OFFICE OF LICENSE, INSPECTIONS AND
ENVIRONMENTAL PROTECTION
Robert Kessler, Director

CITY OF SAINT PAUL
James Scheibel, Mayor

BUILDING INSPECTION AND DESIGN
Room 445 City Hall
15 W. Kellogg Boulevard
Saint Paul, Minnesota 55102

Telephone: 612-298-4212
Facsimile: 612-222-2307

June 19, 1992

Roger Hodge
642 Hall Avenue
St. Paul, MN 55107

Re: 642 Hall -- Garage Permit #100849

Dear Roger:

A recent inspection of your garage shows the roof is draining water onto your neighbors property. This has been discussed with you many times in the past, and you agreed to take care of the problem over a year ago, as part of the work under your building permit. To date, nothing has been done. This is no longer acceptable.

You have thirty (30) days to divert water onto your property. Failure to comply may necessitate court action.

Sincerely,

Jack Hager

Jack Hager
Building Inspector

JH/cd

CITY OF SAINT PAUL
INTERDEPARTMENTAL MEMORANDUM

Date: August 20, 1990

To: Dennis Osbourne - Pres
& Member of the Board of
Zoning Appeals

From: Lawrence R. Zangs
Zoning Technician - Bldg Div.

RE: 642 Hall Ave

On April 30, 1990, a building permit (#100849) was issued by this office for a garage at the referenced address. The site plan submitted at the time of permit application indicated a 27 x 36 garage located at the rear of the property where the alley right-of-way ends. The applicant also indicated a height of 10 feet for the wall of the garage. The plan examiner review the propose roof system and determined that the overall garage height would not exceed the 18 feet limit. No other existing accessory structures were illustrated on the site plan (see attached plan).

Acting on a complaint, our office investigated and discovered the existing garage in the rear yard. We informed the applicant that the older existing garage must be included in the total lot coverage for accessory structure and that this inclusion increased the coverage over the 1000 square feet allowed by the zoning code. Also, the applicant had constructed the walls 16'- 6" and changed the orientation of the garage roof and as a result, increased the height of the garage over the 18 feet height limit. The applicant was informed that a variance was needed to allow the new structure to remain. I subsequently inspected the property as part of the variance application and discovered that the new garage measures 28'x 36' for a total of 1008 square feet or 8 square feet over the maximum lot coverage allowed for one and two -family dwellings. This additional square footage is included in the lot coverage variance request.

642 Hall

CITY OF SAINT PAUL
BOARD OF ZONING APPEALS RESOLUTION
ZONING FILE NUMBER: 90-169
DATE: August 21, 1990

Denied

WHEREAS, Roger Hodge has applied for a variance from the strict application of the provisions of Section 62.106 (3),(4) of the Saint Paul Legislative Code pertaining to the legalization of the height and lot coverage of a recently constructed three car detached garage in the RT-1 zoning district; and

WHEREAS, the Saint Paul Board of Zoning Appeals conducted a public hearing on August 21, 1990, 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 can be put to a reasonable use under the strict provisions of the code.

   The property currently has an older wooden garage that the applicant could have replaced with a larger garage; this would have eliminated the need for a lot coverage variance and would have blended in with the surrounding properties in a much better fashion.

2. The plight of the land owner is due to circumstances unique to his property, and these circumstances were created partially by the land owner.

   The property is generally higher than the surrounding properties thereby creating some difficulties for the applicant in providing an accessory building that fits in with surrounding properties. However, the applicant constructed this large garage not exclusively for residential uses but also for some commercial uses.

3. The proposed variance is not in keeping with the spirit and intent of the code, and is inconsistent with the health, safety, comfort, morals and welfare of the inhabitants of the City of St. Paul.

   Conducting a commercial lawn mowing business or at least storing the lawn mowers for such a business is not a permitted use in the RT-1 zoning district. In addition, the Zoning Code prohibits home occupations in accessory buildings or garages. Thus the storage of a dump truck in the large garage during the winter months, as indicated by the applicant, is not a permitted use.

4. The proposed variance will impair an adequate supply of light and air to adjacent property, and it may alter the essential character of the surrounding area or unreasonably diminish established property values within the surrounding area.

