## ZONING COMPLAINT

## DIVISION OF HOUSING AND BUILDING CODE ENFORCEMENT

ADDRESS	884 Laure Date 10/1/92 CENSUS TRACT
OWNER To	aga 1 Byrac Address 884 Laurel PHONE 290-9779
COMPLAINT I	DATA: Triplex - VARIANCE APPROVED FOR DUPLEX ONLY
COMPLAINANT	DATA: Triplex - VARIANCE APPROVED FOR DUPLEX ONLY  Complainant thinks there are 3 separate dualling units  ADDRESS PHONE NO.
DATE	
	May A 1992 Vart 92-059 Granted allowing we of property
	May A 1992 Vart 92-059 Granted allowing is of property
10/1/92	Spoke 1/Ma Brown Froling the analyland
11/16	Spoke w/Mr Byrne. Explain the problem and tequested to inspect the b/cly She refused
	1 1. + Market Ind Didy she verosed
	to let me inspect the blog. She will
	submit an appraisers proportion was in the
	building Recheck 10/16/92 778
<i>.</i> /	
10/23/92	APPRAISER'S REPORT DONE IN AUGUST OF THIS
	YEAR INDICATES ONLY 2 KITCHENS, NO ZOMING
	Wolation Apparent. No Probable Cause for Search
	Marrante Closa Complaint II
47.	Zoning Complaint Logging System Data  planning district S date received(yy/mm/dd) 92/1/10
16/15	planning district $g$ date received(yy/mm/dd) $g2/1/0$ zoning district $g$ complaint type(see menu) $g$
	number of inspections
	citation issued(y/n) $\underline{\mathcal{A}}$ number of days to resolve $\underline{\mathcal{A}}$
	written orders(y/n) $N$ violation unsubstantiated

