ZONING WORKSHEET

ADDRESS: 1395 1393 Breda Ave

PIN: 27.29.23.21.0024

BUILDING CARD INFORMATION:

CONSTRUCTION DATE: _____ PERMIT: _____ TYPE OF STRUCTURE: _____

PERMITS	COUNTY ASSESSOR'S RECORDS	LICENSE RECORDS	CITY DIRECTORY
66529	1395 1916 SPD 1954 SFD 1959 SFD 1971 SFD 1981 SPD 1985 SPD	1893 1914 SFD 1954 SFD 1963 SPD 1971 SFD 1981 SPD 1985 SPD	

Ramsey Co 2006: 2 Bldgs on 1 parcel

LEGAL DESCRIPTION: Como Place St Paul MN Lot 23. Blk 1

LOT SIZE: 50x120 = 6000 Alley = 16 Lot+Alley = 6400 sq ft

CROSS STREETS: Albert and Hamline

ZONE	USE (C/NC)	UNITS PERMITTED	REQUIRED LOT SIZE	LOT SIZE (C/NC)
X	C			C
1922				
1960				
1964				
1975				
RT1		ROOMS: UNITS:		

ZONING STATUS FOR _____ COMMERCIAL USE:

Duplex RESIDENTIAL USE: 2 SFD on 1 Parcel

PLANNING:

_____ ZONING FILE

_____ NO RECORD

_____ LEGAL - CONFORMING

_____ LEGAL - CONFORMING USE WITH NON-CONFORMING LOT SIZE (for residential)

X LEGAL - NON-CONFORMING USE

_____ ILLEGAL

Amanda updated JMS 3/28/06

George Latimer
Mayor

CITY OF SAINT PAUL
DEPARTMENT OF COMMUNITY SERVICES
DIVISION OF HOUSING AND BUILDING CODE ENFORCEMENT
City Hall, Saint Paul, Minnesota 55102
612-298-4212

June 5, 1979

Mr. Eldon Campbell
Eide Realty Inc.
633 South Concord
South St. Paul, Minnesota 55075

Re: 1393 and 1395 Breda
St. Paul, Minnesota

Dear Mr. Campbell:

The buildings at 1393-95 Breda Street were built in 1910 and 1915 respectively, and pre-date the zoning code; as such they are considered legal nonconforming and may continue in use. As both buildings are on one lot, they may not be separated by a land division. The zoning code prohibits subdivisions which create lots smaller than the minimum allowed in the district they are located in.

Sincerely,

Glenn A. Erickson

Glenn A. Erickson
Zoning Administrator

GAE/RA/eh

cc: Truth In Housing File

L 23 81 Como Pl

BUILDING PERMIT INDEX CARD—CITY OF ST. PAUL DEPARTMENT OF PARKS, PLAYGROUNDS AND PUBLIC BUILDINGS—DIVISION OF BUILDING INSPECTION
W. P. A. PROJECT 465-71-2-257 WP6008

EAST part Como

STREET Breda NO. 1333 TYPE OF STRUCTURE Dwlg WARD LOT 23 BLOCK 1 ADDITION Place

CENSUS TRACT CENSUS TRACT BLOCK

ORIGINAL-CONSTRUCTION PERMITS

OWNER J. Johnson

TYPE OF PERMIT	DATE ISSUED	PERMIT NUMBER	DATE LAST INSPECTION	CONTRACTOR	ESTIMATED COST	TYPE OF STRUCTURE	TYPE OF CONSTRUCTION
BUILDING	10/10/1910	55749	1111/1911	Owner	800	BL 5 1	TC 1100
PLASTERING							
ELECTRICAL							
HEATING STEAMFITTING							
WARMAIR							
PLUMBING							
ELEVATOR							

AGE OF BUILDING AS OF JANUARY 1, 1939

TOTAL ESTIMATED COST OF BUILDING

WP 10-10-10 Johnson

NO. OF STORIES	WIDTH, FEET	LENGTH, FEET	HEIGHT, FEET	FLOORSPACE
1	26	24	16	

INTERIOR LATH	EXTERIOR PLASTER	EXTERIOR LATH

TYPE OF WORK DONE

CODE	NO.	CODE	NO.	CODE	NO.	CODE	NO.	CODE	NO.

CODE	NO.	LO.	CODE	NO.	LO.	CODE	NO.	LO.	CODE	NO.	LO.

TYPE	POWER	NO. OF CARS	NO. OF LDGS.	

RECORD OF SUB-PERMITS

TYPE OF PERMIT	PERMIT NUMBER	DATE ISSUED	DATE LAST INSPECTION	OWNER	CONTRACTOR	ESTIMATED COST	TYPE STRUCTURE	TYPE CONSTRUCT'N	PURPOSE OF PERMIT	TYPE OF WORK CODE	NO.	CODE	NO.	CODE	NO.
Bld	79813	5-22 1927	—	G. G. Wallendorf	—	400	BLS X	1100	Add	BL 20					
Bld	26914	8/25/33	—	E. A. Finstrom	—	135	BLS X	—	ALT	BL 7	—	—	—	—	—

BUILDING PERMIT INDEX CARD—CITY OF ST. PAUL DEPARTMENT OF PARKS, PLAYGROUNDS AND PUBLIC BUILDINGS—DIVISION OF BUILDING INSPECTION

W. P. A. PROJECT 465-71-4-267 WP6008

STREET Breda NO. 1395 TYPE OF STRUCTURE Dwlg WARD LOT West part Rear 23 BLOCK 1 ADDITION Como Place

ORIGINAL-CONSTRUCTION PERMITS OWNER Ida B Gardner CENSUS TRACT CENSUS TRACT BLOCK

TYPE OF PERMIT	DATE ISSUED	PERMIT NUMBER	DATE LAST INSPECTION	CONTRACTOR	ESTIMATED COST	TYPE OF STRUCTURE	TYPE OF CONSTRUCTION
BUILDING	9/7 1915	66529	—	L F Kelsey	1000	BLS 1	TC 1100
PLASTERING							
ELECTRICAL							
HEATING STEAMFITTING							
WARMAIR	9/7 1915	66529	—	—	—	BLS 1	TC 1100
PLUMBING							
ELEVATOR							
AGE OF BUILDING AS OF JANUARY 1, 1939				TOTAL ESTIMATED COST OF BUILDING			

No House

NO. OF STORIES	WIDTH, FEET	LENGTH, FEET	HEIGHT, FEET	FLOORSPACE
1	24	24	18	

INTERIOR LATH	EXTERIOR PLASTER	EXTERIOR LATH

TYPE OF WORK DONE

CODE	NO.	CODE	NO.	CODE	NO.	CODE	NO.	CODE	NO.
HWA 5	1								

CODE	NO.	LO.	CODE	NO.	LO.	CODE	NO.	LO.	CODE	NO.	LO.

TYPE	POWER	NO. OF CARS	NO. OF LDGS.