

PD4

## Zoning Petition List

As requested, attached is a list of all property owners within 100 feet of the property which you are requesting a zoning application. As a condition of your application, you are required to submit with your application a consent petition signed by a minimum two-thirds of all the property owners within 100 feet on the attached list.

Only persons listed as "fee owner" or "homesteader" are eligible to sign your petition. Persons listed as "taxpayer" are not eligible to sign your petition since they do not have full ownership of the property. A property owner may sign the petition as many times as they are listed as an owner within 100 feet.

Also attached are the petition form, affidavit, and application materials.

8

Total properties are within 100 feet of the property for zoning action and eligible to sign your petition.

6

Total signatures are required for a minimum two-thirds consent and a sufficient petition to proceed with your zoning application.

Please return this list along with the original petition form, affidavit, application and any additional supporting information and material that is part of your application.

\* Rezoning petitions must be received and held in the Zoning office 7 working days prior to any application cut-off date.

If you have questions about this list or any questions regarding this process, please call the Zoning office at 266-6589.

2/25/2010

ZONING PETITION SUFFICIENCY CHECK SHEET

REZONING

SCUP

NCUP

FIRST SUBMITTED

RESUBMITTED

DATE PETITION SUBMITTED: \_\_\_\_\_

DATE PETITION RESUBMITTED: \_\_\_\_\_

DATE OFFICIALLY RECEIVED: \_\_\_\_\_

DATE OFFICIALLY RECEIVED: \_\_\_\_\_

PARCELS ELIGIBLE: 8

PARCELS ELIGIBLE: \_\_\_\_\_

PARCELS REQUIRED: 6

PARCELS REQUIRED: \_\_\_\_\_

PARCELS SIGNED: 6

PARCELS SIGNED: \_\_\_\_\_

CHECKED BY: Paul Dubuciel

DATE: 6-15-16

CITY OF SAINT PAUL

AFFIDAVIT OF PETITIONER FOR A CONDITIONAL  
USE PERMIT OR A NONCONFORMING USE  
PERMIT

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

The petitioner, Pat Nseimen, being first duly sworn, deposes and states that the consent petitioner is informed and believes the parties described on the consent petition are owners of the parcels of real estate described immediately before each name; each of the parties described on the consent petition is an owner of property within 100 feet of the subject property described in the petition; the consent petition contains signatures of owners of at least two-thirds (2/3) of all eligible properties within 100 feet of the subject property described in the petition; and the consent petition was signed by each said owner and the signatures are the true and correct signatures of each and all of the parties so described.

[Signature]

6/13/16

[Signature]

NAME

8255 Red Rock Road  
ADDRESS Eden Prairie, MN

952-457-4550  
TELEPHONE NUMBER

Subscribed and sworn to before me this  
9 day of June, 2016  
13 June 2016

[Signature]  
NOTARY PUBLIC



[Signature]



This is  
Mr. Neumen's  
signature on  
the petition

CITY OF SAINT PAUL

LETTER OF ADJOINING PROPERTY OWNERS FOR A  
NONCONFORMING USE PERMIT

We, the undersigned, owners of the property within 100 feet of the subject property acknowledge that we have been presented with the following:

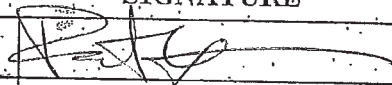
A copy of the application of Pat Neumen  
(name of applicant)

to establish a A Small Cafe  
(proposed use)

located at 805 Hudson Road  
(address of property)

requiring a nonconforming use permit, along with any relevant site plans, diagrams, or other documentation.

We consent to the approval of this application as it was explained to us by the applicant or his/her representative.

ADDRESS OR PIN	RECORD OWNER	SIGNATURE	DATE
	Pat Neumen		3/19

NOTE: All information on the upper portion of this application must be completed prior to obtaining eligible signatures on this petition.

CITY OF SAINT PAUL

CONSENT OF ADJOINING PROPERTY OWNERS FOR A  
NONCONFORMING USE PERMIT

We, the undersigned, owners of the property within 100 feet of the subject property acknowledge that we have been presented with the following:

A copy of the application of Pat Neuman  
(name of applicant)

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(proposed use)

located at 805 Hudson RD  
(address of property)

requiring a nonconforming use permit, along with any relevant site plans, diagrams, or other documentation.

We consent to the approval of this application as it was explained to us by the applicant or his/her representative.

ADDRESS OR PIN	RECORD OWNER	SIGNATURE	DATE
693 Wilson A	First & Third pr	Pa. Cl	8/12/06

NOTE: All information on the upper portion of this application must be completed prior to obtaining eligible signatures on this petition.

CITY OF SAINT PAUL

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NONCONFORMING USE PERMIT

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(proposed use)

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(address of property)

requiring a nonconforming use permit, along with any relevant site plans, diagrams, or other documentation.

We consent to the approval of this application as it was explained to us by the applicant or his/her representative.

ADDRESS OR PIN	RECORD OWNER	SIGNATURE	DATE
685 Wilson	Richard Wiplinger	deceased	—
685 Wilson	Stephen Wiplinger	Stephen Wiplinger	4-15-12

NOTE: All information on the upper portion of this application must be completed prior to obtaining eligible signatures on this petition.









**CITY OF SAINT PAUL**

**CONSENT OF ADJOINING PROPERTY OWNERS FOR A  
NONCONFORMING USE PERMIT**

We, the undersigned, owners of the property within 100 feet of the subject property acknowledge that we have been presented with the following:

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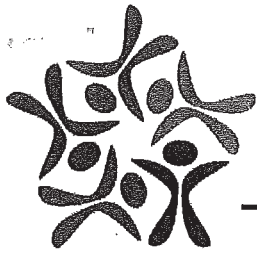
located at 805 Hudson Rd  
(address of property)

requiring a nonconforming use permit, along with any relevant site plans, diagrams, or other documentation.

We consent to the approval of this application as it was explained to us by the applicant or his/her representative.

ADDRESS OR PIN	RECORD OWNER	SIGNATURE	DATE
689 Wilson	John Vang	X John Vang	4/13/16
689 Wilson	Chou Xiong	X Chou Xiong	4/13/16

NOTE: All information on the upper portion of this application must be completed prior to obtaining eligible signatures on this petition.



dayton's bluff  
COMMUNITY COUNCIL

804 Margaret St. Saint Paul, MN 55106 . Phone 651-772-2075  
Visit our website at [www.daytonsbluff.org](http://www.daytonsbluff.org)

July 7th, 2016

Ped

RE: 805 Hudson Road

Dear \_\_\_\_\_,

The Dayton's Bluff Community Council Neighborhood Development Committee is writing this letter of support on behalf of Pat Nseumen. For the reestablishment of a non conforming use permit for the property located on 805 Hudson Road. Members of the ownership and development team presented the plans for redevelopment of the property on 805 Hudson Road. The Dayton's Bluff Community Council and community members were very interested in the plans that include a small cafe located in Dayton's Bluff. The Board and other community members were given a recap of the physical improvements planned, reviewed a number of visual depictions of the proposed changes and received satisfactory responses to our questions.

In response to a request for support of the reestablishment of a non conforming use permit for the property located on 805 Hudson Road. Daytons Bluff Community Council is in full support of this project.

We invite any questions about our support for this important project.

Sincerely,

Deanna Abbott-Foster  
Executive Director