(7)		Descripti	311 w P.11.01	313 014	1 1717	RESID		LAPP		/ REPO	)RT File I	√o.	
體	Property.	Address	884 La	urel Av	enue			Census Trac	1 5120	354	LENDER DISCRE	TIONARY	IISE
	City S	t. Paul		County	Ramsey	,		Zip Code		5104	Sale Price	\$	002
	Legal Des					Park Ac				<u> </u>	Date	Ψ_	
ł	Owner/Oc			Bryne	<u> </u>	J I GLIC IN		Map Referer	nce. 35	_47	Mortgage Amoun	t -\$-	
E	Sale Price	\$ NA	<del>ur garac</del>	Date of Sale	NA						Mortgage Type	Ψ_	
	Loan char		ions to be p	aid by seller :	NA NA				ee Simple		Discount Points a	nd Other	Concaccione
2	R.E. Taxes		9.34		1992	HOA \$/Mc	o. NA		easehold		Paid by Seller	\$	0011003310113
	Lender/Cli			eral Cr			· NA			m (HUD/VA)	raid by ocher	Ψ_	
				, St. P					e Minimis		Source		
	LOCATION			X Urban	aary in	Suburban		Rural	0 1111111110	NEIGHBORHOOD		Good	Avg. Fair Poor
	BUILT UP			X Over 75%	6	25-75%		Under 2	25%	Employment St		G000	
	GROWTH	RATE	[	Rapid		X Stable		Slow		Convenience to		님	
	PROPERTY		ļ	Increasin		X Stable		Declinin	nn	Convenience to			
	DEMAND/S	SUPPLY	ĺ	Shortage	,	X In Balance		Over Su	- 1	Convenience to		$\mathbf{x}$	워님 님
	MARKETIN	IG TIME	. أ	V Under 3	,	3-6 Mos.		Over 6			ıblic Transportatio		[
	PRESENT	LAND USE		ID USE CHAN		PREDOMINANT	SINO	GLE FAMILY		Recreation Facil		· H	
•	Single Farr	nily (	50 Not	Likely .	$\mathbf{x}$	OCCUPANCY		PRICE	AGE	Adequacy of Ut		H	
	2-4 Family		Like	ly	الخط	Owner		\$ (000)	(yrs)	Property Compa		H	
٠	Multi-family			rocess		lenant		30 Low	7		Detrimental Cond.	H	
Ę	Commercia		LO To:			/acant (0-5%)		OO High	110	Police & Fire Pro		H	
П	Industrial				1	acant (over 59		Predomina		General Appeara	ance of Properties	H	
	Vacant							10 -		Appeal to Marke	•	Ħ	一一一
	Note: Race	or the racia	composition	of the neigh	borhood are	not considered	d reliable app	praisal factor	rs.				
	COMMENT	S: <u>Neighl</u>	<u>xorhood</u>	compris	ses par	t of the	Summit	-Unive	rsity	area of S	St. Paul 1	vina	north of
	Summit	, west	of Dal	e, soutl	of I-	94 and e	ast of	Lexing	ton Av	re. Housi	ng is gene	rally	older with
	extens	sive rer	<u>novatio</u>	n occuri	ing on	numerou	s area	dwelli:	ngs. S	Schools,	oublic and	paro	chial are
	within	<u>walkir</u>	ng dist	ance. I-	-94 and	downtow	n St. I	Paul pro	ovide	access ar	nd excelle	nt sh	opping.
	Dimensions	40	<u>'x150'</u>										street gra
	Site Area		000 S.F				er Lot	No		Size			Typical
	Zoning Clas	ssification ${f E}$	<u> </u>	wo Famil	y Town	house Zonir		ce Yes	S	Shape			ar-Normal
		BEST USE:					r Use	Yes		Drainage			dequate
	UTILITIES	Publi	c Ot	1	te improve		Type	Public	Privat	1		<u>imila</u>	r propertie
=	Electricity	X			reet	<u>Bitumi</u>		X		Landscapin	9 Average	е-Тур	ical for ar
V	Gas	X			rb/Gutter	Concre		X		Driveway	Non <u>e –</u>	<u> Alle</u>	y Access
	Water	X			dewalk	Concre	te	X		Apparent E	asements None	e Not	
	Sanitary Se Storm Sewi	ليطف	***		reet Lights			🖺	Щ	1	d Hazard Yes*		NoX
			duaraa aaaa		ey	Blackto	90	X		FEMA* Mar	/Zonex Pane	el 27	
		Mphairil a	iuveise ease	ments, endro	acimients, s	pecial assessiii	iems, silue a	ireas, etc.): [	No adv	<u>rerse fact</u>	ors noted	• Fe	nced rear
	yard.				· · · · · · · · · · · · · · · · · · ·					· · · · · · · · · · · · · · · · · · ·			
	GENERAL D	ESCRIPTION		EXTERIOR	DESCRIPTION	٧	FOUNDA	TION		BASEMENT		INSU	ATION
	Units	On		F	(	Conc.B1k	1						
			e	Foundation			_ TOIGD	NΟ		Area Sq. Ft	. 1284	1	
14	Stories			4			<del></del>	NO NO		Area Sq. Ft % Finished		Roof	
N. 15	Stories Type (Det.//	2+		4	lls Asbe <u>s</u>	stos Shal	ke Grawl Sp	oace <u>No</u>	11	% Finished	95	Roof Ceilin	gReins. X
		2+ Att.) <u>De</u>	tached	Exterior Wa	lls Asbe <u>s</u> e <u>j</u>	stos Shal Asph.Shg	ke Grawl Sp	oace <u>No</u> nt <u>Fu</u>	11	% Finished Ceiling 2	95 2x <u>4 Tile</u>	Roof Ceilin Walls	
	Type (Det.//	2+ Att.) <u>De</u> le) Vi <u>ct</u>	tached orian	Exterior Wa Roof Surfac	lls Asbe <u>s</u> e <u>j</u> wnspts. <u>j</u>	stos Shal Asph.Shg Aluminum	ke §rawl Sp Basemer	pace $\frac{NO}{Fu^2}$	1.1	% Finished Ceiling 2 Walls S	95 Ex4 Tile Sheetrock	Roof Ceilin Walls Floor	Reins. X
	Type (Det.// Design (Sty	2+ Att.) <u>De</u>	tached orian	Exterior Wa Roof Surfac Gutters & D	lls Asbe <u>s</u> e <u>j</u> wnspts. j pe Doul	stos Shal Asph.Shg Aluminum ole Hung	Ke Grawl Sp Basemer Sump Pu	pace $\frac{NO}{Fu}$ in $\frac{Fu}{NO}$ in $\frac{NO}{NO}$		% Finished Ceiling 2 Walls S FloorCarp	95 Ex4 Tile Sheetrock Det & Viny	Roof Ceilin Walls Floor	Reins X
	Type (Det.// Design (Sty Existing Proposed Under Cons	Att.) De Att.) De Je) Vict Ye No truction No	tached orian	Exterior Wa Roof Surfac Gutters & D Window Ty Storm Sash Screens	lls Asbeg e	stos Shal Asph.Shg Aluminum ole Hung Wood um Comb.	Ke∯rawi Sp • Basemer Sump Pu Dampnes	oace <u>No</u> It <u>Full</u> Imp <u>No</u> Iss <u>No</u> Int <u>Nor</u>	ne	% Finished Ceiling 2 Walls S FloorCarr Outside Ent	95 Ex4 Tile Sheetrock Det & Viny:	Roof Ceilin Walls Floor None Adequ	Reins X
IMPROVEMENTS	Type (Det.// Design (Sty Existing Proposed	Att.) De Att.) De Je) Vict Ye No truction No	tached orian	Exterior Wa Roof Surfac Gutters & D Window Ty Storm Sash Screens	Ils Asbeg e <u>j</u> Iwnspts. <u>j</u> Dou <u>l</u> I	stos Shal Asph.Shg Aluminum ole Hung Wood um Comb.	K∈ €rawl Sp Basemer Sump Pu Dampnes Settleme	oace <u>No</u> nt <u>Full</u> ump <u>No</u> ss <u>No</u> nt <u>Nor</u>	ne ne	% Finished Ceiling 2 Walls S FloorCarr Outside Ent 2- 40 C	95 Ex4 Tile Sheetrock Set & Viny: Y Yes Gal. GHWH	Roof Ceilin Walls Floor None Adequ	Reins X Reins X
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T   IMPROVEMEN	Type (Det.// Design (Sty Existing Proposed Under Cons Age (Yrs.)	2+ Att.) De le) Vict Ye No truction No	tached orian s 54	Exterior Wa Roof Surfac Gutters & D Window Ty Storm Sash Screens	lls Asbeg e	stos Shal Asph.Shg Aluminum ole Hung Wood um Comb.	K∈ €rawl Sp Basemer Sump Pu Dampnes Settleme	oace <u>No</u> It <u>Full</u> Imp <u>No</u> Iss <u>No</u> Int <u>Nor</u>	ne ne	% Finished Ceiling 2 Walls S FloorCarr Outside Ent 2- 40 C 200 Amr	95 Ex4 Tile Sheetrock Det & Viny Y Yes Gal. GHWH D Service	Roof Ceilin Walls Floor None Adequ	Reins X Reins X
T   IMPROVEMEN	Type (Det.// Design (Sty Existing Proposed Under Cons Age (Yrs.) Effective Ag ROOMS Basement	2+ Att.) De le) Vict Ye Nc truction Nc 1938 Le (Yrs.)	tached orian s 54 40	Exterior Wa Roof Surfac Gutters & E Window Tyl Storm Sash Screens Manufacture	Ils Asbeg Iversets 1 Iversets 2 Iversets 2 Iverset 1 Aluming Iverset 1	stos Shal Asph.Shg Aluminum ole Hung Wood um Comb.	ke Srawl Sp Basemer Sump Pt Dampnes Settleme	pace No It Full Imp No Iss No Int Nor Int Nor Int Nor	ne ne	% Finished Ceiling 2 Walls S FloorCarr Outside Ent 2- 40 C 200 Amr	95 Ex4 Tile Sheetrock Det & Viny Y Yes Gal. GHWH D Service	Roof Ceilin Walls Floor None Adequ Energ	Reins. X Reins. X uacy
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DOM LIST   IMPROVEMEN	Type (Det.// Design (Sty Existing Proposed Under Cons Age (Yrs.) Effective Ag ROOMS Basement Level 1 Level 2 Level 3 Finished are	2+ Att.) De Att.) De It Vict Ye No truction No 1938 e (Yrs.) Foyer  1	tached orian s 54 40 Living 1	Exterior War Roof Surface Gutters & D Window Typ Storm Sash Screens Manufacture Dining /	Ills Asbegie Ills	stos Shal Asph.Shg Aluminum ole Hung Wood um Comb. No Den 1 1 5 5	Registration	nace No nt Full ump No ss No nt Nor Nor	ne 'Bedroon 2 4 /4 -Bath	% Finished Ceiling 2 Walls 5 FloorCarr Outside Ent 2- 40 6 200 Amp  # Baths 3/4 3/4 3/4 3/4 3/4 (s); 3111	95 Ex4 Tile Sheetrock Det & Viny Y Yes Gal. GHWH D Service  Laundry 0 1 Stu Squa	Roof Ceilin Walls Floor None Adequ Energ	Reins. X Reins. X  Reins. X  Luacy I I I I I I I I I I I I I I I I I I I
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DOM LIST   IMPROVEMEN	Type (Det.// Design (Sty Existing Proposed Under Cons Age (Yrs.) Effective Ag ROOMS Basement Level 1 Level 2 Level 2 Level 3 Finished are SURFACES Floors Ma	Att.) De Att.) De It Vict No truction No 1938 19 (Yrs.) Foyer  1 a above grace Materia p1e, Oa	tached orian s 54 40 Living 1 le contains: ls/Condition k—Good	Exterior War Roof Surface Gutters & D Window Typ Storm Sash Screens Manufacture Dining /	Ills Asbegge Parkers In	stos Shal Asph.Shg Aluminum ole Hung Wood um Comb. Wo Den 1 1 5 5 KITCHEN B.Befrigera	Registration  Basemer Sump Pt Dampnes Settleme Infestation  Family Rm.  Bedroom(s): EQUIP.  tor	Rec. Rm. /  ATTIC None	ne Bedroon 2 4 /4 Bath	% Finished Ceiling 2 Walls 5 FloorCarr Outside Ent 2- 40 C 200 Amp  18 # Baths 3/4 3/4 3/4 3/4 3/4 (s): 3111 IMPROVEMENT Ouality of Const	95 Ex4 Tile Sheetrock Det & Viny: Y Yes Sal. GHWH D Service  Laundry 0 1 Stu Squa ANALYSIS Fuction	Roof Ceilin Walls Floor None Adequ Energ	Reins. X Reins. X Reins. X Reins. X  Unacy In
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DOM LIST   IMPROVEMEN	Type (Det.// Design (Sty Existing Proposed Under Cons Age (Yrs.) Effective Ag ROOMS Basement Level 1 Level 2 Level 3 Finished are SURFACES Floors Ma Walls Trim/Finish;	Att.) De Att.) De It Vict No truction No 1938 19 (Yrs.) Foyer  1 a above grace Materia p1e, Oa	tached orian s 54 40 Living 1 le contains: ls/Condition k-Good rock-Avd Stair	Exterior War Roof Surface Gutters & E Window Type Storm Sash Screens Manufacture  Dining // 1 1 10 HEAT Type rg - Fuel Led Cond	Ills Asbegge Parkers In	stos Shal Asph.Shg Aluminum ole Hung Wood um Comb. No Den  Den  KITCHEN Refrigera Range/O Disposal	Bedroom(s):  Bedroom(s):  EQUIP.  KE Srawl Sprawl S	Rec. Rm. /  ATTIC None	rie //Bedroon 2 4 /4 -Bath	% Finished Ceiling 2 Walls 5 FloorCarr Outside Ent 2- 40 C 200 Amp  18 # Baths 3/4 3/4 3/4 3/4 3/4 (s): 3111 IMPROVEMENT Ouality of Const	95 Ex4 Tile Sheetrock Det & Viny Y Yes Gal. GHWH D Service  Laundry 0 1 Stu Squa ANALYSIS Fuction Trovements Dut	Roof Ceilin Walls Floor None Adequ Energ	Reins. X Reins. X  Reins. X  Luacy I I I I I I I I I I I I I I I I I I I

	Doors <u>Wood</u>	Central     NO     Compactor       Other     Washer/Dryer       Condition     Microwave	Heated X Plumbing-Adequacy & Condition X
E0101	Fireplace(s)         Gas         # I           CAR STORAGE:         Garage         X           No. Cars         2         Carport           Condition         Avg.         None	Adequacy Intercom  Attached Adequate  Detached Inadequate  Built-In Electric Door	Compatibility to Neighborhood  X House Entry Appeal & Marketability  Outside Entry Estimated Remaining Economic Life 40 Yrs.  Basement Entry Estimated Remaining Physical Life NA Yrs.
SIX	Additional features: <u>See Addendated</u> Depreciation (Physical, functional and extern		
COMMENT			ing loan discounts, interest buydowns and concessions: Normal market
	of financing are ava 0 to 2 points.	no unusual discounts, ilable with rates	buydowns or concessions noted. All types  currently in the 7 3/4 to 8 % range with

