CITY OF SAINT PAUL, MINNESOTA
(NUP - Establishment)

ZONING FILE NO:	10-320-786
APPLICANT:	Olga M Zoltai
PURPOSE:	Establishment of legal nonconforming use as 8 residential units: 6 in main building, 2 in carriage house
LOCATION:	476 Summit Ave
LEGAL DESCRIPTION:	PIN 012823310167, Terrace Park Addition Tothe C Vac St Accruing & Lots 1 And Lot 2 Blk 2
ZONING COMMITTEE ACTION:	Recommended approval with conditions on May 27, 2010
PLANNING COMMISSION ACTION:	Approved with conditions on June 4, 2010

CONDITIONS OF THIS PERMIT:
1. The nonconforming use permit expires six years from the date of its approval, by which time the main structure at 476 Summit Avenue must be de-converted from six (6) dwelling units to four (4) or fewer dwelling units, so that the property complies with the allowed number of dwelling units in an RT2 zoning district.
2. Within six (6) months of nonconforming use permit approval, Unit #6 (the front half of the third floor) must undergo necessary alterations to be brought into compliance with City codes and standards for a legal dwelling unit, in order that Unit #6 may be classified as one of the six dwelling units allowed under this permit.
3. The property must be owner-occupied for the six-year period of the nonconforming use permit.
4. The property and buildings must be brought into compliance with all pertinent building and fire safety codes.

APPROVED BY: Kathi Donnelly-Cohen, Commission Chairperson

I, the undersigned Secretary to the Zoning Committee of the Planning Commission for City of Saint Paul, Minnesota, do hereby certify that I have compared the foregoing copy with the original record in my office; and find the same to be a true and correct copy of said original and of the whole thereof, as based on minutes of the Saint Paul Planning Commission meeting held on June 4, 2010, and on record in the Saint Paul Planning Office, 25 West Fourth Street, Saint Paul, Minnesota.

This permit will expire two years from the date of approval if the use herein permitted is not established, subject to administrative extension not to exceed one year (Sec. 61.105).

The decision to grant this permit by the Planning Commission is an administrative action subject to appeal to the City Council. Anyone affected by this action may appeal this decision by filing the appropriate application and fee at the Zoning Office, 1400 City Hall Annex, 25 West Fourth Street. **Any such appeal must be filed within 10 calendar days of the date of the Planning Commission's decision.**

Violation of the conditions of this permit may result in its revocation.

Samantha Langer
Secretary to the Saint Paul
Zoning Committee

Copies to:

Applicant	Olga M Zoltai
Representative:	Kitty Gogins
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Mailed: June 4, 2010