   The recently constructed garage could easily block sunlight from reaching the adjacent single family house on Baker Street. In addition, the storage of miscellaneous equipment relating to commercial businesses in a large building relatively close to single family homes is inappropriate and could unreasonably diminish established property values within the surrounding areas.

5. The variance, if granted, might permit a use that is not permitted under the provisions of the code for the property in the district where the affected land is located, and it might alter or change the zoning district classification of the property.

   A three car garage with appropriate height is allowed in an RT-1 zoning district and would not alter or change the zoning classification of the property if used strictly for purposes accessory to residential uses. However, the applicant is currently using the garage for the storage of a dozen or more lawn mowers that are connected to a commercial lawn-mowing service; this is not a permitted use in the RT-1 zoning district.

6. The request for variance is not based primarily on a desire to increase the value or income potential of the parcel of land.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Board of Zoning Appeals that the application to waive provisions of Section 62.106 (3),(4) be hereby denied on property located at 642 Hall Avenue and legally described as Lots 4 & 5; Block 122; White's Rearrangement; in accordance with the application for variance and the site plan on file with the Saint Paul Planning Division.

MOVED BY: Davis
SECONDED BY: Zimniewicz
IN FAVOR: 7
AGAINST: 0

MAILED:

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.**

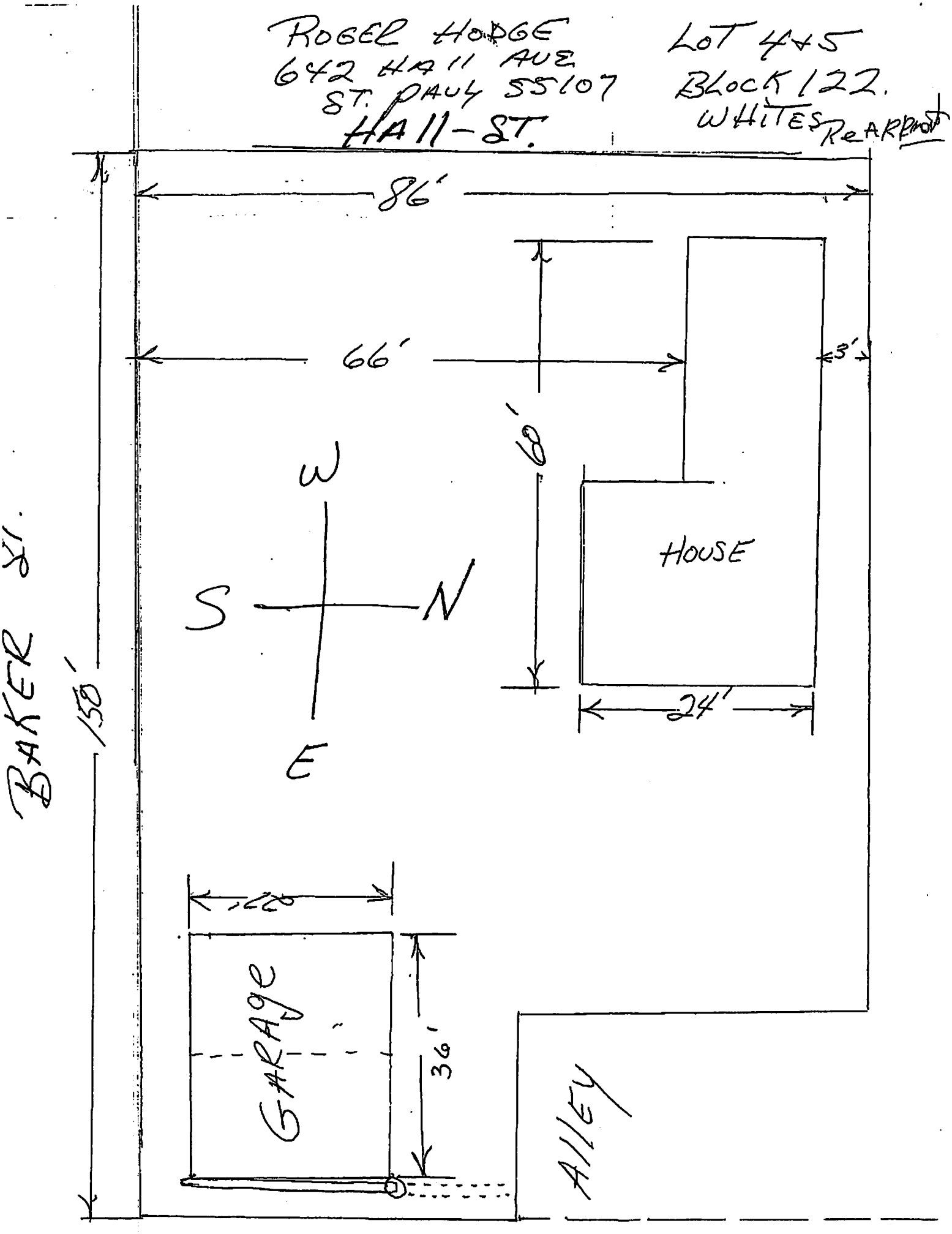
APPEAL: **Decisions of the Board of Zoning Appeals are final subject to appeal to the City Council within 15 days by anyone affected by the decision. Building permits shall not be issued after an appeal has been filed. If permits have been issued before an appeal has been filed, then the permits are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