Froddin Mac Form 70 10/86 12Ch

Forms and Worms Inc # 315 Whitney Ave New Haven CT 06511 1/8001 242 4545

	13 to Gathhate Market Vi	alue as defined in the Ci	ertification & Stater	ment of Limiting Conditi	ons.		
	HOW GROSS LIVING AR			ESTIMATED REPR	RODUCTION COST-	NEW-OF IMPROVEMEN	VTS:
		calculations and cost approach	ch comments in this spa	oce. Dwelling 313		\$ 60.00 = \$	186,700
Calculations	s in Appraise	rs Notes.		Bsmt.Fin.	1220 Sq. Ft. @	$\sqrt{\frac{38.00}{18.00}} = \sqrt[4]{-}$	22,000
				Evice Kitche	en Builtins	Fire	20,000
Basement = 1	.284 S.F.	Third Floor	c = 720  S.F	place, hut			20,000
First Floor	= 1359 S.F.	Garage = 44	40 S.F.			==	
Second Floor	= 1032  S.F.	Decks = +50	00 S.F.	Special Energy Ef		= -	10 000
<b>o</b> Porch = 300		******			tc. Deck, Po		10,000
					440 Sq. Ft. @		5,900
				Total Estimated C	ost New	= \$_	244,600
Porch = 300  Costs were of Cost Service deterioration	btained from	Marshall and	Chrift	Phy	zical   Functiona	al   External	
Coat Comica				Less	50%   0	0	
Cost Service		on is all phys	SICAL	Depreciation 122	2300 0	0 = \$	122,300
deterioratio	)[] •		•		of Improvements	= \$	122,300
<u> </u>					driveway, landscar		4,000
				1	VALUE		10,000
			•		v only leasehold v	· <del></del>	
	•		<i>y</i>		•	CH = \$	136,300
(Not Required by Grede	lie Mac and Fannie Mae	1 .					130/300
	to applicable HUD/VA p		X Yes \ \	Construction Warrant	-		
	to abbilinable LIDD/AH	property Standards?	TT TES [] [	Name of Warranty			
If No, explain:				Warranty Coverag	e Expires		
adjustment, reflecting ma	irket reaction to those itei	f properties most similar ms of significant variation	hetween the subject	t and comparable proper	tipe If a cignificant	itam in the comparable a	roportu io oupori
to, or more lavorable in	an, the subject property.	a minus (-) adjustment	is made, thus reduc	ing the indicated value o	if subject: if a signi	ficant item in the compa	roperty is superi rable is inferior i
or less lavorable than, th	ie subject property, a plus	s (+) adjustment is made,	thus increasing the i	ndicated value of the sub	ject.		
ITEM	SUBJECT	COMPARABL	.E NO. 1	COMPARABL	E NO. 2	COMPARABI	LE NO. 3
884 Lau	rel Ave.,	820 Laurel A	ve.,	918 Dayton A	ve.,	968 Laurel A	Ave.,
Address St. Pau	1	St. Paul		St. Paul		St. Paul	
Proximity to Subject		1 Bloc	k	4½ Block	S	2½ Bloc	rks
Sales Price	\$ NA	\$		\$			
Price/Gross Liv. Area		1\$ 45.27 ∅		\$ 50.09		\$ 57.02	
Data Source	Inspection	MLS		MLS	711177771111111111111111111111111111111	MLS	(1)((((((((((((((((((((((((((((((((((((
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustmen
Sales or Financing		Conv.	( / / /	Conv.	, ( ) Trajustment	Conv.	+ (-) & Aujustiner
Concessions		9 Days	!	28 Days	] 	f .	1
Date of Sale/Time	NA	3-30-92	t			11 Days 10-30-91	
Dute of Outer fillie			1 1			1 111-311-91	1
<b>4</b>			†	5-22-92 T5	12000		5000
Location	Average	Similar	1000	Inferior	+3000	Superior	-5000
Location Site/View	Average Average	Similar Larger-Sim.	-1000	Inferior Similar	+3000	Superior Similar	i I
Location Site/View Design and Appeal	Average Average 2+ StyAvg.	Similar Larger-Sim. Similar	-1000	Inferior Similar Similar	+3000	Superior Similar Superior	-5000 -5000
Location Site/View Design and Appeal Quality of Construction	Average Average 2+ StyAvg. AvgGood	Similar Larger-Sim. Similar Similar		Inferior Similar Similar Similar		Superior Similar Superior Similar	-5000
Location Site/View Design and Appeal Quality of Construction Age	Average Average 2+ StyAvg. AvgGood 54 Years	Similar Larger-Sim. Similar Similar 86 Years	-1000 +5000	Inferior Similar Similar	+5000	Superior Similar Superior	-5000 +5000
Location Site/View Design and Appeal Quality of Construction Age Condition	Average Average 2+ StyAvg. AvgGood 54 Years AvgGood	Similar Larger-Sim. Similar Similar 86 Years Similar		Inferior Similar Similar Similar		Superior Similar Superior Similar	-5000
Location Site/View Design and Appeal Quality of Construction Age Condition Above Grade	Average Average 2+ StyAvg. AvgGood 54 Years AvgGood Total Bdrms Baths	Similar Larger-Sim. Similar Similar 86 Years Similar Total Bdrms Baths		Inferior Similar Similar Similar 92 Years	+5000	Superior Similar Superior Similar 88 Years	-5000 +5000
Location Site/View Design and Appeal Quality of Construction Age Condition	Average Average 2+ StyAvg. AvgGood 54 Years AvgGood	Similar Larger-Sim. Similar Similar 86 Years Similar Total Bdrms Baths		Inferior Similar Similar Similar 92 Years Good	+5000	Superior Similar Superior Similar 88 Years Good Total Bdrms Baths	-5000 +5000 -12000
Location Site/View Design and Appeal Quality of Construction Age Condition Above Grade	Average Average 2+ StyAvg. AvgGood 54 Years AvgGood Total Bdrms Baths 10 5 3-3/4	Similar Larger-Sim. Similar Similar 86 Years Similar Total Bdrms Baths 8   4   1   1   2	+5000	Inferior Similar Similar Similar 92 Years Good Total Bdrms Baths 8 4 1	+5000 -8000	Superior Similar Superior Similar 88 Years Good Total Bdrms Baths 7 3 1 3/	-5000 +5000 -12000
Location Site/View Design and Appeal Quality of Construction Age Condition Above Grade Room Count Gross Living Area	Average  Average  2+ StyAvg.  AvgGood  54 Years  AvgGood  Total Bdrms Baths  10 5 3-3/4  -3111 Sq.Ft.	Similar Larger-Sim. Similar Similar 86 Years Similar Total Bdrms Baths 8 4 1½ 2430 Sq. Ft.		Inferior Similar Similar Similar 92 Years Good Total Bdrms Baths	+5000	Superior Similar Superior Similar 88 Years Good Total Bdrms Baths	-5000 +5000 -12000
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Location Site/View Design and Appeal Quality of Construction Age Condition Above Grade Room Count Gross Living Area Basement & Finished Rooms Below Grade	Average Average 2+ StyAvg. AvgGood 54 Years AvgGood Total Bdrms Baths 10 5 3-3/4 -3111 Sq.Ft. Full, 2 Bed. 3/4 Ba., Laun	Similar Larger-Sim. Similar Similar 86 Years Similar Total Bdrms Baths 8 4 1½ 2430 Sq. Ft.	+5000	Inferior Similar Similar Similar 92 Years Good Total Bdrms Baths 8 4 1 2176 Sq. Ft. Full, Unf.	+5000 -8000	Superior Similar Superior Similar 88 Years Good Total Bdrms Baths 7 3 1 3/ 2600 Sq. Ft. Full, Unf.	-5000 +5000 -12000
Location Site/View Design and Appeal Quality of Construction Age Condition Above Grade Room Count Gross Living Area Basement & Finished Rooms Below Grade Functional Utility	Average Average 2+ StyAvg. AvgGood 54 Years AvgGood Total Bdrms Baths 10 5 3-3/4 3111 Sq. Ft. Full, 2 Bed. 3/4 Ba., Laun Good	Similar Larger-Sim. Similar Similar 86 Years Similar Total Bdrms Baths 8   4   1½ 2430 Sq. Ft.  Full, Unf Good	+5000	Inferior Similar Similar Similar 92 Years Good Total Bdrms Baths 8 4 1 2176 Sq. Ft. Full, Unf. Good	+5000 -8000 +10000	Superior Similar Superior Similar 88 Years Good Total Bdrms Baths 7 3 1 3/ 2600 Sq. Ft. Full, Unf. Good	-5000 +5000 -12000 4 +5000
Location Site/View Design and Appeal Quality of Construction Age Condition Above Grade Room Count Gross Living Area Basement & Finished Rooms Below Grade Functional Utility Heating/Cooling	Average Average 2+ StyAvg. AvgGood 54 Years AvgGood Total Bdrms Baths 10 5 3-3/4 3111 Sq. Ft. Full, 2 Bed. 3/4 Ba., Laun Good GHW-None	Similar Larger-Sim. Similar Similar 86 Years Similar Total Bdrms Baths 8 4 1½ 2430 Sq. Ft.  J. Full, Unf Good GHW-None	+5000 +6000 • +4000	Inferior Similar Similar Similar 92 Years Good Total Bdrms Baths 8 4 1 2176 Sq. Ft. Full, Unf. Good GHW-None	+5000 -8000 +10000	Superior Similar Superior Similar 88 Years Good Total Bdrms Baths 7   3   1 3/ 2600 Sq. Ft.  Full, Unf. Good GHW-None	-5000 +5000 -12000 4 +5000 +4000
