

**April 2, 2026
6:30 PM**

The Planning Commission Meeting will be conducted on **April 2, 2026** at 6:30 p.m. in the City Council Chambers of City Hall, located at 2400 Margaret St., North St. Paul.

You can watch the meeting on our YouTube channel here: <https://tinyurl.com/NSPYouTube>

I. Call to Order

II. Roll Call

COMMISSION

Patrick Blee, Chair

Andrew Wise, Vice-Chair

Arthur Alvarez, Jr. Commissioner

Cameron Muhic, Commissioner

Pete Marcaccini, Commissioner

Vito Sauro, Commissioner

STAFF/LIAISONS

Jason Nordby, City Council Liaison

Ken Roberts, Community Development Director

Chris Cherne, Planning Commission Secretary

III. Adopt Agenda

IV. Presentation

A. Planning Commissioner Introductions

V. Approval of Minutes

A. Approval of March 5, 2026 Meeting Minutes

VI. Meeting Open to the Public

This Open Forum is an opportunity for persons to address the Planning Commission on items not on the agenda. A completed public comment form should be presented to the staff liaison prior to the meeting. Comments will be limited to 3 minutes per person. While the Commission may ask clarifying questions of the speaker, no formal action by the Commission or discussion will be held on these items.

VII. Public Hearings

A. Conditional Use Permit Application - 2121 Holloway Ave E

B. Variance Requests - 2357 7th Ave E

VIII. Commission Business, Action Items & Recommendations

IX. Reports

X. Adjournment

The next regularly scheduled Planning Commission meeting is May 7, 2026.



| To | Date |
|------------------------|---------------------|
| Planning Commissioners | April 2, 2026 |

Agenda Placement # V.A

Approval of Minutes

Subject

Approval of March 5, 2026 Meeting Minutes

Background/Facts

N/A

Recommended Action

Staff recommend approval of the March 5, 2026 Planning Commission Meeting Minutes.

Attachments

1. PC Minutes 03-05-2026

Respectfully submitted,
Chris Cherne, Community Development Administrative Assistant



**Planning Commission
Regular Meeting Minutes
March 5, 2026
6:30 PM**

North St. Paul City Hall – Council Chambers
2400 Margaret Street

I. CALL TO ORDER

Chair Blee called the meeting to order at 6:30 PM.

II. ROLL CALL

COMMISSION

Patrick Blee, Chair

Andrew Wise, Vice-Chair

Absent

Arthur Alvarez, Jr., Commissioner

Absent

Elizabeth Gadbois, Commissioner

Cameron Muhic, Commissioner

Pete Marcaccini, Commissioner

Vito Sauro, Commissioner

STAFF/LIAISONS

Jason Nordby, City Council Member

Ken Roberts, Community Development Director

Jack Brooksbank, City Attorney

III. ADOPT AGENDA

Blee asked for a motion to adopt the March 5, 2026, meeting agenda.

M/Gadbois, S/Sauro.

Motion carried 5-0.

IV. PRESENTATION

A. Planning Commission Training

City Attorney Jack Brooksbank provided general training to the Planning Commission on open meeting law, data practices, conflicts of interest, gift law, roles of the City Manager, and rules of order.

Brooksbank provided additional training to the Planning Commission covering many land use planning topics including the municipal authority to plan, role of the Planning Commission, zoning as an important tool to implement the Comprehensive Plan, Conditional Use Permits (CUPs), variances, time limits and public hearings.

Nordby asked for clarification on buffer zones or proximity requirements as it relates to various CUPs and the small size of North St. Paul. Brooksbank stated these requirements will depend on how specific the regulations are written. Brooksbank added that public feelings about an application are not sufficient reason to approve or deny an application.



V. APPROVAL OF MINUTES

A. Approval of February 5, 2026, Meeting Minutes

Blees asked for a motion to approve the February 5, 2026, Meeting Minutes.

M/Muhic, S/Gadbois.

Motion carried 5-0.

VI. MEETING OPEN TO THE PUBLIC

There were no public comments.

VII. PUBLIC HEARINGS

There were no public hearings.

VIII. COMMISSION BUSINESS, ACTION ITEMS & RECOMMENDATIONS

A. Comprehensive Plan Update

Roberts presented the Comprehensive Plan Update item to the Planning Commission. The City of North St. Paul is required to complete an update of its Comprehensive Plan by September 2028. The goal of the meeting is to review the vision of the Comprehensive Plan and each of the goals and their respective measures and discuss their relevance and importance to the City moving forward through the Comprehensive Plan update process. This item is a continuation of the tabled discussion held at a previous Planning Commission meeting on November 6, 2025.

