Vang, Mai (CI-StPaul)

From: Neis, Adrian (CI-StPaul)
Sent: Thursday, November 06, 2014 2:39 PM
To: Moermond, Marcia (CI-StPaul)
Cc: Martin, Lisa (CI-StPaul); Vang, Mai (CI-StPaul); Zacho, Karen (CI-StPaul)
Subject: FW: 1393-1395 Breda Ave
Attachments: 20141104113525596.pdf

I was able to take a site visit of 1393 Breda Ave. today.

It appears the home was originally constructed as a single family dwelling. At some point the upstairs was most likely converted into a mother-in-laws apartment but am unable to prove it had been done legally. If it was legally converted into a mother-in-laws apartment, I would best assume it was shared by a single family since the utilities were never separated and only interior style French doors separate the lower unit from the common areas.

I agree with inspector's Martin's conclusion that this appears to be illegally converted into a duplex, but do not know when. This makes it especially difficult the owner has completed a recent major rehab without pulling any required permits. The work includes major electrical including a new panel and wiring, new plumbing fixtures, sheetrock and framing. If a permit had been pulled and since this was a substantial renovation, additional code requirements would have been required.

AJ

From: Martin, Lisa (CI-StPaul)
Sent: Wednesday, November 05, 2014 2:44 PM
To: Neis, Adrian (CI-StPaul)
Subject: FW: 1393-1395 Breda Ave

FYI

From: Zacho, Karen (CI-StPaul)
Sent: Wednesday, November 05, 2014 9:02 AM
To: Martin, Lisa (CI-StPaul)
Subject: FW: 1393-1395 Breda Ave

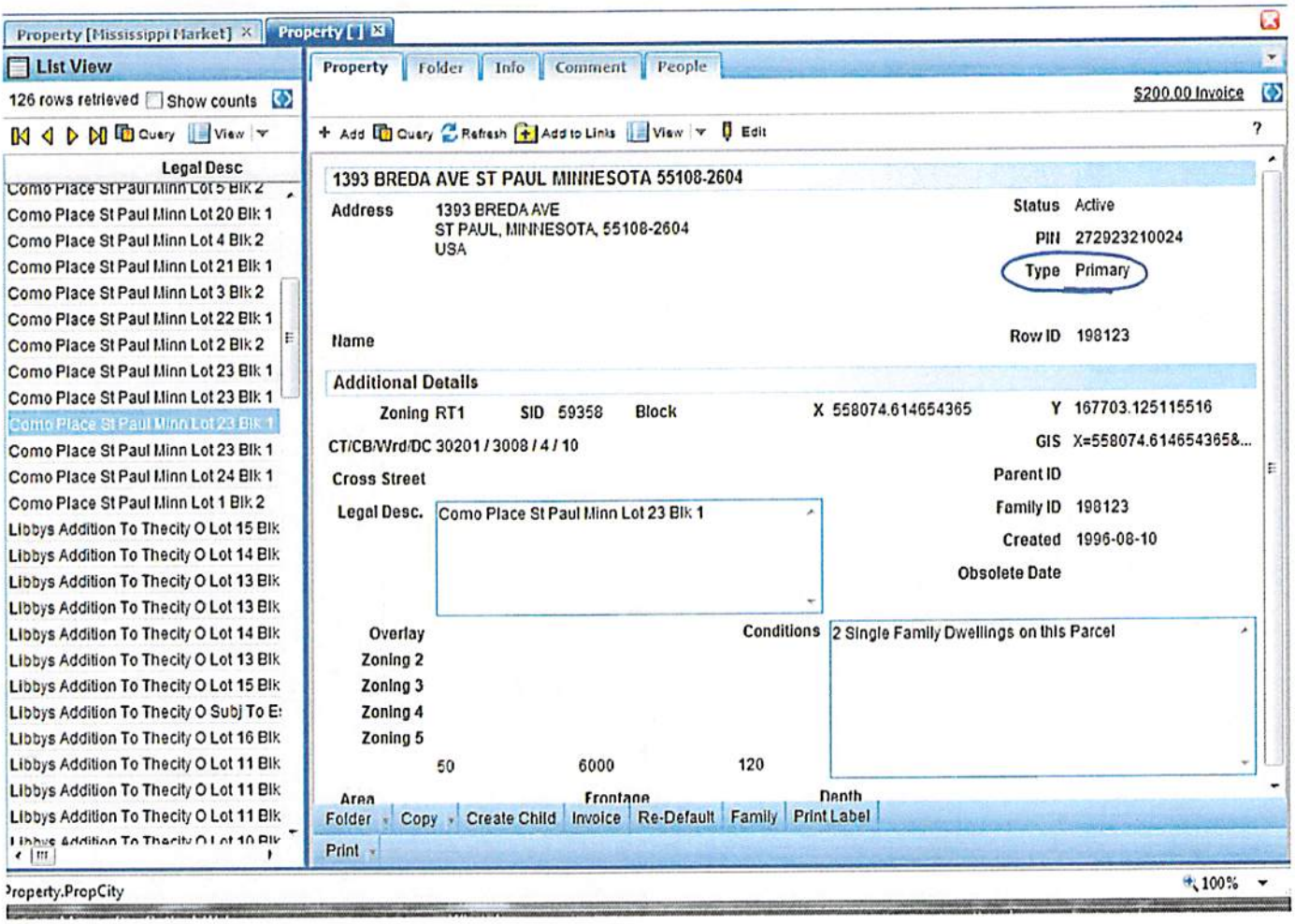
Hi Lisa,

Thought I'd send you what I gave to him. I would still classify these as two single family dwellings so he has an illegal use as a duplex.

Karen

From: Zacho, Karen (CI-StPaul)
Sent: Tuesday, November 04, 2014 11:39 AM
To: 'Davis, Nick'
Subject: RE: 1393-1395 Breda Ave

Hi Nick,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List View