Location Site/View Design and Appeal Quality of Construction Age Condition Above Grade Room Count Gross Living Area Basement & Finished Rooms Below Grade Functional Utility Heating/Cooling Garage/Carport	Average Average 2+ StyAvg. AvgGood 54 Years AvgGood Total Bdrms Baths 10 5 3-3/4 -3111 Sq.Ft. Full, 2 Bed. 3/4 Ba., Laun Good GHW-None 2 Detached	Similar Larger-Sim. Similar Similar 86 Years Similar Total Bdrms Baths 8   4   1½ 2430 Sq. Ft.  Full, Unf Good	+5000	Inferior Similar Similar Similar 92 Years Good Total Bdrms Baths 8 4 1 2176 Sq. Ft. Full, Unf. Good	+5000 -8000 +10000	Superior Similar Superior Similar 88 Years Good Total Bdrms Baths 7 3 1 3/ 2600 Sq. Ft. Full, Unf. Good	-5000 +5000 -12000 4 +5000
Location Site/View Design and Appeal Quality of Construction Age Condition Above Grade Room Count Gross Living Area Basement & Finished Rooms Below Grade Functional Utility Heating/Cooling Garage/Carport Porches, Patio,	Average Average 2+ StyAvg. AvgGood 54 Years AvgGood Total Bdrms Baths 10 5 3-3/4 3111 Sq. Ft. Full, 2 Bed. 3/4 Ba., Laun Good GHW-None 2 Detached Porch,	Similar Larger-Sim. Similar Similar 86 Years Similar Total Bdrms Baths 8 4 1½ 2430 Sq. Ft.  J. Full, Unf. Good GHW-None None	+5000 +6000 • +4000 +3000	Inferior Similar Similar Similar 92 Years Good Total Bdrms Baths 8 4 1 2176 Sq. Ft. Full, Unf. Good GHW-None 2 Detached	+5000 -8000 +10000	Superior Similar Superior Similar 88 Years Good Total Bdrms Baths 7 3 1 3/ 2600 Sq. Ft.  Full, Unf. Good GHW-None 3 Detached	-5000 +5000 -12000 4 +5000 +4000
Location Site/View Design and Appeal Quality of Construction Age Condition Above Grade Room Count Gross Living Area Basement & Finished Rooms Below Grade Functional Utility Heating/Cooling Garage/Carport Porches, Patio, Pools, etc.	Average Average 2+ StyAvg. AvgGood 54 Years AvgGood Total Bdrms Baths 10 5 3-3/4 -3111 Sq.Ft. Full, 2 Bed. 3/4 Ba., Laun Good GHW-None 2 Detached	Similar Larger-Sim. Similar Similar 86 Years Similar Total Bdrms Baths 8 4 1½ 2430 Sq. Ft.  J. Full, Unf Good GHW-None	+5000 +6000 • +4000	Inferior Similar Similar Similar 92 Years Good Total Bdrms Baths 8 4 1 2176 Sq. Ft. Full, Unf. Good GHW-None	+5000 -8000 +10000	Superior Similar Superior Similar 88 Years Good Total Bdrms Baths 7   3   1 3/ 2600 Sq. Ft.  Full, Unf. Good GHW-None	-5000 +5000 -12000 4 +5000 +4000
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Location Site/View Design and Appeal Quality of Construction Age Condition Above Grade Room Count Gross Living Area Basement & Finished Rooms Below Grade Functional Utility Heating/Cooling Garage/Carport Porches, Patio, Pools, etc. Special Energy Efficient Items Fireplace(s)	Average Average 2+ StyAvg. AvgGood 54 Years AvgGood Total Bdrms Baths 10 5 3-3/4 3111 Sq. Ft. Full, 2 Bed. 3/4 Ba., Laun Good GHW-None 2 Detached Porch, Decks One	Similar Larger-Sim. Similar Similar 86 Years Similar Total Bdrms Baths 8 4 1½ 2430 Sq. Ft.  J. Full, Unf Good GHW-None None Porch One	+5000 +6000 • +4000 +3000	Inferior Similar Similar Similar 92 Years Good Total Bdrms Baths 8 4 1 2176 Sq. Ft. Full, Unf. Good GHW-None 2 Detached	+5000 -8000 +10000	Superior Similar Superior Similar 88 Years Good Total Bdrms Baths 7   3   1 3/ 2600 Sq. Ft.  Full, Unf. Good GHW-None 3 Detached 3 Porches  None	-5000 +5000 -12000 4 +5000 +4000 -5000 +2000
Location Site/View Design and Appeal Quality of Construction Age Condition Above Grade Room Count Gross Living Area Basement & Finished Rooms Below Grade Functional Utility Heating/Cooling Garage/Carport Porches, Patio, Pools, etc. Special Energy Efficient Items Fireplace(s) Other (e.g. kitchen	Average Average 2+ StyAvg. AvgGood 54 Years AvgGood Total Bdrms Baths 10 5 3-3/4 -3111 Sq.Ft. Full, 2 Bed. 3/4 Ba., Laun Good GHW-None 2 Detached Porch, Decks One Updated, Dws.	Similar Larger-Sim. Similar Similar 86 Years Similar Total Bdrms Baths 8 4 1½ 2430 Sq. Ft.  J. Full, Unff Good GHW-None None Porch One	+5000 +6000 • +4000 +3000	Inferior Similar Similar Similar 92 Years Good Total Bdrms Baths 8 4 1 2176 Sq. Ft. Full, Unf. Good GHW-None 2 Detached 2 Porches	+5000 -8000 +10000 +4000	Superior Similar Superior Similar 88 Years Good Total Bdrms Baths 7	-5000 +5000 -12000 4 +5000 +4000 -5000 +2000
Location Site/View Design and Appeal Quality of Construction Age Condition Above Grade Room Count Gross Living Area Basement & Finished Rooms Below Grade Functional Utility Heating/Cooling Garage/Carport Porches, Patio, Pools, etc. Special Energy Efficient Items Fireplace(s) Other (e.g. kitchen	Average Average 2+ StyAvg. AvgGood 54 Years AvgGood Total Bdrms Baths 10 5 3-3/4 -3111 Sq.Ft. Full, 2 Bed. 3/4 Ba., Laun Good GHW-None 2 Detached Porch, Decks One Updated, Dws.	Similar Larger-Sim. Similar Similar 86 Years Similar Total Bdrms Baths 8 4 1½ 2430 Sq. Ft.  J. Full, Unff Good GHW-None None Porch One	+5000 +6000 • +4000 +3000	Inferior Similar Similar Similar 92 Years Good Total Bdrms Baths 8 4 1 2176 Sq. Ft. Full, Unf. Good GHW-None 2 Detached 2 Porches	+5000 -8000 +10000 +4000	Superior Similar Superior Similar 88 Years Good Total Bdrms Baths 7 3 1 3/ 2600 Sq. Ft.  Full, Unf. Good GHW-None 3 Detached 3 Porches  None Updated, Des	-5000 +5000 -12000 4 +5000 +4000 -5000 +2000 igner,
Location Site/View Design and Appeal Quality of Construction Age Condition Above Grade Room Count Gross Living Area Basement & Finished Rooms Below Grade Functional Utility Heating/Cooling Garage/Carport Porches, Patio, Pools, etc. Special Energy Efficient Items Fireplace(s) Other (e.g. kitchen	Average Average 2+ StyAvg. AvgGood 54 Years AvgGood Total Bdrms Baths 10 5 3-3/4 -3111 Sq.Ft. Full, 2 Bed. 3/4 Ba., Laun Good GHW-None 2 Detached Porch, Decks One Updated, Dws.	Similar Larger-Sim. Similar Similar 86 Years Similar Total Bdrms Baths 8 4 1½ 2430 Sq. Ft.  J. Full, Unff Good GHW-None None Porch One	+5000 +6000 +4000 +3000 +2000	Inferior Similar Similar Similar 92 Years Good Total Bdrms Baths 8 4 1 2176 Sq. Ft. Full, Unf. Good GHW-None 2 Detached 2 Porches None Updated	+5000 -8000 +10000 +4000 +2000	Superior Similar Superior Similar 88 Years Good Total Bdrms Baths 7 3 1 3/ 2600 Sq. Ft.  Full, Unf. Good GHW-None 3 Detached 3 Porches  None Updated, Des Dws.,Dsp.,F8	-5000 +5000 -12000 44 +5000 +4000 -2000 -5000 +2000 igner, H -3000
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Location Site/View Design and Appeal Quality of Construction Age Condition Above Grade Room Count Gross Living Area Basement & Finished Rooms Below Grade Functional Utility Heating/Cooling Garage/Carport Porches, Patio, Pools, etc. Special Energy Efficient Items Fireplace(s) Other (e.g. kitchen equip., remodeling) Net Adj. (total) Indicated Value	Average Average 2+ StyAvg. AvgGood 54 Years AvgGood Total Bdrms Baths 10 5 3-3/4 3111 Sq. Ft. Full, 2 Bed. 3/4 Ba., Laun Good GHW-None 2 Detached Porch, Decks  One Updated, Dws. Dsp., Micro.	Similar Larger-Sim. Similar 86 Years Similar 86 Years Similar  Total Bdrms Baths 8 4 1½ 2430 Sq. Ft.  1. Full, Unf Good GHW-None None Porch  One  , Dws.  X + -\$	+5000 +6000 +4000 +3000 +3000 +2000 22000	Inferior Similar Similar Similar 92 Years Good Total Bdrms Baths 8 4 1 2176 Sq. Ft.  Full, Unf. Good GHW-None 2 Detached 2 Porches  None  Updated  X + -\$	+5000 -8000 +10000 +4000 +2000	Superior Similar Superior Similar 88 Years Good Total Bdrms Baths 7	-5000 +5000 -12000 44 +5000 +4000 -2000 -5000 +2000 igner, H -3000

