

## Moermond, Marcia (CI-StPaul)

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**From:** Soley, Reid (CI-StPaul)  
**Sent:** Thursday, September 6, 2018 3:58 PM  
**To:** Moermond, Marcia (CI-StPaul)  
**Cc:** Vang, Mai (CI-StPaul); Magner, Steve (CI-StPaul); Yannarely, Joe (CI-StPaul); Sheffer, Vicki (CI-StPaul)  
**Subject:** RE: 483 Como Ave.

The owner, Kim Theng, submitted the required performance deposit on August 28<sup>th</sup>.

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**From:** Moermond, Marcia (CI-StPaul)  
**Sent:** Thursday, September 06, 2018 3:53 PM  
**To:** Soley, Reid (CI-StPaul)  
**Cc:** Vang, Mai (CI-StPaul); Magner, Steve (CI-StPaul); Yannarely, Joe (CI-StPaul); Sheffer, Vicki (CI-StPaul)  
**Subject:** RE: 483 Como Ave.

Please see attached letter as it relates to permit.

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**From:** Soley, Reid (CI-StPaul)  
**Sent:** Thursday, September 6, 2018 3:44 PM  
**To:** Moermond, Marcia (CI-StPaul) <marcia.moermond@ci.stpaul.mn.us>  
**Cc:** Vang, Mai (CI-StPaul) <mai.vang@ci.stpaul.mn.us>; Magner, Steve (CI-StPaul) <steve.magner@ci.stpaul.mn.us>; Yannarely, Joe (CI-StPaul) <joe.yannarely@ci.stpaul.mn.us>; Sheffer, Vicki (CI-StPaul) <vicki.sheffer@ci.stpaul.mn.us>  
**Subject:** RE: 483 Como Ave.

Marcia,

Having just opened the folders for 483 Como in AMANDA to obtain contact information for the owner, I was reminded that he was actually allowed to pull a building permit a month ago. Although our permit clerk should not have issued the permit at that time, it has been decided that we will not cancel the permit, anticipating that the owner will hopefully be successful in receiving a grant of time from the Council.

Given that his building permit has been issued before the one-year deadline regarding his legal nonconforming zoning status, future duplex use is not problematic at this time, as long as he meets your requirements in the near future.



**Reid Soley**

*DSI Inspector III*

Department of Safety and Inspections

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**From:** Moermond, Marcia (CI-StPaul)  
**Sent:** Thursday, September 06, 2018 2:27 PM  
**To:** Soley, Reid (CI-StPaul)  
**Cc:** Vang, Mai (CI-StPaul); Magner, Steve (CI-StPaul); Yannarely, Joe (CI-StPaul); Sheffer, Vicki (CI-StPaul)  
**Subject:** RE: 483 Como Ave.

Has DSI communicated this information to the owner?

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**From:** Soley, Reid (CI-StPaul)  
**Sent:** Thursday, September 6, 2018 1:57 PM  
**To:** Moermond, Marcia (CI-StPaul) <[marcia.moermond@ci.stpaul.mn.us](mailto:marcia.moermond@ci.stpaul.mn.us)>  
**Cc:** Vang, Mai (CI-StPaul) <[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)>; Magner, Steve (CI-StPaul) <[steve.magner@ci.stpaul.mn.us](mailto:steve.magner@ci.stpaul.mn.us)>; Yannarely, Joe (CI-StPaul) <[joe.yannarely@ci.stpaul.mn.us](mailto:joe.yannarely@ci.stpaul.mn.us)>; Sheffer, Vicki (CI-StPaul) <[vicki.sheffer@ci.stpaul.mn.us](mailto:vicki.sheffer@ci.stpaul.mn.us)>  
**Subject:** 483 Como Ave.

Marcia,

483 Como Ave. is a Cat. 3 that will be on your legislative hearing agenda on September 25<sup>th</sup>. It's a duplex in an industrial zoning district, with legal nonconforming zoning status. That status remains intact until October 23<sup>rd</sup> (the one-year anniversary of the property's designation as a Vacant Building), at which time the zoning status will expire unless a building permit has been pulled to begin the rehabilitation process. If the building permit hasn't been pulled by then, Planning Commission approval will be required for future duplex use.



**Reid Soley**

*DSI Inspector III*

Department of Safety and Inspections

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Saint Paul, MN 55101

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