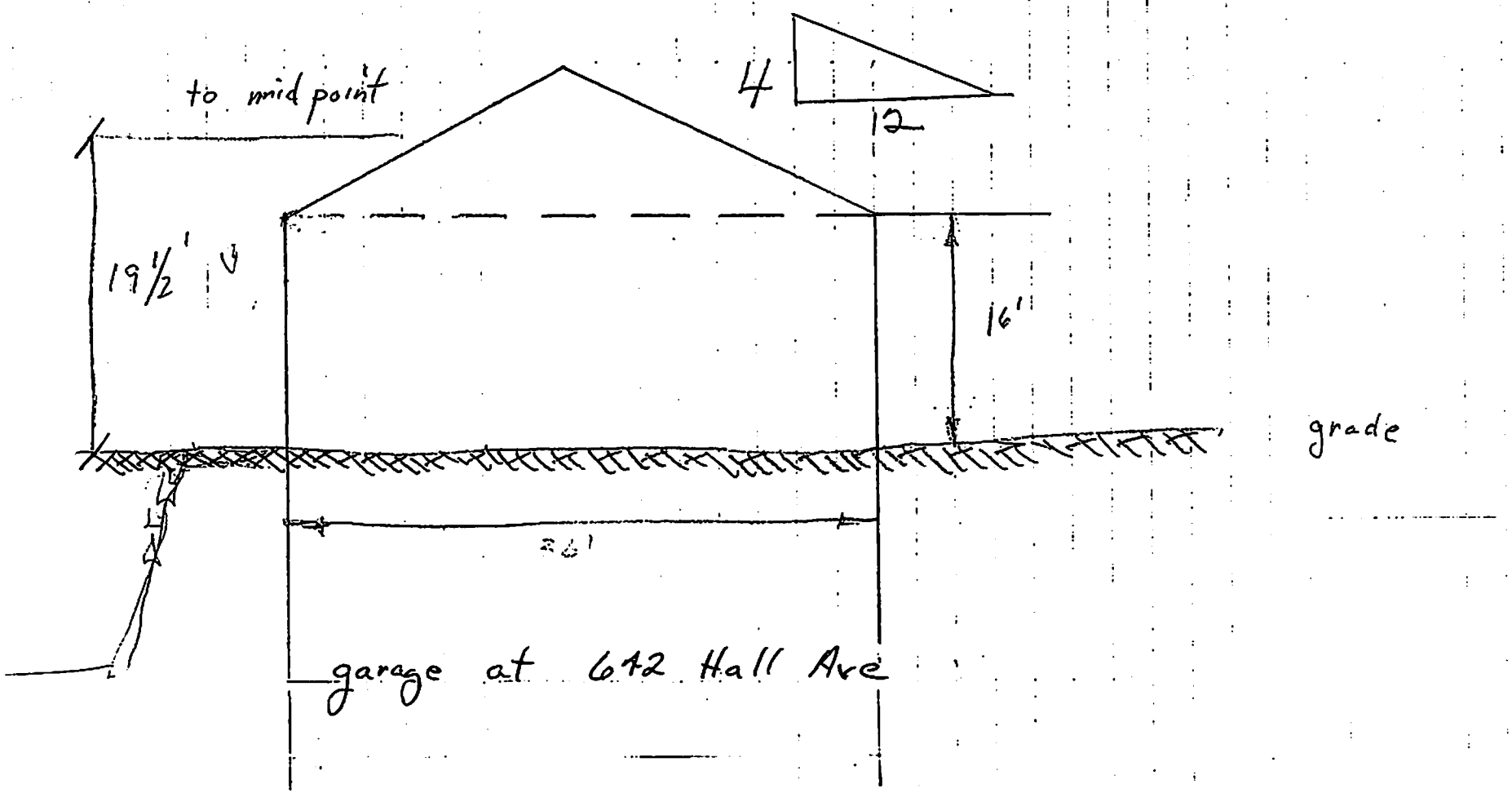
CERTIFICATION: I, the undersigned Secretary to the Board of Zoning Appeals for the City of Saint Paul, Minnesota, do hereby certify that I have compared the foregoing copy with the original record in my office; and find the same to be a true and correct copy of said original and of the whole thereof, as based on approved minutes of the Saint Paul Board of Zoning Appeals meeting held on August 21, 1990 and on record in the Saint Paul Planning Division Office, 25 West Fourth Street, Saint Paul, Minnesota.