The vision from the Comprehensive Plan states, “North St. Paul is your favorite small town. We promote community stewardship through an involved and informed citizenry. We preserve neighborhood value with diverse and maintained housing and active neighbors. The city engages in creative placemaking that fosters an environment of economic and employment opportunity. North St. Paul builds systems that connect people to places and promote active lifestyles.”

Blees asked if there are any specific items in the Metropolitan Council-provided System Statement that the City should focus on. Roberts stated there are some things that the Metropolitan Council included on water resources, climate, and emissions that will need to be included in the update. Sauro stated that the City’s energy and water efficiency rebates help the City work towards climate goals. There was consensus from the Planning Commission to continue reviewing the goals and vision of the Comprehensive Plan.

IX. REPORTS

Roberts stated that at the February 17, 2026, City Council meeting, the Council approved the recent fence variance request and Kwik Trip CUP amendment that were both recommended for approval by the Planning Commission at their previous meeting. The Council also approved the most recent code amendments as recommended by the Planning Commission.

Muhic asked to place Planning Commissioner introductions onto the April 2, 2026, meeting agenda.

X. ADJOURNMENT

Blees asked for a motion to adjourn the meeting at 8:45 PM.

M/Marcaccini, S/Gadbois.

Motion carried 5-0.



The next regularly scheduled Planning Commission Meeting is Thursday, April 2, 2026, at 6:30 PM.

Members, please notify any planned absences to:

Chris Cherne
Planning Commission Secretary
651-747-2440
chris.cherne@northstpaul.org



| To | Date |
|--|---------------|
| Honorable Mayor Monge and City Council | April 2, 2026 |

Agenda Placement # VII.A

Public Hearings

Subject

Conditional Use Permit Application - 2121 Holloway Ave E

Background/Facts

Please refer to the enclosed staff report and related attachments regarding a Conditional Use Permit application to allow an Accessory Dwelling Unit at 2121 Holloway Ave E.

Financial Impact

Recommended Action

Staff recommend the Planning Commission recommend City Council approval of the Conditional Use Permit application subject to the conditions outlined in the draft resolution.

Attachments

1. Combined Staff Report CUP-25-2 PC Meeting 04-02-2026

Respectfully submitted,
Chris Cherne, Community Development Administrative Assistant
Ken Roberts, Community Development / Community Services Director

City of North St. Paul

Planning Commission Report



From: Chris Cherne, Community Development Administrative Assistant
Ken Roberts, Community Development Director

Meeting Date: April 2, 2026

Agenda Item: **Conditional Use Permit for Accessory Dwelling Unit at 2121 Holloway Ave E**

INTRODUCTION - BACKGROUND

Ligogo Muholeza has submitted an application for a Conditional Use Permit (CUP) to allow for the conversion of a portion of the attached garage into an Accessory Dwelling Unit (ADU) at the property located at 2121 Holloway Ave E.

The Applicant-provided project description is as follows:

“The proposed project involves the conversion of a portion of the existing garage into a self-contained accessory living unit. The existing garage measures approximately 17 feet wide, 19 feet high, and 30 feet long. The total area will be reconfigured to accommodate both a lower and upper level of habitable space while maintaining structural integrity and compliance with applicable building codes.

Lower Level (Main Floor):

- To include a living area, half bathroom (powder room), mechanical/utility room, and a kitchenette equipped with standard residential fixtures and appliances.*

Upper Level (Second Floor):

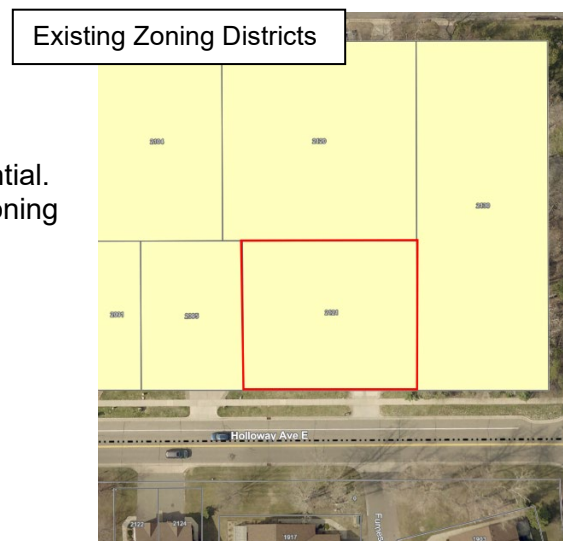
- To include three bedrooms and one full bathroom with standard residential plumbing fixtures.”*

