

## Vang, Mai (CI-StPaul)

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**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,

Property [Mississippi Market] x Property [ ] x

List View 126 rows retrieved Show counts

Property Folder Info Comment People \$200.00 Invoice

Query View Add Query Refresh Add to Links View Edit

**Legal Desc**

- Como Place St Paul Minn Lot 5 Blk 2
- 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 23 Blk 1**
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- Como Place St Paul Minn Lot 24 Blk 1
- Como Place St Paul Minn Lot 1 Blk 2
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- Libbys Addition To Thecity O Lot 10 Blk

**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=558074.614654365&...

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 Conditions 2 Single Family Dwellings on this Parcel

Zoning 2  
Zoning 3  
Zoning 4  
Zoning 5

50 6000 120

Area Frontage Depth  
Folder Copy Create Child Invoice Re-Default Family Print Label  
Print

Property.PropCity 100%

List View

126 rows retrieved  Show counts

Query View

- Legal Desc**
- Como Place St Paul Minn Lot 5 Blk 2
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  - Libbys Addition To Thecity O Lot 9 Blk 2
  - Libbys Addition To Thecity O Lot 18 Blk 2
  - Libbys Addition To Thecity O Lot 8 Blk 2
  - Libbys Addition To Thecity O Lot 19 Blk

Property Folder Info Comment People

+ Add X 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	<input checked="" type="radio"/> Yes <input type="radio"/> 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

**List View** | 26 rows retrieved | Show counts

Property | Folder | Info | Comment | People

**Legal Desc**

1393 BRED AVE FL 2 ST PAUL MINNESOTA 55108-2604

**Address** 1393 BRED AVE FL 2  
 ST PAUL, MINNESOTA, 55108-2604  
 USA

**Status** Active  
**PII** 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  
**Legal Desc.** Como Place St Paul Minn Lot 23 Blk 1    **Family ID**  
**Created** 1996-08-10  
**Obsolete Date**

**Overlay**    **Conditions**  
 Zoning 2  
 Zoning 3  
 Zoning 4  
 Zoning 5

**Area**    **Frontage**    **Depth**

List View

126 rows retrieved  Show counts

Query View

Property Folder Info Comment People

+ Add X Delete Save Refresh Expand All Collapse All

- Legal Desc
- Como Place St Paul Minn Lot 5 Blk 2
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  - .Ibbys Addition To Thecity O Lot 17 Blk
  - .Ibbys Addition To Thecity O Lot 9 Blk 2
  - .Ibbys Addition To Thecity O Lot 18 Blk

Description	Value
Sign District 1	Enter Text or Number
State Fair Parking Overlay District	<input checked="" type="radio"/> Yes <input type="radio"/> 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

26 rows retrieved  Show counts

Legal Desc	Address	Status
1395 BREDA AVE ST PAUL MINNESOTA 55108-2604	1395 BREDA AVE ST PAUL, MINNESOTA, 55108-2604 USA	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	Conditions	2 Single Family Dwellings on this Parcel
Zoning 2		
Zoning 3		
Zoning 4		
Zoning 5		
Area	Frontage	Depth
50	6000	120

List View

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Query View

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Property Folder Info Comment People

+ Add X Delete Save Refresh Expand All Collapse All

Description	Value
Ungrouped Info Fields (13)	
Existing Primary Use	
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