SAINT PAUL BOARD OF ZONING APPEALS

James Dempsey

Secretary to the Board


ROGER HODGE
642 HALL AVE
ST. PAUL 55107
HALL-ST.
LOT 445
BLOCK 122.
WHITES REARRAN
86'
66'
3'
60'
HOUSE
24'
W
S
N
E
BAKER ST.
150'
22'
GARAGE
36'
ALLEY


to mid point
4
12
19½'
16'
grade
garage at 642 Hall Ave

Roger Hodge
642 Hall Ave.
St. Paul, MN 55107

To whom it may concern:

This letter is to explain the reasoning of why my garage is so high.

After the permit was obtained, we noticed the slope of the roof and that water may run off into my neighbors house and yard. Realizing this, the direction of the roof was changed, later also realizing that the height would change.

After completion, a Mr. Nelson, notified me that my building was too high. At the time of obtaining my permit, the height had been okayed.

The original length of the wooden trusses were 27 feet with a 4/12 pitch 4/12. Because of the change of direction and the height increase, the wooden trusses have a length of 31 feet.

For these reasons, my garage is one and a half foot higher.

RECEIVED - M.J. 7-17-90

from the desk of . . .

Jan P. Gasterland, Building Code Officer
445 City Hall, St. Paul, Minnesota 55102

4/27/93

Rich Thompson -

Jerry Klingner called Bob Kessler to report the retaining wall behind his mother's house is in danger of collapse.

the properties are 642 Hall and 25 W. Baker - Jerrys # is -425-6683 -

We should again check it and give him a call

GENERAL BUILDING PERMIT
CITY OF SAINT PAUL

DEPARTMENT
BUILDING INSPECTION & DESIGN DIVISION
15 W. KELLOGG BLVD.
445 CITY HALL
ST. PAUL, MN 55102

Permit No. 100840

GARAGE — PLAN NO. 2 - 157
DESCRIPTION OF PROJECT

DATE 4/27/90 OWNER ROGER HODGE

OWNERS ADDRESS 642 HALL AVE

☐ OLD ☒ NEW TYPE CONST. V N TYPE OF OCCUPANCY M-2

☐ BUILD ☐ GRADING AND EXC. ☐ STUCCO OR PLASTER ☐ DRYWALL ☐ FENCE

☐ ADDITION ☐ ALTER ☐ REPAIR ☐ MOVE ☐ WRECK

NUMBER	STREET	SIDE	CROSS STREETS
642	HALL		BAKER

WARD	LOT	BLOCK	ADDITION OR TRACT
2			

	WIDTH	DEPTH	SIDE LOT CLEARANCE		BUILDING LINE FRONT	BUILDING LINE REAR
LOT	84	150	3 min	3 min	11'	3'

	WIDTH	LENGTH	HEIGHT	STORIES
STRUCTURE	27	36	10	1

ESTIMATED VALUE	BASEMENT	TOTAL FLOOR AREA
5,000	☐ YES ☐ NO	SQ. FT. INCLUDE BASEMENT

DETAILS & REMARKS:

TEL. NO.