DISCUSSION

Zoning Districts

The subject site is zoned R-1: Single Family Residential. Adjacent uses to the property and their respective zoning districts are:

- North: R-1: Single Family Residential
- South: City of Maplewood, (Townhomes)
- West: R-1: Single Family Residential
- East: R-1: Single Family Residential



LAND USE AND ZONING REVIEW

Comprehensive Plan

The 2040 Comprehensive Plan guides the subject property's future land use as Low Density Residential, which represents single-family detached uses, duplexes and townhomes left as the result of older infill housing. Accessory Dwelling Units are not mentioned within the entirety of City of North St. Paul's 2040 Comprehensive Plan. The construction of an ADU is not permitted by right anywhere within the City of North St. Paul and is only allowed as a conditional use within all of the residential districts (R-1, R-2 and R-3). The R-1: Single Family Residential Districts allows for a density of 3.0-7.0 units/acre. The existing density of the subject property is 2.56 units/acre (1 unit/0.39 acres). With the addition of an ADU, the new density will be 5.12 units/acre (2 units/0.39 acres), which is within the allowed density range for the R-1: Single Family Residential District. Therefore, the proposed ADU is consistent and in harmony with the 2040 Comprehensive Plan.

§154.010(D)(2) Accessory Dwelling Unit Regulations

Staff have reviewed the accessory dwelling unit regulations found in §154.010(D)(2) of the zoning ordinance as it relates to the proposed ADU project at 2121 Holloway Ave E. The following section details each regulation and includes staff commentary below each in bold italics:

No more than one accessory dwelling unit may be located on a lot. No accessory dwelling unit shall be located on an R-1 zoned lot containing a two-family dwelling.

There is only one proposed accessory dwelling unit on the lot. The lot is zoned R-1 and contains one single-family home.

The lot shall have a minimum area of 5,000 square feet.

The lot has an area of 0.3815 acres or 16,618.14 square feet.

The lot shall have a minimum width equal to the underlying zoning district requirement.

The lot has a width of 133.50 feet; this satisfies the R-1 zoning district requirement of a minimum lot width of 50 feet.

An attached accessory dwelling unit shall be part of the principal dwelling on the same lot for the purpose of the bulk requirements of the district. Any secondary dwelling unit connected to the principal dwelling is considered attached. An attached accessory dwelling unit must meet the following:

- i. The associated principal dwelling unit must continue to meet minimum floor area requirements.

There will be no decrease in the floor area of the principal dwelling unit.

ii. Minimum size of the accessory dwelling unit shall be 300 square feet with a maximum size of 900 square feet.

The proposed accessory dwelling unit will have a ground floor area of 37 feet by 17 feet, equaling 629 square feet. The top floor area of the ADU will also be 37 feet by 17 feet, equaling 629 square feet. The total square footage of the proposed ADU is therefore 1,258 square feet.

The zoning ordinance limits the maximum square footage of an ADU to be 900 square feet. As a condition of approval, the applicant shall amend the floor plans to show a square footage of no more than 900 square feet for the proposed ADU.

A detached accessory dwelling unit shall be located within a freestanding structure or above a detached garage of the principal dwelling on the same lot. The minimum size of the detached accessory dwelling unit shall be 300 square feet with a maximum size of 900 square feet.

Not applicable.

A detached accessory dwelling unit shall be setback a minimum of ten feet from side and rear property lines or up to an easement line, but not on it whichever is greater.

Not applicable.

The entryway to the accessory dwelling unit shall be connected by a paved route, to include driveways or sidewalks, to a street frontage.

There is a preexisting paved route from the proposed entryway to the accessory dwelling unit to the street frontage on Holloway Ave E.

The accessory dwelling unit shall have a separate entrance from the principal dwelling.

Project plans show the accessory dwelling unit will have a separate entrance from the principal dwelling from the backside of the garage.

Home occupations. Level 1 and Level 2 home occupations are allowed within an accessory dwelling unit subject to provisions of § 154.010(D)19., provided the home occupation is incidental and secondary to the accessory dwelling unit. The home occupation within the accessory dwelling unit shall not be in addition to more than one home occupation within the principal dwelling. Level 3 home occupations are not allowed within accessory dwelling units.

The Applicant does not propose a home occupation at this time.

Other Key Considerations

There are other considerations for this project outside of the accessory dwelling unit regulations including impervious surface coverage, design standards, and parking regulations.