	INDICATED VALUE BY INCOME APPROACH (If Applicable) Estimated Market Rent \$ NA /Mo. x Gross Rent Multiplier = \$ NA  This appraisal is made [X] "as is" subject to the repairs, alterations, inspections or conditions listed below completion per plans and specification Comments and Conditions of Appraisal:  Appraised as inspected on August 26, 1992.	
MOLLY	Final Reconciliation: <u>Data was insufficient to develop an Income Approach</u> . Most weight is given to t Sales Comparison due to supporting data and relevance of this methodology. The Cost Appro is weak due to building age and lack of site sales. This appraisal is based upon the above requirements, the certification, contingent and limiting conditions, and Market Value definition that are stated in	
RECONGIN	FmHA, HUD &/or VA instructions.  Treddie Mac Form 439 (Rev. 7/86)/Fannie Mae Form 1004B (Rev. 7/86) filed with client  I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF August 26  I (We) certify: that to the best of my (our) knowledge and belief the facts and data used herein are true and correct; that I (we) personally inspected the subject proper inside and out, and baye made an exterior inspection of all comparable sales cited in this report; and that I (we) have no undisclosed interest, present or prospective APPRAISER(S)  Signature  Did	ty, both therein
Fre	Name Michael F. Strapp, Lie #4000300 Name Inspect Proposition of the Mac Form 70 10/86 12Ch. MC3/89 Forms and Norms Inc., 315 Whitney Ave., New Haven, CT 06511 1(800, 243-4545 Item # 111710 Fannie Mae Form 1004	

#### **ADDENDUM**

#### HIGHEST AND BEST USE:

The subject was constructed as a single family residence. Records indicate a construction date of 1938. The structure was moved to the present site in the late 1970's. in the immediate vicinity is a mix of single family and duplexes. Most duplexes are up-down in style and have two bedrooms. The subject is a legal duplex with the second unit being a recently installed third floor efficiency unit. The owner occupies the first and second floor plus rents out two bedrooms in the basement level and a main floor bedroom. An analysis of sales and listings in the subject neighborhood indicated value ranges of \$60,000 to \$130,000 for duplexes and \$40,000 to \$150,000 for single family homes. No sales were found of duplexes similar in style to the subject. Based on the predominate owner-occupied usage and market support for a higher value as single family the highest and best use is estimated to be as a single family house.

#### ADDITIONAL FEATURES:

All four levels are finished and are in average to good condition. The basement has two bedrooms (recently finished), a 3/4 bath and laundry area. The bedrooms have legal ingress-egress windows. The main level features extensive builtin cabinetry including a wall of bookshelves in the den, coved ceilings and hutches in the dining room and rear study. There is an updated kitchen and 3/4 bath off the study. The second floor consists of four large bedrooms and updated bath. The third level is ±95% finished and has a kitchen, 3/4 bath, loft bedroom and large living room with vaulted ceilings. There is a extensive rear deck system recently installed to make the third floor a legal rental unit. Currently, there is no access to the deck from the second floor.

Signature of Cardholder:

CITY OF ST PAUL
Department of Safety and Inspections

## GENERAL BUILDING PERMIT APPLICATION

PROJECT   Number   Province   Street Name   Street Name   Province   Street Name   Province   Street Name   Province   Street Name   Province					st, Suite 200 55101-102	0 Visit our W				isit our Wel	eb Site at www.stpaul.gov/dsi		
Countractor	PROJECT ADDRESS						l. Etc.	NSE	EW	Suite/Apt	Building N	lame	8 6 08
Makeoryy Contractor  Architect			Pega	de Contact ) By	Person)	Addres City State, 2	s Zip + 4					651	
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New Structure   Addition   Residential New Medical and with the Commercial Use.   Section and the Use.   Section an	Architect					City,						Phone	
Remodel/Alter Repair  Remodel/Alter Repair  Restinated Start Date > 8 / 4 / 8 / 8   8   8   8   8   8   8   8   8	Тур	oe of Work			í :			Us	e of	Building			
Commercial   Estimated Value of Commercial   Settimated Value of Commercial   Voltage	New Struct	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	on Re	e <mark>sidential</mark> th the Res	) buildings sidential and	select	Resid	ential				<u>D</u>	uplex
Estimated Finish Date > 0/8/0/C8  Estimated Finish Date > 0/8/0/C8  Description of Project		/ `	Co	mmercia	Use. ▶		□ Comn	nercial I	Estima	ited Value of Co	mmercial Work I	<b>\$</b> _	
Description of Project  Server not concluded at a characteristic that all information is correct and that all perfinent state regulations and city ordinances with be compiled with in perforating the work for which this permit is issued.  **PLEASE COMPLETE THIS SECTION ONLY FOR NEW STRUCTURE OR ADDITION**  Structure Dimensions (In Feet)  Width Length Height Total Square Feet [include basement]		lter Repa	ir Es	timated S	Start Date	> 8	16/8	000	Fat	dunated Wales	- C TD - 4 - 1 TD 4 4	L &	600.00
PLEASE COMPLETE THIS SECTION ONLY FOR NEW STRUCTURE OF Applicant's Signature		_	ŧ			_	1 -4 1 -				•		1000 ===
PLEASE COMPLETE THIS SECTION ONLY FOR NEW STRUCTURE OF Applicant's Signature	Description S	of Project Streened	Poncl	n art	-a chal	App	licant certifie be complied	s that all info	rmatio rming	n is correct and the the work for which	at all pertinent state h this permit is issue	regulations a ed.	nd city ordinances
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Lot Width   Lot Depth   Front   Back   Side 1   Side 2	15	9 /	/ 2		/35	中	Yes	No		/	103		
For Office Use Only  Change/Expansion of Use? Yes / No SUMMARY OF FEES  Existing Primary Use  Construction Type  Plan Check Fee \$ 32.00  Plan Check Fee \$ 32.00  PLAN REVIEW REMARKS  SAC \$  Total Permit Fee \$ 73.50  S.A.C.#:  Reviewed By:  Vacant Bldg. Folder #  State Valuation: \$  American Express Discover MasterCard Visa  Enter Account	Lot Dimensio					'	Set Backs	from Prope	erty L	ines			
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Plan Check Fee \$ 3 2 00  Zoning District Plan Number State Surcharge \$ 5 0  PLAN REVIEW REMARKS SAC \$  Total Permit Fee \$ 7 5 5 0  SA.C.#: Reviewed By: Vacant Bldg. Folder #  Charge Credit Vacant Bldg. Folder #  State Valuation: \$  American Express □ Discover □ MasterCard □ Visa Month/Year ▶  Enter Account	P-D	WORL					-/			Building Pern	nit Fee	<b>\$</b> 442	3.00
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CITY OF SAINT PAUL Christopher B. Coleman, Mayor

COMMERCE BUILDING 8 Fourth Street East, Suite 200 St Paul, Minnesota 55101-1024

Telephone: 651-266-9090 Facsimile: 651-266-9124 Web: www.stpaul.gov/dsi

## Building Permit Affidavit for the Owner of Residential Real Estate'

I, the undersigned, certif	y that	I owr	the	residential	real	estate	for	which	I ar	n annivina	for	
building permit, located a	t:					-514.0	101	WILLOH	1 41	n applying	TOL	а

(Property Location) St. Paul, Um

I understand that the State of Minnesota requires all residential building contractors, remodelers and roofers to obtain a state license for work performed on residential real estate (as defined by Minnesota Statute 326.83, subd.17) unless they qualify for a specific exemption from licensing requirements. I hereby claim to be exempt from state licensing requirements because I am not building or improving this property for purposes of resale.