126 rows retrieved
Show counts
Query
View
Legal Desc
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Como Place St Paul Minn Lot 20 Blk 1
Como Place St Paul Minn Lot 4 Blk 2
Como Place St Paul Minn Lot 21 Blk 1
Como Place St Paul Minn Lot 3 Blk 2
Como Place St Paul Minn Lot 22 Blk 1
Como Place St Paul Minn Lot 2 Blk 2
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Como Place St Paul Minn Lot 24 Blk 1
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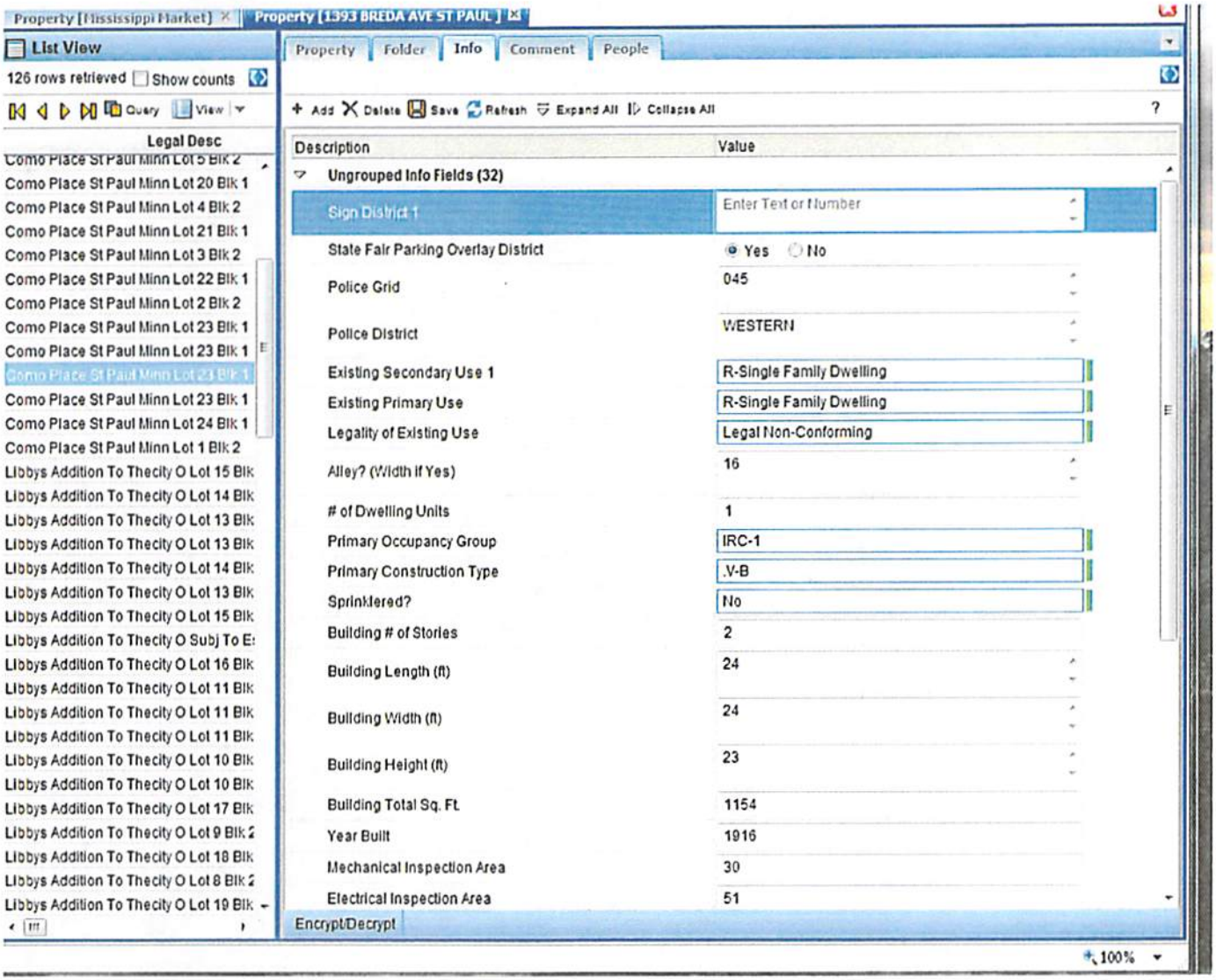
Property
Folder
Info
Comment
People
$200.00 Invoice
Add
Query
Refresh
Add to Links
View
Edit
1393 BREDA AVE ST PAUL MINNESOTA 55108-2604
Address
1393 BREDA AVE
ST PAUL, MINNESOTA, 55108-2604
USA
Status Active
PIN 272923210024
Type Primary
Name
Row ID 198123
Additional Details
Zoning RT1
SID 59358
Block
X 558074.614654365
Y 167703.125115516
CT/CB/Wrd/DC 30201 / 3008 / 4 / 10
GIS X=558074.6146543658...
Cross Street
Parent ID
Legal Desc.
