



CITY OF SAINT PAUL
Melvin Carter, Mayor

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989
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May 4, 2018

Donald J Roth
8154 26th Street North
Lake Elmo, MN 55042-9496

Re: 594 - 596 Reaney Ave.

Dear Property Owner,

The above referenced property is located in an R4, single-family residential zoning district. Under this zoning classification, the previous use of the property as a duplex was considered a legal nonconforming use; legally established but not conforming to the current zoning regulations. The structure has been on the vacant building list for more than one year. The Saint Paul Zoning Code Sec.62.106 (h) states that when a legal nonconforming use is vacant for more than one year, it cannot be reestablished with a nonconforming number of dwelling units with two exceptions:

1. If the Planning Commission approves a Reestablishment of a Nonconforming Use Permit.
2. If the building is reestablished at the number of units for which it was originally constructed provided that it has not been physically converted to a fewer number of units. The zoning administrator shall determine the number of units of the time of original construction by any of the following methods: an onsite inspection, building permit records, county assessor records, or similar public records.

A code compliance inspection was conducted by Jim Seeger, a building inspector with the City of Saint Paul Department of Safety and Inspections. Based on city records and Jim's professional opinion, the building was constructed as a duplex. Accordingly, I am approving the reestablishment of a nonconforming use as a duplex under Sec.62.106(h).

Anyone affected by this decision may file an appeal within 10 days from the date of this letter.

Sincerely,

Yaya Diatta
Zoning Administrator
651-266-9081
Yaya.diatta@ci.stpaul.mn.us

c: Payne Phalen District 5 Planning Council ENS List
Reed Soley, Vacant Buildings, City of Saint Paul

Atlas & Directory *2127 10th St. - Minneapolis*

BUILDING PERMIT INDEX CARD—CITY OF ST. PAUL, DEPARTMENT OF PARKS, PLAYGROUNDS AND PUBLIC BUILDINGS—DIVISION OF BUILDING INSPECTION
W. P. A. PROJECT 485-71/3-157 WP6608

STREET *Traney* NO. *594-596* TYPE OF STRUCTURE *Duplex* WARD *10* BLOCK *3* ADDITION *Bump & Paynes*

ORIGINAL-CONSTRUCTION PERMITS OWNER *John Kunze* CENSUS TRACT _____ CENSUS TRACT BLOCK _____

TYPE OF PERMIT	DATE ISSUED	PERMIT NUMBER	DATE LAST INSPECTION	CONTRACTOR	ESTIMATED COST	TYPE OF STRUCTURE	TYPE OF CONSTRUCTION	TYPE OF WORK DONE																											
								CODE	NO.	CODE	NO.	CODE	NO.	CODE	NO.																				
BUILDING	<i>7/8</i> <i>1916</i>	<i>68531</i>	<i>-</i>	<i>J. D. Linden</i>	<i>5500</i>	<i>BLS</i> <i>2</i>	<i>TC</i> <i>1100</i>																												
PLASTERING	<i>7/8</i> <i>1916</i>	<i>68531</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>BLS</i> <i>2</i>	<i>TC</i> <i>1100</i>																												
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WARMAIR																																			
PLUMBING																																			
ELEVATOR																																			
AGE OF BUILDING AS OF JANUARY 1, 1939								TOTAL ESTIMATED COST OF BUILDING																											

RECORD OF SUB-PERMITS

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TYPE OF PERMIT	PERMIT NUMBER	DATE ISSUED	DATE LAST INSPECTION	OWNER	CONTRACTOR	ESTIMATED COST	TYPE STRUCTURE	TYPE CONSTRUCTION	PURPOSE OF PERMIT	TYPE OF WORK					
										CODE	NO.	CODE	NO.	CODE	NO.
Blk.	372	2/26/32	-	Mc Furrow	Wenzel Roof	200	BLD	1/20	BLD	BLD					
Build	14201	2/3/32	-	J. Kuntz		165	BLD	1/20	alk	BLD					

ZONING REVIEW REQUEST
Certificate of Occupancy

ADDRESS: 596 Reaney DATE: 4-7-94
PIN/PARCEL CODE: _____ REQUESTED BY: Shene Robinson
PREVIOUS USE: _____

CURRENT USE:

residential room count:

3 units

ZONING DISTRICT: RM-2

ZONING STATUS FOR

COMMERCIAL USE:

triplex RESIDENTIAL USE:

LEGAL

LEGAL NONCONFORMING

f ILLEGAL

by: K. Zacho

date: 4-12-94

COMMENTS:

legal as a duplex only

If checked, to be included in correction letter:

- [] The use of the property does not conform to zoning requirements. Before the building may be certified, the zoning issue must be resolved. Contact the zoning section in the Building Code Division at 298-4212.
- [] There is an outstanding zoning problem on this property. Before the Certificate of Occupancy may be renewed, the zoning issue must be resolved. Contact the zoning section in the Building Code Division at 298-4212.
- []