I acknowledge that I may be hiring independent contractors to perform certain aspects of the construction or improvement of this property and I understand that some of these contractors may require a license. I understand that unlicensed residential contracting, remodeling, and/or roofing activity is a misdemeanor under Minnesota Statute 326.92, subd.1, and that I would forfeit my right to reimbursement from the Contractors' Recovery Fund in the event that any contractor I hire is unlicensed.

I also acknowledge that as the contractor for this project, I am personally responsible for any violation of the state building code or other applicable law or ordinance resulting from work performed on this property.

Print Name)

Carly Byrne

(Print Name)

Signature of Property Owner)

(Signature of Property Owner)

(Date)

To determine if a contractor is required to be licensed, or to verify the licensing status of an individual contractor, please contact the following:

for electrical contractor ...... MN State Board of Electricity, (651) 284-5064

for plumbing contractor ................City of St. Paul, Dept. of Safety and Inspections, (651) 266-9090

for mechanical contractor ........ City of St. Paul, Dept. of Safety and Inspections, (651) 266-9090

<sup>&</sup>lt;sup>1</sup> "Residential real estate" means a new or existing building constructed for habitation by one to four families, and includes detached garages. (Minnesota Statute 326.83, subd.17)



## CITY OF ST. PAUL

OFFICE OF LICENSE, INSPECTIONS AND ENVIRONMENTAL PROTECTION
8 Fourth St. E, SUITE 200
ST. PAUL, MINNESOTA 55101

# GENERAL BUILDING PERMIT APPLICATION

Visit our Web Site at www.liep.us

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Masonry Contra			Addre	ess							Phone		
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Architect			1	Address City, State Zip+4						Phone			
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Signature of Cardholder:

## CITY OF ST. PAUL

OFFICE OF LICENSE, INSPECTIONS AND ENVIRONMENTAL PROTECTION 8 Fourth St. E, SUITE 200 ST. PAUL, MINNESOTA 55101

# GENERAL BUILDING PERMIT APPLICATION

Visit our Web Site at www.liep.us

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CITY OF SAINT PAUL

Norm Coleman, Mayor

LOWRY PROFESSIONAL BUILDING 350 St. Peter Street, Suite 300 Saint Paul, Minnesota 55102-1510 Telephone: 651-266-9090 Facsimile: 651-266-9099

*651-266-9124* 

### ENFORCEMENT NOTICE

October 11, 2001

Margaret M. Byrne 884 Laurel Avenue Saint Paul, MN 55104

Re: 884 Laurel Ave.

Dear Ms. Byrne:

In response to a complaint about too many people living at the above referenced property, I requested an inspection to determine compliance with the zoning requirements. You indicated that the building is being used as a duplex.

This property is located in a RT-1 residential zoning district which permits duplexes, but there is a minimum lot size requirement of 6000 square feet and a 50 feet lot width. This property meets the square footage requirement but the width is only 40 feet. The actual lot size would have been legal under the standards set prior to August 24, 1964. In order to legalize the use of this property as a duplex, you have 3 options:

- 1: Apply for a lot size variance from the Board of Zoning Appeals. Enclosed is the application form.
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You must submit one of the applications by October 30, 2001 if you intend to apply under option #1 or #2. If you intend to deconvert to a single family dwelling, please call me for an inspection to verify that all work is completed. If you have any question, please call me at 266-9080.

Sincerely,

Yaya Diatta

Zoning Inspector



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Telephone: 651-266-9090 Facsimile: 651-266-9099

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#### **ENFORCEMENT NOTICE**

September 14, 2001

Margaret M Byrne 884 Laurel Ave. Saint Paul, MN 55104

Re: 884 Laurel Avenue.

Dear Property Owner:

We have recently received a complaint regarding the number of occupants at the above referenced property. This property is located in an RT-1 residential zoned district.

Enclosed are Sections 60.204 and 60.206 of the City of Saint Paul Legislative Code which define the term "Family" and "Dwelling Unit". The definition of "Family" in the zoning ordinance, which refers to lineally related descendants, allows a maximum of four unrelated individuals living together in a dwelling unit.

It is necessary to determine if the use of the premises is compliant with the City of Saint Paul Legislative Code. An inspection of the property is tentatively scheduled for Wednesday, September 19 at 1 p.m. Attendance by you or your designated representative is necessary at that inspection. Please contact me if that time will not work for you at 651-266-9080.

Sincerely,

Yaya Diatta

Zoning Inspector

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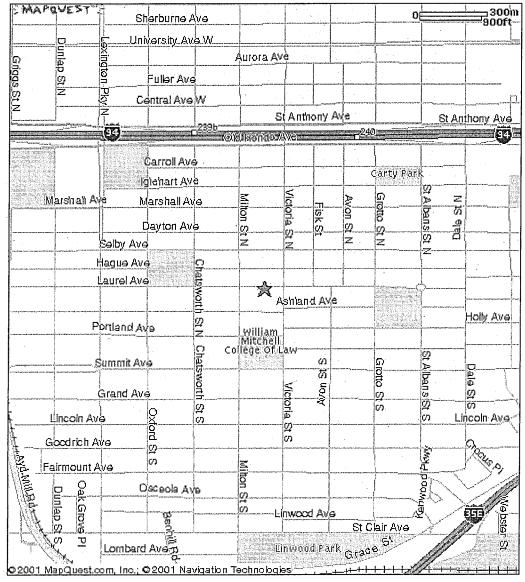


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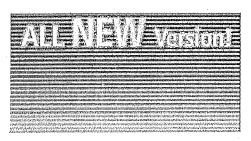
**Print Options** 

## 884 LAUREL AVE, SAINT PAUL, MN, 55104-6521, US



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This map is informational only. No representation is made or warranty given as to its content. User assumes all risk of use. MapQuest and its suppliers assume no responsibility for any loss or delay resulting from such use.

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CITY OF SAINT PAUL
Norm Coleman, Mayor

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651-266-9124

### ENFORCEMENT NOTICE

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Sincerely,

Yaya Diatta Zoning Inspector



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651-266-9124

October 15, 2001

Margaret M. Byrne 884 Laurel Avenue Saint Paul, MN 55104

Re: 884 Laurel Ave.

Dear Ms. Byrne:

In my previous letter dated October 11 regarding the use of the above referenced property, I mentioned that it has always been a single family-dwelling. Additionally, I mentioned that we did not have records of the property being used as a legal duplex. However, after further research, we found that a variance has been granted on May 4, 1992 to allow this property to be used as a legal duplex with a non-conforming lot size.

We apologize for any inconvenience caused to you by this matter. If you have any question, please call me at 651-266-8090.

Sincerely,

Yaya Diatta Zoning Inspector



CITY OF SAINT PAUL

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#### ENFORCEMENT NOTICE

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Sincerely,

Yaya Diatta Zoning Inspector

## CITY OF SAINT PAUL REFERRAL/RESPONSE FORM

TO:	DATE: 6/29/0/
( ) CITY COUNCIL ( ) HOUSING ( ) DOG POUND ( ) HOUSING INFO. (	LICENSE ( ) POLICE  ) MAYOR'S I & C ( ) PUBLIC WORKS  ) PARKS & REC. ( ) WATER  ) PED ( ) OTHER
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COMPLAINANT NAME	ADDRESS PHONE NUMBER
OWNER/AGENT/ MARCHRET BYRNE 88 OPERATOR NAME	ADDRESS PHONE NUMBER
COM	MENTS
4- HARELATED PARTIES	LIVENG IN HOME.
FROM:	EFERRAL REPORT BY (NAME) MATT DERENHELD
	HONE NUMBER
RESPONSE (PLEASE RESPOND WITHIN 10 DAYS OF ABOVE R	EPORT DATE):
RESPONSE BY (NAME)	DATE
CALL BACK COMMENTS:	

## CITY OF SAINT PAUL BOARD OF ZONING APPEALS RESOLUTION

ZONING FILE NUMBER: 92-059

**DATE:** May 4, 1992

WHEREAS, PEGGY BYRNE has applied for a variance from the strict application of the provisions of Section 61.101 of the Saint Paul Legislative Code pertaining to allowing an existing duplex to remain in the RT-1 zoning district; and

WHEREAS, the Saint Paul Board of Zoning Appeals conducted a public hearing on 04/20/92 and 05/04/92, pursuant to said appeal in accordance with the requirements of Section 62.204 of the Legislative Code; and

WHEREAS, the Saint Paul Board of Zoning Appeals based upon evidence presented at the public hearing, as substantially reflected in the minutes, made the following findings of fact:

- 1. The property in question cannot be put to a reasonable use under the strict provisions of the code.
  - The applicant is unable to acquire any additional land to increase the lot width of the property. The applicant points out that the duplex existed when she purchased the property and that it would be a significant hardship and very costly for her to remove the upper efficiency unit to deconvert the building to single family.
- 2. The plight of the land owner is due to circumstances unique to his property, and these circumstances were not created by the land owner.
  - The applicant indicated that the property was a duplex when she acquired it in 1986. According to the applicant, the large size of the structure and the additional efficiency unit on the upper floor existed since before she acquired the property. These circumstances were not created by the land owner.
- 3. The proposed variance is in keeping with the spirit and intent of the code, and is consistent with the health, safety, comfort, morals and welfare of the inhabitants of the City of St. Paul.
  - The area is characterized by a mix of single family and duplex residential structures, some of which are located on same size lots. Along this block face on Laurel there are at least two other duplex structures with the same lot size and lot width. In addition, on the eastern end of the block along Victoria, most of the structures are duplexes on even smaller lots. The general area is zoned to allow duplexes. The proposed variance is in keeping with the spirit and intent of the Zoning Code.
- 4. The proposed variance will not impair an adequate supply of light and air to adjacent property, nor will it alter the essential character of the surrounding area or unreasonably diminish established property values within the surrounding area.
  - The existing duplex does not have any negative impact on the supply of light and air to adjacent property. The duplex apparently has existed in this structure since at least 1986 and has not appeared to have had any detrimental impact on the essential character of the surrounding area. In addition, the duplex has not appeared to have unreasonably diminished established property values within the surrounding area.