Como Place St Paul Minn Lot 23 Blk 1
Family ID 198123
Created 1996-08-10
Obsolete Date
Overlay
Zoning 2
Zoning 3
Zoning 4
Zoning 5
Conditions
2 Single Family Dwellings on this Parcel
50
6000
120
Area
Frontage
Depth
Folder
Copy
Create Child
Invoice
Re-Default
Family
Print Label
Print
Property.PropCity
100%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Property [1393 BREDA AVE ST PAUL]
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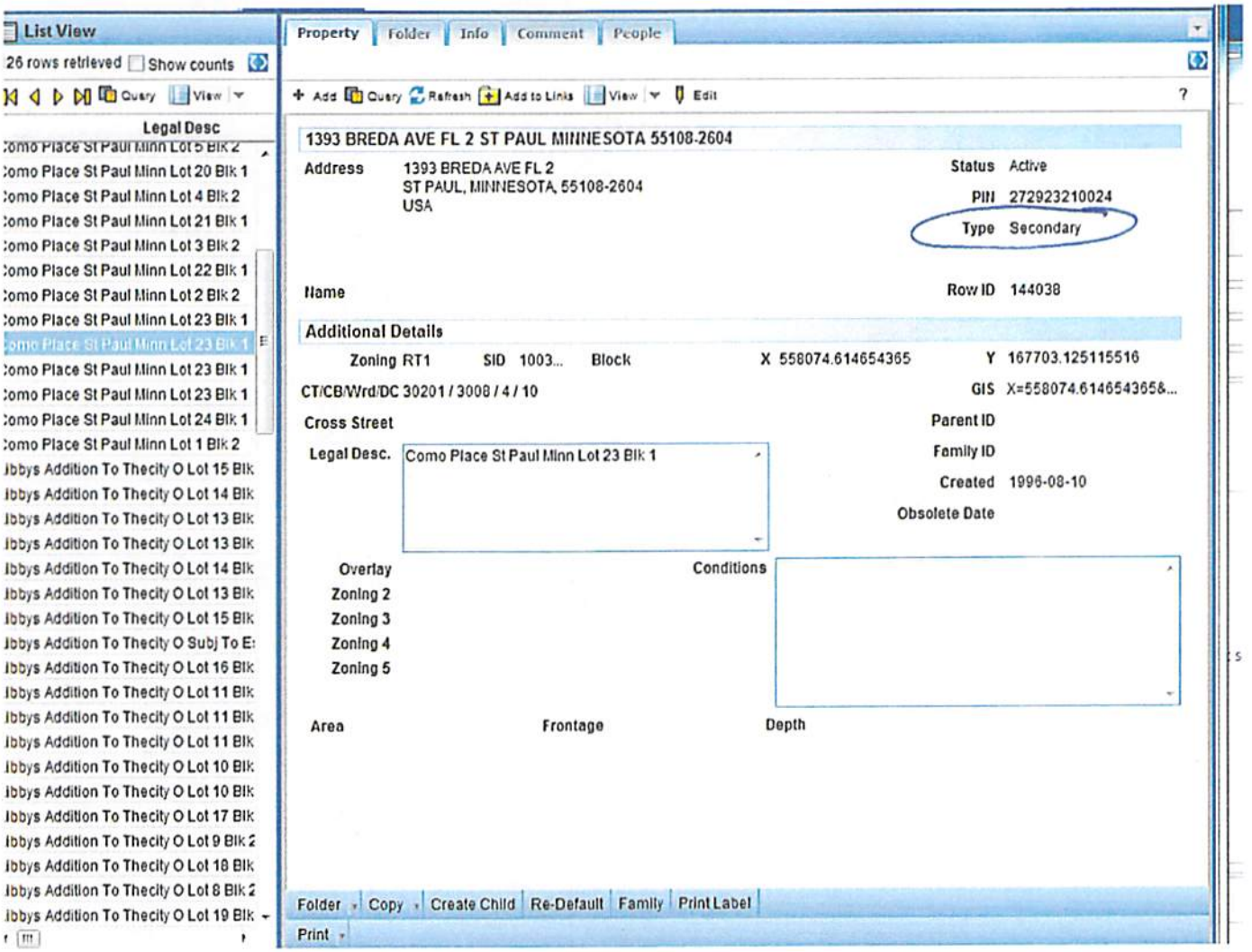
Libbys Addition To Thecity O Lot 19 Blk
Property
Folder
Info
Comment
People
Add
Delete
Save
Refresh
Expand All
Collapse All
Description
Value
Ungrouped Info Fields (32)
Sign District 1
Enter Text or Number
State Fair Parking Overlay District
Yes
No
Police Grid
045
Police District
WESTERN
Existing Secondary Use 1
R-Single Family Dwelling
Existing Primary Use
R-Single Family Dwelling
Legality of Existing Use
Legal Non-Conforming
Alley? (Width if Yes)
16
# of Dwelling Units
1
Primary Occupancy Group
IRC-1
Primary Construction Type
V-B
Sprinklered?
