility, such as, but not limited to, the number of residents, parking arrangements, supportive services, status of operating revenue, use/change in the structure or a change in property ownership / facility operator / facility representative, will require a new application and review.
5. The parking pad area at the rear of the property shall be four (4) feet off of the side/rear property line and shall be constructed using asphalt, concrete or pavers.

For any questions regarding this matter, please contact me at 651.266.9084 or karen.zacho@ci.stpaul.mn.us.

Yours truly,



Karen Zacho
DSI Inspector - Zoning

c Leanna Shaff, DSI Fire Marshal's Office

449 Mount Ida Parking – 6 spots (red=asphalt)