- Impervious surface coverage: The project will work within the existing building footprint. No expansion of impervious surface coverage is proposed and there will be no changes or additions to the existing driveways.
- Design Requirements: The project will work within the existing building footprint and structure. The design of the ADU shall be consistent with the existing attached garage and principal structure on the lot. The existing height of the garage will remain the same. A condition of approval should be that the installation of new windows, doors and siding shall be consistent with the design and colors of the principal structure on the lot at 2121 Holloway Ave E.
- Off-street parking in the R-1 District:
 - Passenger Automobiles are permitted in garage, driveway, side yard, or rear yard surfaced area. No limit on the number of passenger automobiles. No time limit. Table 8 of the Appendix of the Zoning Ordinance requires 1 maximum parking space per accessory dwelling unit. Staff do not anticipate an impact of the addition of a new dwelling unit on the property due to the large square footage of existing surface areas to park on.

Conditional Use Permit Review

Section 154.004 (F) of the Zoning Code lists the purpose and standards for conditional use permits in North Saint Paul. The standards for granting a conditional use permit require the proposed use to be compliant with the following findings:

- i. The use is consistent with the general purposes and intent of the Comprehensive Plan;
- ii. The use will not adversely affect the health, safety, or general welfare of the city;
- iii. The use is compatible with present and future land uses in the surrounding area and reasonably related to the overall needs of the city;
- iv. The use or appearance of the use is compatible with adjacent properties;
- v. The use can be adequately supported by public urban services including the water supply, transportation system and capacity, police and fire protection, utilities, and sanitary waste disposal and stormwater disposal systems;
- vi. The use will not create an excessive burden on existing parks, schools, and other public facilities which serve or are proposed to serve the area;
- vii. The use will be sufficiently compatible or separated by distance or screening from adjacent residentially zoned land;
- viii. The use is in harmony with the general purposes and intent of this chapter and the zoning district in which the applicant intends to locate the proposed use;
- ix. The use will not create an intrusion of excessive noise, glare, or general unsightliness; and
- x. If applicable, the proposed use is consistent with officially adopted city plans and overlays.

The proposed ADU would blend in with the existing building due to there being no building footprint changes and therefore, would be compatible with the existing building, site, and surrounding area as long as the new windows, doors and siding are consistent

with the existing building. The proposed ADU should not negatively impact the health, safety, or general welfare of the neighbors or the City.

In summary, the proposed accessory use of the lot at 2121 Holloway Ave E as an accessory dwelling unit is allowed by conditional use in the R-1 Zoning District. The proposed plan meets the above-listed findings for approval. The proposal should be conditioned upon demonstration of compliance with other applicable Ordinance requirements as noted herein.

STAFF FINDINGS AND RECOMMENDATION

Staff find the proposal to convert a portion of the garage at 2121 Holloway Ave E into an accessory dwelling unit meets the criteria for approval of a conditional use permit and meets the zoning ordinance criteria for accessory dwelling units subject to the conditions listed below.