No
Building # of Stories
2
Building Length (ft)
24
Building Width (ft)
24
Building Height (ft)
23
Building Total Sq. Ft.
1154
Year Built
1916
Mechanical Inspection Area
30
Electrical Inspection Area
51
Encrypt/Decrypt
100%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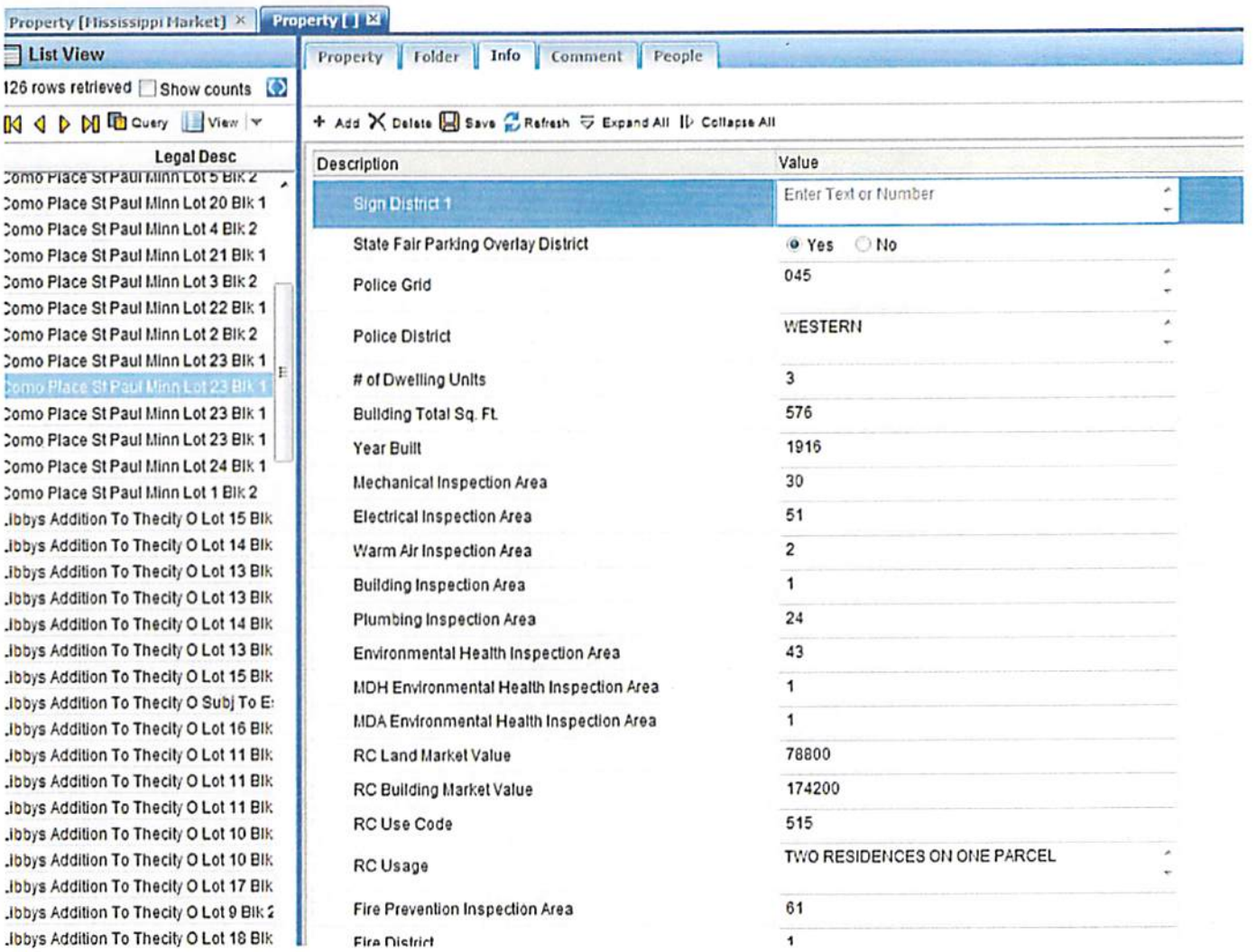
Property
Folder
Info
Comment
People
Add
Query
Refresh
Add to Links
View
Edit
1393 BREDA AVE FL 2 ST PAUL MINNESOTA 55108-2604
Address
1393 BREDA AVE FL 2
ST PAUL, MINNESOTA, 55108-2604
USA
Status Active
PIN 272923210024
Type Secondary
Name
Row ID 144038
Additional Details
Zoning RT1
SID 1003...