ARCHITECT 228-1938

CONTRACTOR ROGER HODGE

ADDRESS & ZIP

MASONRY ROGER HODGE

PERMIT FEE	$162.00
PLAN CHECK	
STATE SURCHARGE	$7.23
TOTAL FEE	$169.23

STATE VALUATION $14463.36

04/30/90 00004 08:09AM CLERK 1
2811 BUILDING *162.00
9534 SURCHARGE B *7.23
SUBTTL *169.23
CHECK TND *169.23
CHANGE *.00

CASHIER USE ONLY
WHEN VALIDATED THIS IS YOUR PERMIT

APPLICANT CERTIFIES THAT ALL INFORMATION IS CORRECT AND THAT ALL PERTINENT STATE REGULATIONS AND CITY ORDINANCES WILL BE COMPLIED WITH IN PERFORMING THE WORK FOR WHICH THIS PERMIT IS ISSUED.

ROGER Hodge

St. Code

ADDRESS OF JOB 642 HALL AVE

INSPECTION REPORT

Inspector

Foundation

Frame

Lath and/or Wallboard

Final 11/14/90 JH

Notes: 5/1/90 No action
5/2/90 Complaint from neighbor - 5' drop in elevation - railroad tie retaining wall - left card - to call me (2)
5/11/90 No one on site. Deadmen exposed face of retaining wall shown deadmen 8 to 10' [illegible] spacing (Pole bldg w/slab on grade) Sandy fill
a/B
5/15/90 S/W Tenant, owner will get survey & call me says 1 week
7/9/90 - Neighbor at 15 W Baker called - wanted me to verify that retaining wall was pitched to his property and his bsmt was dry - and they were - Left card to have Mr Hodge call me about drainage
9/25/90 w/o req for 18' garage htgh w/owner, will call

DEPARTMENT

APPLICATION FOR ZONING ORDINANCE VARIANCE

CITY OF SAINT PAUL 106537

A VARIANCE OF ZONING CODE CHAPTER 62, SECTION 106 PARAGRAPH 3

IS REQUESTED IN CONFORMITY WITH THE POWERS VESTED IN THE BOARD OF ZONING APPEALS TO PERMIT THE 3-car detached garage ON PROPERTY DESCRIBED BELOW.

A. Applicant; NAME: ROGER HODGE

ADDRESS 642 HALL AVE

DAYTIME TELEPHONE NO. 228-1938 ZIP CODE 55107

1. Property interest of applicant: (owner, contract purchaser, etc.)

2. Name of owner (if different)

B. Property Description: ADDRESS 642 HALL AVE WHITES'

1. Legal description: LOT 4+5 BLOCK 122 ADD. _____

2. Lot size: 43' X 150'

3. Present Use Single family Present Zoning Dist. RT-1

C. Reasons for Request:

1. Proposed use Building Height is 1 1/2' Too High (GARAGE)

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.)

see attached

3. State the specific variation requested, giving distances where appropriate.

Roof is 1 1/2' Too High
Height to midspan is 19 1/2' - 18' allowed.

4. Explain how your case conforms to each of the following:

a. That the strict application of the provisions of the Zoning Ordiance would result in peculiar or exceptional practical difficulties, or exceptional undue hardships.

Garage has been built with a permit. Change in construction has resulted in increased garage height.

b. That the granting of a variance will not be a substantial detriment to public good or a substantial impairment of the intent and purpose of the Zoning Ordinance.

garage meets Zoning Code in all ways except height.

CASHIERS USE ONLY

$160.00 J.E.

NOTE: THIS WILL NOT BE PROCESSED WITHOUT A COMPLETE SITE PLAN!