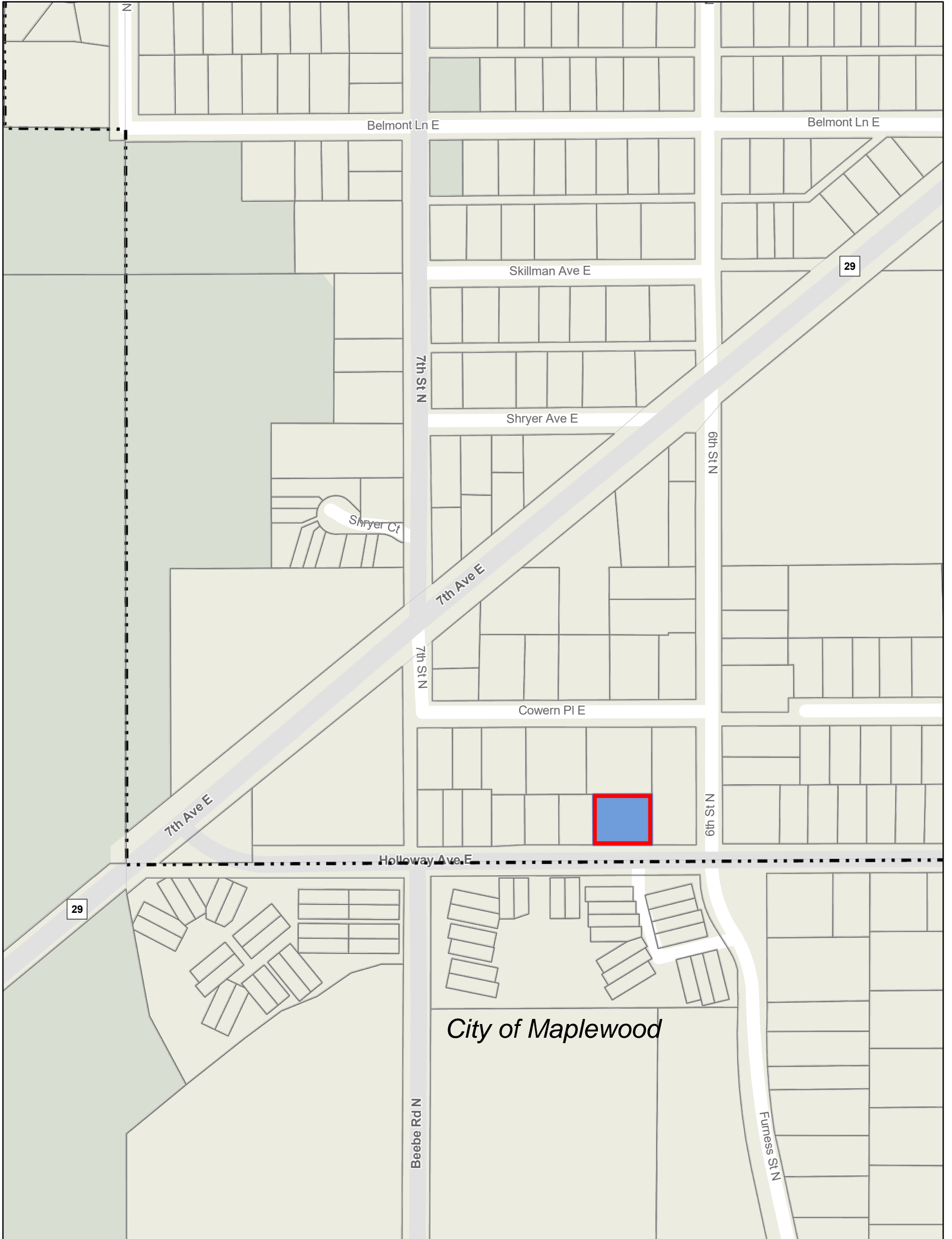
As such, staff recommend the Planning Commission make a recommendation to the City Council approval of the proposed conditional use permit for the conversion of a portion of the garage into an accessory dwelling unit at 2121 Holloway Ave E. These approvals shall be subject to the conditions of approval listed below and in the attached draft resolution.




- The Applicant shall amend the proposed floor plans to show the ADU with a square footage of no more than 900 square feet to have the ADU in compliance with the requirements of the Zoning Ordinance.
- Submittal and approval of construction plans for a building permit and other applicable permits for the project including but not limited to electrical, mechanical and plumbing permits.
- New exterior siding, windows, and doors shall have a design and colors that are consistent with the existing design and colors of the principal structure.
- The Applicant shall submit a new Sewer Availability Charge (SAC) determination with the Metropolitan Council and pay any applicable SAC fees to the City prior to the issuance of a building permit.
- The Applicant shall coordinate with the City of North St. Paul Electrical Department to determine whether the establishment of an independent electrical utility connection and meter will be required for the ADU project.

ATTACHMENTS

1. Location Map
2. Zoning Map
3. Aerial Photo
4. CUP-25-2 Application
5. Certificate of Survey
6. Site Plan
7. Driveway/Paved Access Map
8. Floor Plans
9. Elevation Drawings & Photo of Project Site
10. Ownership Information
11. Draft Resolution 2026-XXX Approving a Conditional Use Permit for an Accessory Dwelling Unit Located at 2121 Holloway Ave E