Block
X 558074.614654365
Y 167703.125115516
CT/CB/Wrd/DC 30201 / 3008 / 4 / 10
GIS X=558074.614654365&...
Cross Street
Parent ID
Family ID
Legal Desc.
Como Place St Paul Minn Lot 23 Blk 1
Created 1996-08-10
Obsolete Date
Overlay
Zoning 2
Zoning 3
Zoning 4
Zoning 5
Conditions
Area
Frontage
Depth
Folder
Copy
Create Child
Re-Default
Family
Print Label
Print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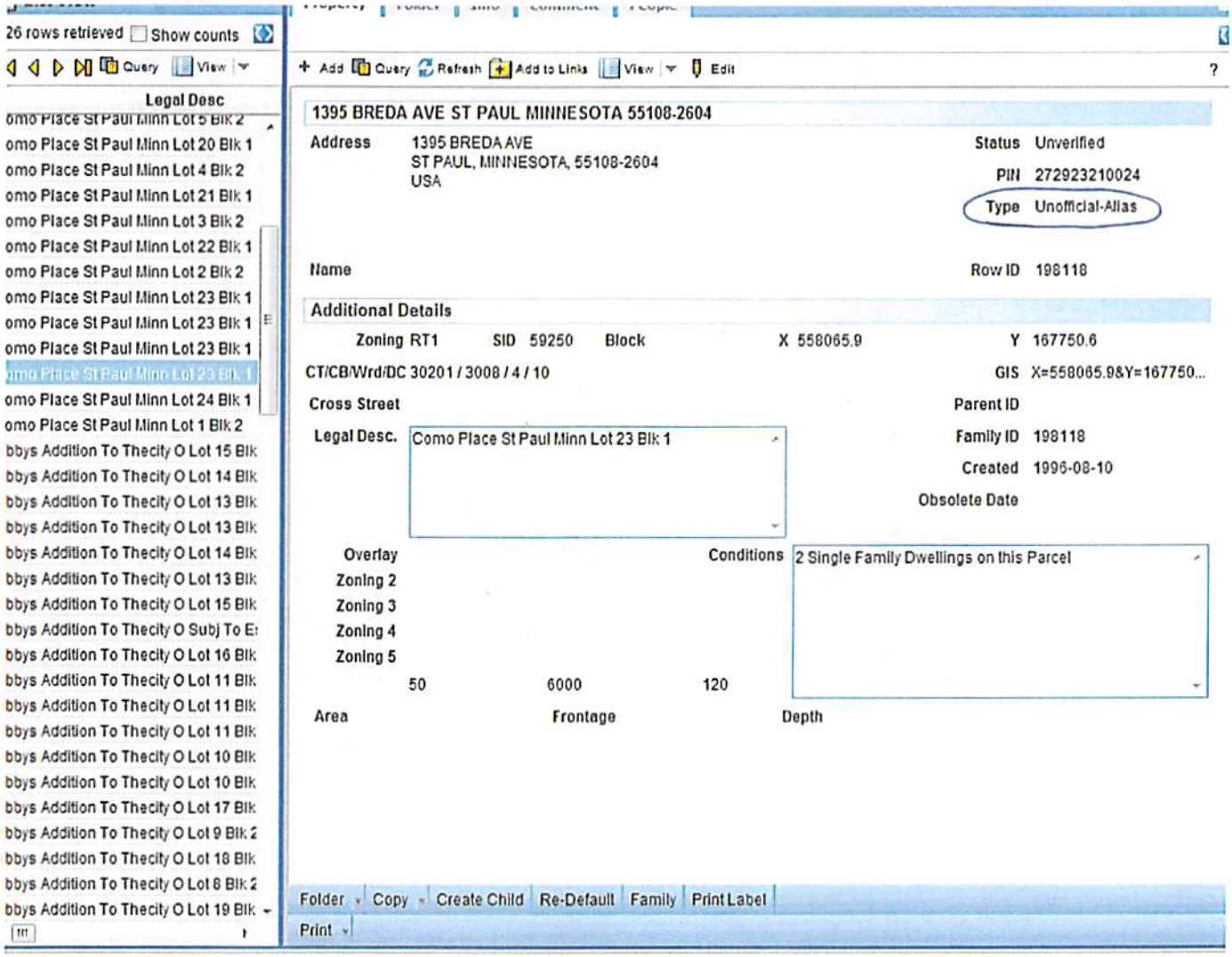
Libbys Addition To Thecity O Lot 17 Blk
Libbys Addition To Thecity O Lot 9 Blk 2
Libbys Addition To Thecity O Lot 18 Blk
Property
Folder
Info
Comment
People
Add
Delete
Save
Refresh
Expand All
Collapse All
Description
Value
Sign District 1
Enter Text or Number
State Fair Parking Overlay District
Yes
No
Police Grid
045
Police District
WESTERN
# of Dwelling Units
3
Building Total Sq. Ft.
576
Year Built
1916
Mechanical Inspection Area
30
Electrical Inspection Area