- 5. The variance, if granted, would not permit any use that is not permitted under the provisions of the code for the property in the district where the affected land is located, nor would it alter or change the zoning district classification of the property.
  - A duplex is a permitted use in the RT-1 residential zoning district with appropriate lot width. This proposal will not alter or change the zoning district classification of this property.
- 6. The request for variance is not based primarily on a desire to increase the value or income potential of the parcel of land.

The applicant indicated to staff that she is requesting the variance partially because she needs additional income to reside in the structure and maintain the property. However, the applicant insists that the primary reason for the requested variance is to make the existing duplex legal so that its current use may continue.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Board of Zoning Appeals that the provisions of Section 61.101 be hereby waived to allow a lot width of 40' to permit an existing duplex to remain with the condition that a regular staircase and not a spiral staircase be constructed from the second level deck to the rear lower level entry on property located at 884 LAUREL AVE and legally described as Lot 6, Block 19; Summit Park Addition; in accordance with the application for variance and the site plan on file with the Saint Paul Planning Division.

MOVED BY: Scherman SECONDED BY: Bogen

IN FAVOR: 4
AGAINST: 0

MAILED: May 7, 1992

#### TIME LIMIT:

No order of the Board of Zoning Appeals permitting the erection or alteration of a building or off-street parking facility shall be valid for a period longer than one year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is proceeding pursuant to the terms of such permit. The Board of Zoning Appeals or the City Council may grant an extension not to exceed one year. In granting such extension, the Board of Zoning Appeals may decide to hold a public hearing.

File #92-059 Page Three

#### APPEAL:

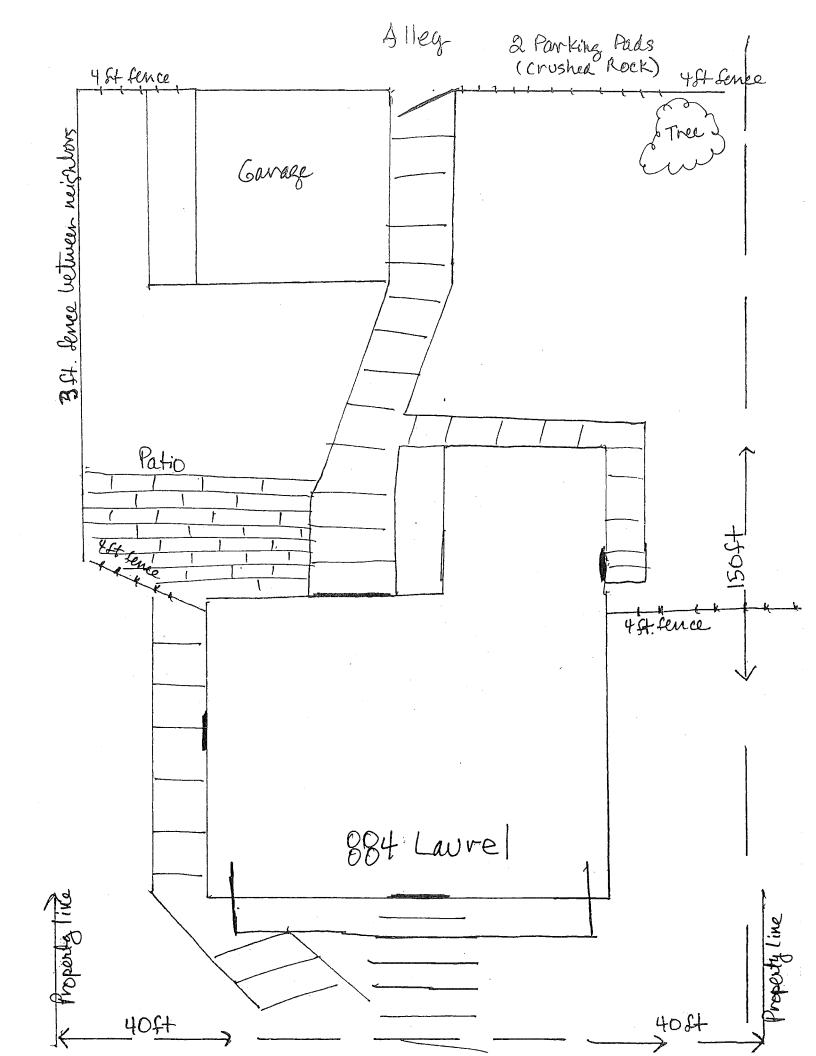
Decisions of the Board of Zoning Appeals are final subject to appeal to the City Council within 15 days by anyone affected by the decision. Building permits shall not be issued after an appeal has been filed. If permits have been issued before an appeal has been filed, then the permits are suspended and construction shall cease until the City Council has made a final determination of the appeal.

#### **CERTIFICATION:**

I, the undersigned Secretary to the Board of Zoning Appeals for the City of Saint Paul, Minnesota, do hereby certify that I have compared the foregoing copy with the original record in my office; and find the same to be a true and correct copy of said original and of the whole thereof, as based on approved minutes of the Saint Paul Board of Zoning Appeals meeting held on April 20, and May 4, 1992 and on record in the Saint Paul Planning Division Office, 25 West Fourth Street, Saint Paul, Minnesota.

SAINT PAUL BOARD OF ZONING APPEALS

Sul Syntegoals
Secretary to the Board



Lower of the server

The applicant is proposing to legalize an existing residential structure with too many units and where one of the reasons for the proposal is economic feasibility.

The information requested below must be submitted at the time of application or within the following week:

#### SITUATION 2 PRO FORMA INFORMATION SHEET

SITUATION WITH SITUATION WITH CONTINUATION OF EXTRA CONVERSION OF STRUCTURE REQUIRED INFORMATION UNITS IN STRUCTURE TO LEGAL NUMBER OF UNITS Housing Unit Breakdown 5 Belvions - Bedroom. /Living Avea Number of bedrooms Miciency inatté 18 adroom 815 H Square foot size of unit #325-Contract rent Est. Amount of tenant paid utilities Income from structure other than rent Operating Expenses \$275.00 Same Maintenance \$36450 Insurance \$ 1,934.20 NSP \$ 24678 Water Utilities \$ 24678 Other \$3,478.92 Taxes Existing Vacancy Debt Breakdown 598.91 PI 72327.39 Initial principal 139.94 ESTHOW amount Interest rate 30yr. Amortization term Balloon (maturity) 437.85 Monthly payment Balance amount on Sources of loans Debt service coverage ratio requirements For rehabilitation French Door (on the South projects:

Carpoting + paint

\$1200 - Flobring

Type of improvements (provide detail)

Cost of improvements (provide detail)

# GENERAL BUILDING PERMIT CITY OF SAINT PAUL

BUILDING INSPECTION & DESIGN DIVISION 15 W. KELLOGG BLVD. 445 CITY HALL ST. PAUL, MN 55102 Permit No. **PLAN NO OWNER OWNERS ADDRESS** OLD TYPE OF ☐ NEW TYPE CONST. OCCUPANCY GRADING STUCCO OR BUILD AND EXC. DORYWALL FENCE ☐ PLASTER REPAIR ☐ WRECK □ ADDITION ☐ ALTER .□.MOVE NUMBER STREET CROSS STREETS SIDE S84 SEUVER MUL WARD LOT BLOCK ADDITION OR TRACT WIDTH DEPTH SIDE LOT CLEARANCE BUILDING LINE FRONT REAR LOT WIDTH LENGTH HEIGHT STORIES STRUC-TURE ESTIMATED VALUE BASÉMENT TOTAL FLOOR AREA YES! □ NO SQ. FT. INCLUDE BASEMENT DETAILS & REMARKS: PRINT FOR TELLOR. TEL. NO. ARCHITECT When CONTRACTOR ADDRESS & ZIP MASONRY STATE PERMIT FEE VALUATION PLAN CHECK STATE SURCHARGE TOTAL FEE APPLICANT CERTIFIES THAT ALL IN-FORMATION IS CORRECT AND THAT ALL PERTINENT STATE REGULATIONS CASHIER USE ONLY AND CITY ORDINANCES WILL BE COM-PLIED WITH IN PERFORMING THE WORK WHEN VALIDATED THIS IS YOUR PERMIT FOR WHICH THIS PERMIT IS ISSUED. St. Code **ADDRESS** OF JOB.