Attachment: Location Map



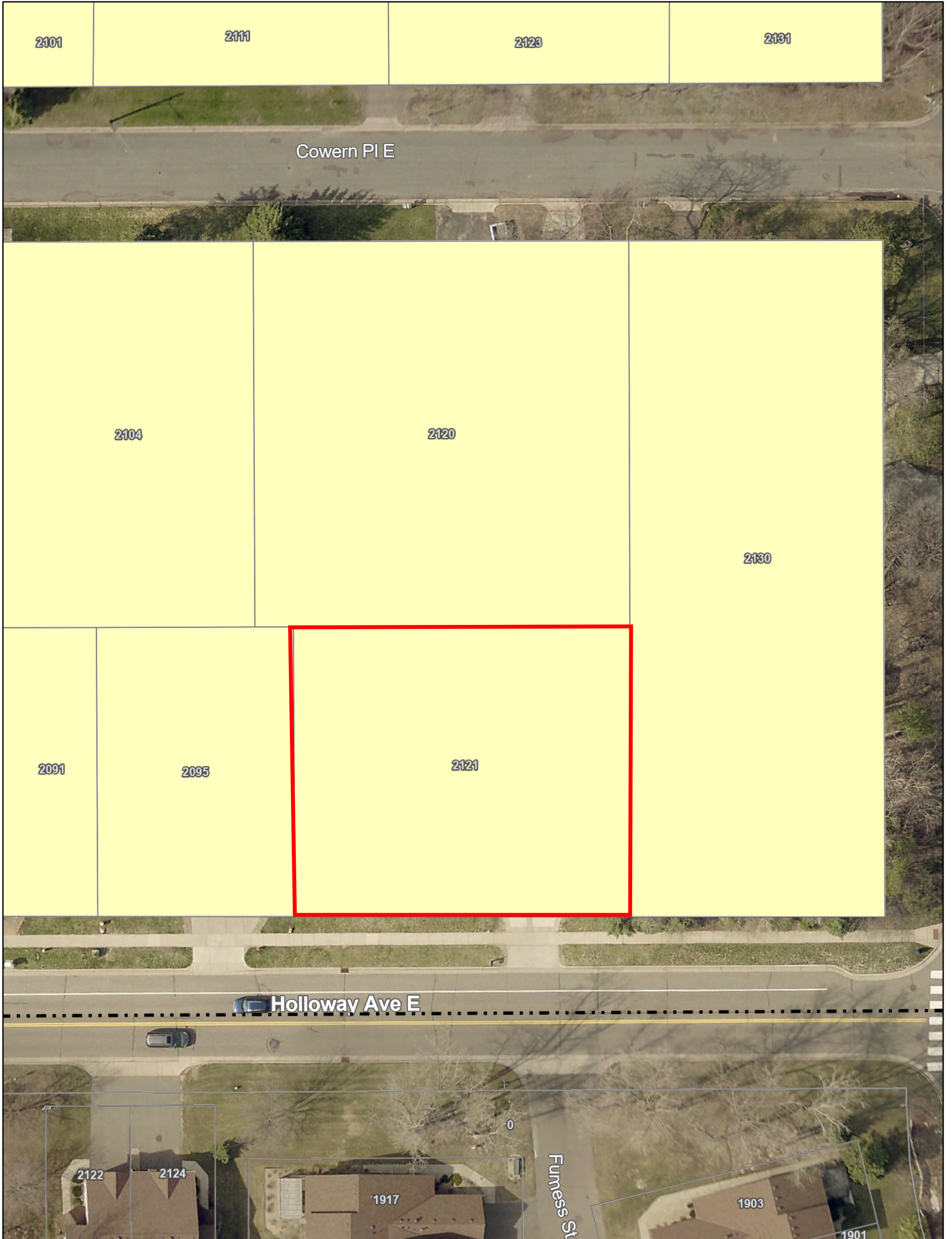
-  Municipal Boundary
-  2121 Holloway Ave E
-  Tax Parcels

1 in = 297 Ft



N
March 10, 2026
Map Powered By Datafi

Attachment: Zoning Map



- Municipal Boundary
- 2121 Holloway Ave E
- Tax Parcels
- R1: Single Family Residential




1 in = 52 Ft



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March 10, 2026
Map Powered By Datafi

Attachment: Aerial Map



-  Municipal Boundary
-  2121 Holloway Ave E
-  Tax Parcels

1 in = 25 Ft



Record No: CUP-25-2

Conditional Use Permit

Status: Active

Submitted On: 11/17/2025

Primary Location

2121 HOLLOWAY AVE E
NORTH ST PAUL, MN 55109

Owner


LIGOGO C MUHOLEZA &
ELIZABETH N KISHONGE
2121 HOLLOWAY AVE NORTH
ST PAUL , MN 55109-3966

Applicant

 Ligogo Muholeza

 2121 Holloway Ave E
North Saint Paul, MN 55109

Application for Conditional Use Permit

Applicant Information

Applicant Name

Ligogo Muholeza

Address

2121 Holloway Ave E

City

North Saint Paul

State

Minnesota

Zip Code

55109

Phone Number



Email Address



Owner's Information

Property Owner Name

Ligogo Muholeza

Address

2121 Hollow Ave E

City

North Saint Paul

State

Minnesota

Zip Code

55109

Phone Number

[REDACTED]

Email Address

[REDACTED]

Property Information

Property Description

Residential

Address and/or legal property description

2121 Holloway Ave E

Parcel Identification Number (PID) [?](#)

142922130070

Size of Property in Acres

0.3815

Proposal Information

Provide a detailed narrative of your project and the reason for the conditional use permit.