51
Warm Air Inspection Area
2
Building Inspection Area
1
Plumbing Inspection Area
24
Environmental Health Inspection Area
43
MDH Environmental Health Inspection Area
1
MDA Environmental Health Inspection Area
1
RC Land Market Value
78800
RC Building Market Value
174200
RC Use Code
515
RC Usage
TWO RESIDENCES ON ONE PARCEL
Fire Prevention Inspection Area
61
Fire District
1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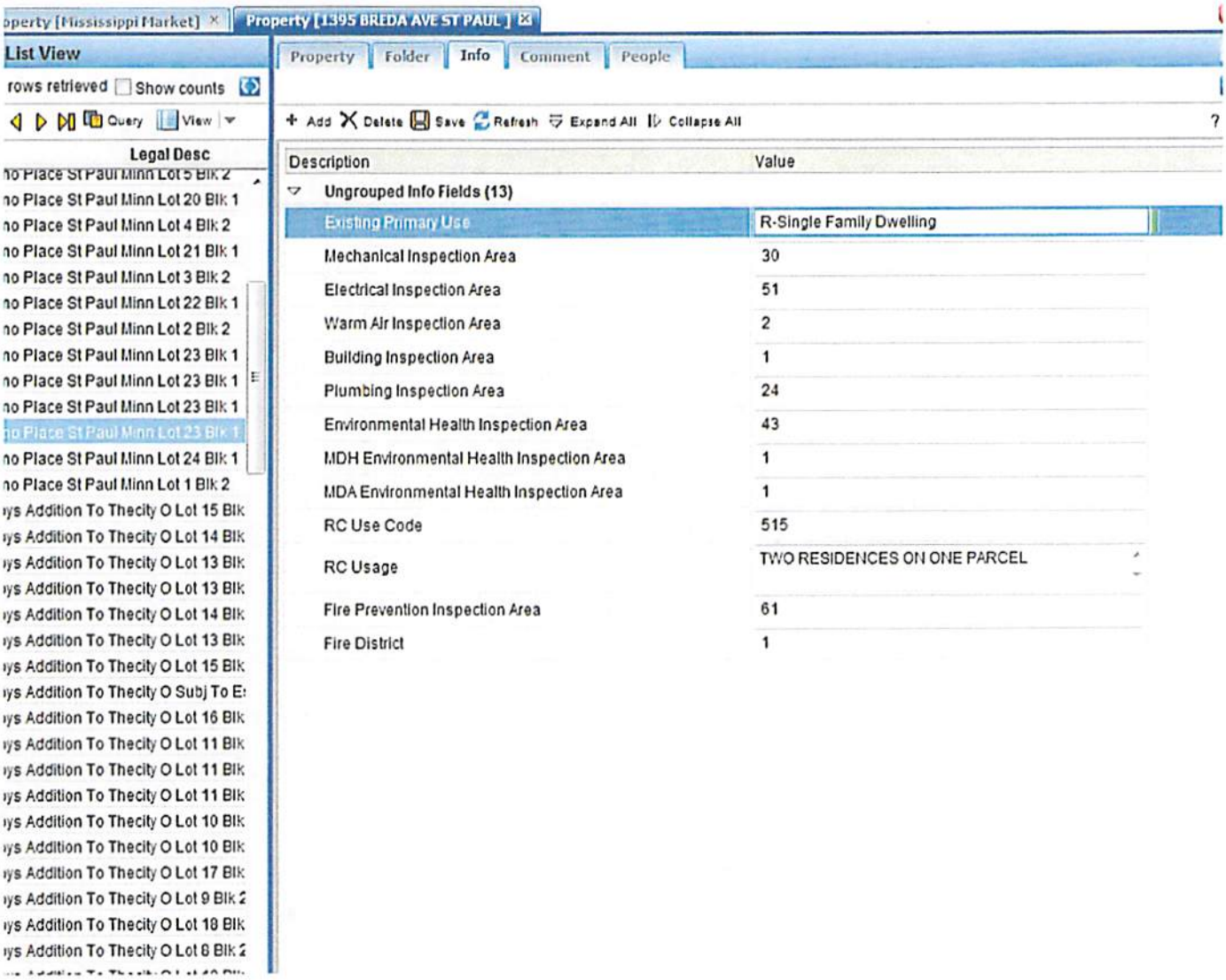
bbys Addition To Thecity O Lot 19 Blk
Add
Query
Refresh
Add to Links
View
Edit
1395 BREDA AVE ST PAUL MINNESOTA 55108-2604
Address
1395 BREDA AVE
ST PAUL, MINNESOTA, 55108-2604
USA
Status Unverified
PIN 272923210024
Type Unofficial-Alias
Name
Row ID 198118
Additional Details
Zoning RT1
SID 59250
Block
X 558065.9
Y 167750.6
CT/CB/Wrd/DC 30201 / 3008 / 4 / 10
GIS X=558065.9&Y=167750...
Cross Street
Parent ID
Legal Desc.
Como Place St Paul Minn Lot 23 Blk 1
Family ID 198118
Created 1996-08-10
Obsolete Date
Overlay
Zoning 2
Zoning 3
Zoning 4
Zoning 5
Conditions
2 Single Family Dwellings on this Parcel
50
6000
120
Area
Frontage
Depth
Folder
Copy
Create Child
Re-Default
Family
Print Label
Print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ys Addition To Thecity O Lot 8 Blk 2
Property
Folder
Info
Comment
People
Add
Delete
Save
Refresh
Expand All
Collapse All
Description
Value
Ungrouped Info Fields (13)
Existing Primary Use
R-Single Family Dwelling
Mechanical Inspection Area
30
Electrical Inspection Area
51
Warm Air Inspection Area
2
Building Inspection Area
1
Plumbing Inspection Area
24
Environmental Health Inspection Area
43
MDH Environmental Health Inspection Area
1
MDA Environmental Health Inspection Area
1
RC Use Code
515
RC Usage
TWO RESIDENCES ON ONE PARCEL
Fire Prevention Inspection Area
61
Fire District
1