Signature Roger Hodge

REQUEST FOR INSPECTION

☒ Complaint ☐ Certificate of Occupancy ☐ Elevator Inspection ☐ Other ☐ Reinspection

Assigned To RICH THOMPSON Date

Type of Occupancy Type Construction RETAINING WALL

Number of Stories Size of Building

Zoning Date Report Required

Re: 642 HALL Owner: Roger HODGE

Neighbor at 25 W Baker (Dorothy Krumm) is concerned that ~~recent~~ existing ~~constructed~~ retaining WALL is failing due to regrading ~~and~~ and construction on adjoining lot at 642 HALL

Received By L. Zangs Request or Complaint By Jerry Klinger

COMPLAINANT WANTS TO MEET INSPECTOR AT THE SITE Address 1581 Montreal

(H) 699-8717 (W) 690-3900 911 CONST.

INSPECTORS REPORT

INSPECTED 8/1/91. VERTICAL CRACK IN OLD LOWER LEVEL MASONRY WALL; NO APPARENT BUCKLING, NO SIGN OF SETTLEMENT OR FAULT LINE ABOVE. NOT A CAUSE FOR ALARM AND PROBABLY WON'T BE FOR MANY YEARS, IF EVER. NO DANGER TO HOUSE AT 25W BAKER.

RAT

Date Signed

Complaint ID#: 08 059886
In Date: 4/17/2008

PIN: 072822410018 Status: Open
Ward: 2 Zoning: RT1 Sub: Exterior
Dist Council: 3 Owner: Entered By: Sullivan, Amber
Census Tract: 37200 Roger W Hodge 651-228-1938
Census Block: 403 642 Hall Ave St Paul MN 55107-2839
Homesteader:
Tax Owner:
RR Owner:

Complaint Location:
642 HALL AVE

Legal Desc: WHITE'S REARRANGEMENT OF THE WEST HALF OF BLOCK 122 OF WEST SAINT PAUL PROPER SUBJ TO ALLEY; LOTS 4 & LOT 5 BLK 122

Complainant:

Details: Garage has run off into the adjacent property.

Behavior Comp ☐

Other Depts:

DSI Code Enforcement Response - Scheduled Date: 4/17/08

INS	DATE	RECK/COMPL	CATEGORY	ACTION	COMMENTS	INT
2.24	4-18-08	R/C	17	B		
		R/C				
		R/C				
		R/C				
		R/C				
		R/C				
		R/C				
		R/C				
		R/C				
		R/C				
		R/C				
		R/C				

Inspector Comments:

CODE ENFORCEMENT PROGRAMS

ADDRESS____

****

Date & Time	
4-18-08	DOWN SPOUT DIRECTED AWAY
	FROM ADJACENT PROPERTY
	CLOSE FILE —JR
	[redacted]
	* ON GOING NEIGHBOR DISPUTED

ZONING COMPLAINT

Property Address 642 Hall Ave

11/6/95	Housing Inspector says he can only issue orders on tires, so will wait on that, my letter regarding Exterior Storage has been mailed (+ Auto Repair)
12/21/95	Garage closed. No one ever working on Vehicles. A few items left, but much improved. This is an ongoing battle between #25 Baker St. & this Home Owner. The Baker St. property is upset because of a Drainage Problem, he claims is from #642. He is the only Person who ever Complains, this is with I Don't the Auto Repair activity is taking place. Close Complaint

CITY OF SAINT PAUL
DEPARTMENT OF COMMUNITY SERVICES

BUILDING INSPECTION AND DESIGN DIVISION
445 City Hall, Saint Paul, Minnesota 55102
FAX: 612-222-2307
612-298-4212

JAMES SCHEIBEL
MAYOR

April 22, 1991

Roger Hodge
642 Hall Avenue
St. Paul, MN 55107

Dear Mr. Hodge:

A recent inspection of your property at 642 Hall Avenue shows that you have not removed the old garage as required by your new garage permit #100849.

You have thirty (30) days to complete the demo, or a summons will be issued. If you have any questions regarding this matter, I can be reached at 298-4304 between 7:30 and 9:00 AM.

Sincerely,

Jack Hager
Building Inspector

JH/cd