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## INSPECTION REPORT

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DIVISION OF PUBLIC HEALTH  ENVIRONMENTAL CODE ENFORCEMENT  555 CEDAR STREET  Date Issued: (108/72)  SAINT PAUL, MINNESOTA 55101  Mailed By:
To: Mangarat M. Byroe Address: Exy Laure Ave
To:Address:
As Owner, Lessee, Agent or Occupant of 884 Zaurel Aux, you are hereby notified to eliminate the following
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as ger. 34.13 (4) (Copy /e Ct).
FAILURE TO COMPLY WILL NECESSITATE COURT ACTION  Issued By: ASTRONAL Comply By: 8/1/52

## GENERAL BUILDING PERMIT CITY OF SAINT PAUL

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# GENERAL BUILDING PERMIT CITY OF SAINT PAUL

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## MANOR

# DEPARTMENT MATTER APPLICATION FOR ZONING ORDINANCE VARIANCE 26575

А١	ARIANCE OF ZONING CODE CHAPTER 61, SECTION 101 PARAGRAPH
181	REQUESTED IN CONFORMITY WITH THE POWERS VESTED IN THE BOARD OF ZONING AP-
PE,	ALS TO PERMIT THE EXISTING DOPLEY TO ON PROPERTY
DE	SCRIBED BELOW. REMAIN ON A LOT W/NOW CONFORMING
Α.	Applicant; NAME: Peggy Byrne Lot Size
	ADDRESS 884 Laurel Due St. Paul, hun.
	DAYTIME TELEPHONE NO. 812-290-9774 ZIP CODE 55 104
	1. Property interest of applicant: (owner, contract purchaser, etc.)
	2. Name of owner (if different) SAME
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В.	
	1. Legal description: LOT BLOCK ADD. SUMMIT
	2. Lot size: 40 × 150 + 1/2 ALVEY = 6400 H
	3. Present Use State Cova. Present Zoning Dist. RT-
	Reasons for Request:
0.	Proposed use
	Duplex
	2. What physical characteristics of the property prevent its being used for any of the permitted uses in your zone? (topography, soil conditions, size and shape of lot, etc.)
	Size of lot A DUPLEY IS A PERMITTE
	3. State the specific variation requested, giving distances where appropriate.
	10ft variance. 50ft wide lotis
	required. Lot is 40 st. wide
	4. Explain how your case conforms to each of the following:
	<ul> <li>That the strict application of the provisions of the Zoning Ordiance would result in peculiar or exceptional practical difficulties, or exceptional undue hardships.</li> </ul>
	Needed to maintain property
	b. That the granting of a variance will
	not be a substantial detriment to
	public good or a substantial impair- ment of the intent and purpose of
	the Zoning Ordinance. (18518489)  I povercased house
	with onit in it provi
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	NOTE: THIS WILL NOT BE PROCESSED WITHOUT A COMPLETE SITE PLAN!
	Signature Telgy, Byrne
	3/25/92

# GENERAL BUILDING PERMIT CITY OF SAINT PAUL

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## GENERAL BUILDING PERMIT CITY OF SAINT PAUL

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THE WORK FOR WHICH THIS PERMIT IS ISSUED.

ADDRESS OF JOB

	Faundation
	Frame
	Lath and/or Wallboard
	Final 8-31-81-86
	1 11161 23 641 611
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	Notes:
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## GENERAL BUILDING PERMIT CITY OF SAINT PAUL

DIVISION OF HOUSING AND BUILDING CODE ENFORCEMENT 445 CITY HALL					PERMIT NO.				
ST. PAUL, MI	55102						PLAN NO	)	
		V 1		4			ST. CODE	<u>-</u>	
	DESCRI						. 51. CODE	7.7.7	
DATE			0	WNER.	<u>-</u>				716/11/21
OWNERS A	ODRES	ς				ener i zi Geografia	17730		
□ OLD	301120				. *		TYPE (	)F	
□ NEW T							OCCUPA	NCY	
□ BUILD	GR □ AN	ADII ID EX	NG (C.	STI PL	JCCO ASTEF	OR R	□ DRYW	ALL [	] FENCE
☐ ADDITIC	N I	□ АІ	_TER		REPAI	R	☐ MOVE		WRECK
NUMBER		S	TREE	<del></del>	·	SIDE		CROSS ST	REETS
WARD	LOT	BLC	ск			ΑC	DDITION OF	TRACT	
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LOT								FRONT	REAR
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				YE	s C	] NO	SQ. FT.	INCLUD	E BASEMENT
DETAILS & F	REMARK	S:			-			. 7	
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SURCHARGE STATE SURCHARGE									
STATE			<del>-</del>		WHE	ΝνΔιι	DATED THI	S IS YOU	3 PERMIT

THE WORK FOR WHICH THIS PERMIT IS ISSUED.

ADDRESS OF JOB

X	
AUTHORIZED SIGNATURE	

# DIVISION OF HOUSING AND BUILDING CODE ENFORCEMENT 445 COURTHOUSE ST: PAUL, MN. 55102

Re: MO	VING PERMIT APPLICATION -	- From	853	Laurel	
		To	884	Laure1	
		Mover	Semp	ole	
ROUTE_	One block west of 853	Laure1			
	4				
	i (			O LOT CO PAY AND AND DATE AND AND A	
/	AUDITOR (TAX)				
	WORKS WALKE IN				
FORESTR	Y MUKO Of See chear (	ushiers)			
WATER WI	10/80 AL				
POLICE	HUISD ON				
NORTHER	N STATES POWER 4 10 80 AL		······································		
AMERICA	N-DISTRICT TELEGRAPH				
NORTHWE	STERN BELL WING OUR				
WESTERN	UNION				
RAILROA	DS				
EXTERMI	NATION of per prime call	em legy -	*		
	ION REPORT & SITE APPROVA	•			
FOUNDAT	ION PERMIT M + 96214	6/24/80			
FIFTH F	LOOR DEPOSIT Mindel				
PLAN CH	ECKERS				
S.A.C					
PERMIT 1	NUMBER	ATE ISSUE	D ·		
10/18/7	7 in				

## MOVING JOB COMPLETION FORM

CITY OF ST. PAUL 445 COURT HOUSE ST. PAUL, MINNESOTA

June 6, 1980

LICENSED HOUSEMOVER Semple		
I HEREBY CERTIFY THAT I HAVE  UNDER PERMIT # 97024  FROM 853 Laurel	,	OF THE STRUCTURE
TO Laurel		
WHICH WAS TO BE MOVED ON OR E	BEFORE June 23, 1980	· · · · · · · · · · · · · · · · · · ·
Signature of Housemover	Date	

10/7/77 jr

Receipt No.	
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# REPORT ON BUILDING TO DE MOVED AND LOCATION AT NEW SITE

Present Location (			da financia de començaciones especiales de la final reconse especialistica de la comencia de la comencia de la	
Type of Eldg: Single_				
Size: $\frac{30}{}$ ft.	wide; <u>54</u>	ft. long	£t.	high
No. of stories	2 Dasement	中央 斯里斯斯斯特尔克斯·格里斯斯斯特斯斯斯斯斯斯斯斯斯斯斯斯斯斯斯斯斯斯斯斯斯斯斯斯斯斯斯斯斯斯斯斯	Panglangh gggr-474-quing i Mina anng serupuk pahumilak ay (Serigi ya gilindi (Siminas)	
Condition of Duilding				
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MOVER'S NAME				
Addresss	ide of	34 5	aurel	
Between				
LotBl				
Zoning:				
Size of Lot				
Setback: Front				
Foundation Permit No.				
MOVING ROUTE:				
		Market Market sample (speed, Noway Market wide, josep van jeging skip deld vor John van de Market Market Market		
		pprodukt kristonskipt vallestjeste dystria store automisenski kilistom. 3 delp. jest og gr <sub>a</sub> ssoniste		
RECOMMENDATIONS:	tomare	e When	bldg. e	
relocated it	will be	uguire	el That is	he.
RECOMMENDATIONS: OK Nelocated it entire blog	be brought			and the state of the
1-11-1980	, and an analysis of the second		Hazer 	
	Ins	pector		