

RECEIVED MAY 27 2016



CITY OF WEST ST. PAUL

1616 HUMBOLDT AVENUE, WEST ST. PAUL, MN 55118-3972

MUNICIPAL CENTER 651-552-4100
PARKS/RECREATION 651-552-4150
FAX 651-552-4190

POLICE 651-552-4200
FIRE 651-552-4176
TDD 651-552-4222

CONDITIONAL USE PERMIT APPLICATION

Filing Fee: \$275.00

(OFFICE USE ONLY)

Escrow Amount: \$400.00 (residential)
\$800.00 (commercial)

CASE NO. 16-07
DATE RECEIVED 5/27/16
RECEIPT # _____
60 DAY DATE 7/26/16

TOTAL FEES \$675.00

1. STREET ADDRESS OF PARCEL 217 BERNARD ST W

2. NAME OF APPLICANT DONOVAN TEGG Phone # 651 210 0648

3. ADDRESS OF APPLICANT 11 ALICE CT Email DTEGG@KINGSCAPES.NET
ST PAUL, MN 55107

4. NAME OF OWNER DONOVAN TEGG Phone # 651 210 0648

5. ADDRESS OF OWNER 11 ALICE CT Email DTEGG@KINGSCAPES.NET
ST PAUL, MN 55107

6. LEGAL/PID # 4238 000 45090 & 4238 000 45091

7. PRESENT ZONING R4, MULTIPLE FAMILY

8. PROPOSED USE OF PARCEL DUPLEX WITH (2) TWO BEDROOM UNITS

9. ZONING SECTION AUTHORIZING CUP 153.126 (C)

10. WHAT WILL BE THE EFFECT OF THE PROPOSED USE ON THE HEALTH, SAFETY, & WELFARE OF THE OCCUPANTS IN THE SURROUNDING PARCELS?
NONE

11. WHAT WILL BE THE EFFECT ON EXISTING AND ANTICIPATED TRAFFIC CONDITIONS, INCLUDING PARKING FACILITIES ON ADJACENT STREETS?
NONE

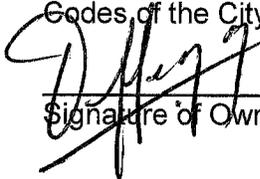
12. WHAT WILL BE THE EFFECT OF THE PROPOSED USE ON THE COMPREHENSIVE PLAN?
NONE

EXHIBITS REQUIRED

- A. An electronic copy as well as four (4) 22x34 and twenty (20) 11x17 paper copies, of a map or plat showing the property on which the Conditional Use Permit is requested, and all parcel within 150 feet of the boundaries of the subject parcel.
- B. An electronic copy as well as four (4) 22x34 and twenty (20) 11x17 paper copies in sets and folded plans, showing application information as follows:
 - a. Proposed and existing topography and drainage.
 - b. A complete plan prepared and signed by a registered Civil Engineer, Architect, and/or Landscape Architect showing:
 - i. The parking layout, access provisions, structure locations, landscaping, drainage, trees and shrubbery including types and locations, and sizes.
 - ii. Any fences, walls, or other screening, including height and type of material.
 - iii. All lighting provisions, including type, location, and lumens affecting the surrounding parcels and streets.
 - iv. Curb type and location on site.
 - v. Proposed plans for sidewalk to service, parking, recreation and service areas within the site.

ACKNOWLEDGE AND SIGNATURE

The undersigned hereby represents upon all penalties of law, for the purpose of inducing the City of West St Paul to take action herein requested, that all statements herein are true and that all work herein mentioned will be done in accordance with the Ordinances and all Codes of the City of West St Paul and the State of Minnesota.



Signature of Owner (Required)

651 210 - 0648

Phone Number

Signature of Applicant (If different)

Phone Number

NOTE: All Materials relevant to this Application must be filed on or before the dates listed on Operating Procedures for Applicants page. The Planning Commission holds its regular meeting at 7:00pm on the third Tuesday of each month.

LAPSE OF CONDITIONAL USE PERMIT:

An approved Conditional Use Permit shall lapse and become null and void six months following the date on which the Conditional Use Permit was approved, unless prior to the expiration of six months a building permit is issued by the Building Official and construction is commenced and diligently pursued toward completion on the subject site, or a Certificate of Occupancy is issued by the Building Official. A Conditional Use Permit may be renewed once for a period of one year by the City Council.

FEES

1. The fees to be paid by each applicant for each zoning request shall be as prescribed by the City Council. Fees shall be payable at the time applications are filed with the Zoning Administrator and are not refundable unless the application is withdrawn prior to being sent for legal publication and notice. There shall be no fee in the case of applications filed in the public interest by the City Council or by the Planning Commission. Fees shall include application fee, filing fees, consultant, legal, planning, and engineering fees.
2. Applicants shall deposit with the City, together with the application filing fees, the sums required by Council resolution toward prepayment of the Consultants and Attorney's expenses and all costs to be billed and charged to the City. The prepayment amounts shall be a credit toward all reasonable fees and expenses charged by the Consultants to the City in the investigation report and recommendation to the City Council concerning the application. All reasonable expenses and fees in excess of the deposit, shall be paid by the applicant to the City within 30 days of final action on the matter by the City. If not paid within 30 days, the account shall be deemed delinquent. If the fees and expenses incurred by the City from the Consultants are less than the amount of deposit, such excess shall be returned to the applicant upon final action by the City in said manner.

Donovan Tegg
217 Bernard St W
West Saint Paul, MN 55118

May 26, 2016

217 Bernard St W

Dear Ma'am / Sir,

I purchased the property at 217 Bernard St W in March, 2016. It is zoned R4 – Multiple Family.

Our understanding was that it had been a bar back in the day, the layout being somewhat evident that it had been divided into two units or sections.

My goal is to improve the property and bring it up to code as a duplex with two, two bedroom units. Provisionally as a rental, with the thought of possible owner occupancy in the future.

We see this as a long term investment and aim to bring a higher end feel to this particular property with new finishes throughout and extensive landscaping, including paver walks and a paver driveway.

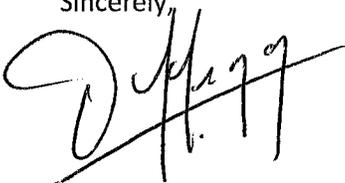
We do not plan to adjust the footprint of the building or make any major structural changes, bar replacing the section of flat roof with a shed roof.

The main water line is scheduled to be replaced in June.

Already being a resident of the neighboring community, I am vested in improving our surroundings and feel that this is a good opportunity and a means to restore a derelict building.

Proposed building plans are attached.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Tegg', written over a horizontal line.

Donovan Tegg

(651) 210 – 0648

dtegg@kingscapes.net

217 BERNARD ST W - SCOPE OF PROJECT

- Replace water main.
- Replace flat roof section with shed roof.
- Separate house into two, two bedroom units, side by side with their own laundry facilities. This requires framing out two internal walls and closets for the west side unit bedrooms and closing off the connecting thoroughfare. Proposed plans are attached.
- Update the electrical throughout.
- Adjust plumbing.
- Replace windows and doors.
- New flooring throughout.
- Update fixtures and finishes throughout.
- Replace concrete and asphalt driveway with pavers and update landscaping.