I am requesting a Conditional Use Permit to authorize the conversion of one of my existing attached garages into a fully self-contained living unit. This garage is structurally integrated into my home and measures approximately 17 feet in width and 37 feet in length. The intent of the project is to create a functional, safe, and code-compliant living space that supports housing needs while maintaining the overall residential character of the property.

The remodel will include two levels. The lower level will be transformed into an open living area that incorporates a small kitchenette and a half bathroom. This space is designed to provide essential daily living functions while preserving efficient use of the existing footprint. The upper level will be constructed within the existing vertical space and will be divided into three bedrooms along with a full bathroom. This layout is intended to accommodate comfortable, long-term residential use while remaining consistent with local zoning and safety requirements.


Application Submittals

Provide a site plan for your project that includes the

- proposed front, rear and side yard setbacks
- location, setback and dimensions of all proposed buildings and structures
- location of all adjacent buildings located within 100 feet of the exterior boundaries of the property
- location, number and dimensions of proposed parking and loading spaces
- identify sidewalks, trails, walkways and location of recreation and service areas
- location of rooftop equipment and proposed screening
- provisions of storage and disposal of waste, garbage and recyclables including details for screening exterior trash/recycling
- location, size and type of water and sewer mains, fire hydrants and proposed service connections
- typical floor plan and room plan drawn to scale with a summary of square footage for each use or activity
- location map showing the general location of the proposed use within the City
- map showing all principal land use within 350 feet of the parcel for which the application is being made
- proof of ownership of the property
- map or plat showing the lands proposed to be changed and all lands within 350 feet of the property boundaries
- names and addresses of the owners or the lands within 350 feet as appear on the records of the County Auditor of Ramsey County which shall be provided by the petitioner
- other submittals as required by the specific zoning district
- any additional data requested by the City

Acknowledgement

Signature

 Ligogo Muholeza
Nov 17, 2025

Title

Owner

2121 Holloway Ave. E.

CERTIFICATE OF SURVEY
FOR: REMAX SPECIALIST
C/O ANDY SKWIOT

PROJECT LOCATION:
 2121 HOLLOWAY AVE. E.
 NORTH ST. PAUL, MN

NOTES:

1. UNDERGROUND UTILITIES NOT LOCATED OR SHOWN
2. EASEMENTS, IF ANY, MAY EXIST. THERE WAS NO EFFORT MADE TO RESEARCH RECORDED OR UNRECORDED EASEMENTS.
3. BEARINGS SHOWN ARE BASED ON RAMSEY COUNTY COORDINATES NAD83
4. POSSIBLE EASEMENT FOR ROADWAY PURPOSES OVER THE SOUTH 33.00 FEET OF PARCEL.
5. EXISTING CONCRETE DRIVEWAY EXTENDS ACROSS THE NORTH PROPERTY LINE AND CONTINUES 150 FEET MORE OR LESS TO COWERN PLACE (EXISTING PUBLIC ROAD). THIS DRIVEWAY MAY BE USED BY ADJOINER TO NORTH. POSSIBLE EASEMENT RIGHTS MAY EXIST.

AREA SUMMARY:

PARCEL = 21,454 SQ.FT. / 0.49 ACRES

EXISTING LEGAL DESCRIPTION

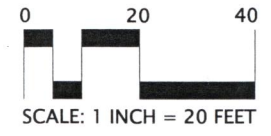
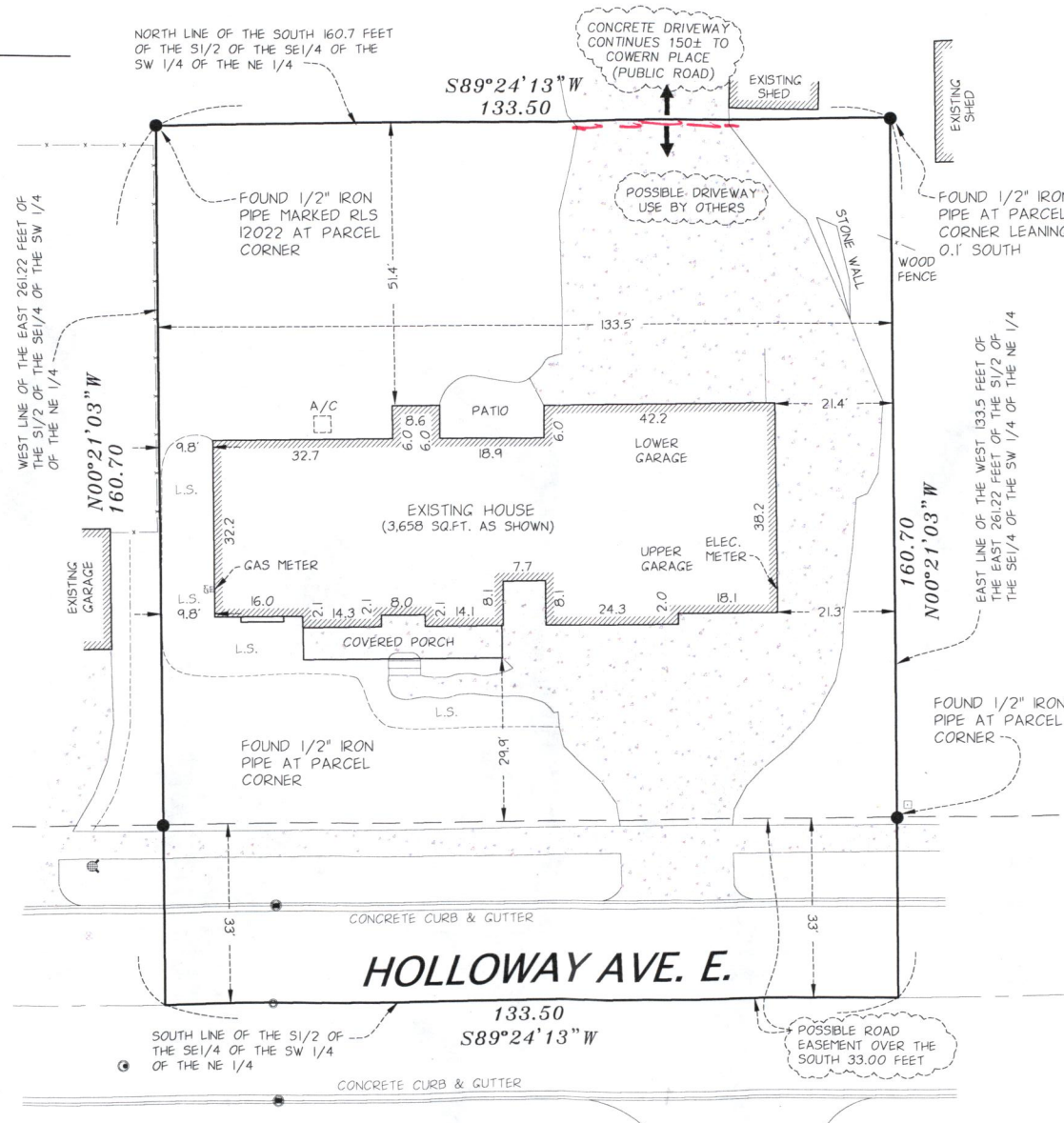
(AS PROVIDE BY REMAX)
 The South 160.7 feet of the Westerly 133.5 feet of the Easterly 261.22 feet of the South Half of the Southeast Quarter of the Southwest Quarter of the Northeast Quarter of Section 14, Township 29, Range 22, Ramsey County, Minnesota.

CERTIFICATION:

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Minnesota.

DANIEL L. MURMES
 License. No. 25718

Date 9-26-14



- CATCH BASIN
- HYDRANT
- SIGN
- WATER VALVE
- UTILITY POLE
- LIGHT POLE
- TELE/ELEC BOX
- GAS VALVE
- OVERHEAD WIRES
- WELL
- MANHOLE
- CULVERT
- GAS METER
- FENCE
- CONCRETE
- DENOTES FOUND 1/2\"/>
- DENOTES SET 1/2\"/>
- PIPE MARKED RLS 25718

Suite #1
 6750 Stillwater Blvd. N.
 Stillwater, MN 55082
 Phone 651.275.8969
 Fax 651.275.8976
 dan@
 cssurvey
 .net

CORNERSTONE
 LAND SURVEYING, INC

2121 Holloway Ave. E.

CERTIFICATE OF SURVEY
FOR: REMAX SPECIALIST
C/O ANDY SKWIOT

PROJECT LOCATION:
 2121 HOLLOWAY AVE. E.
 NORTH ST. PAUL, MN

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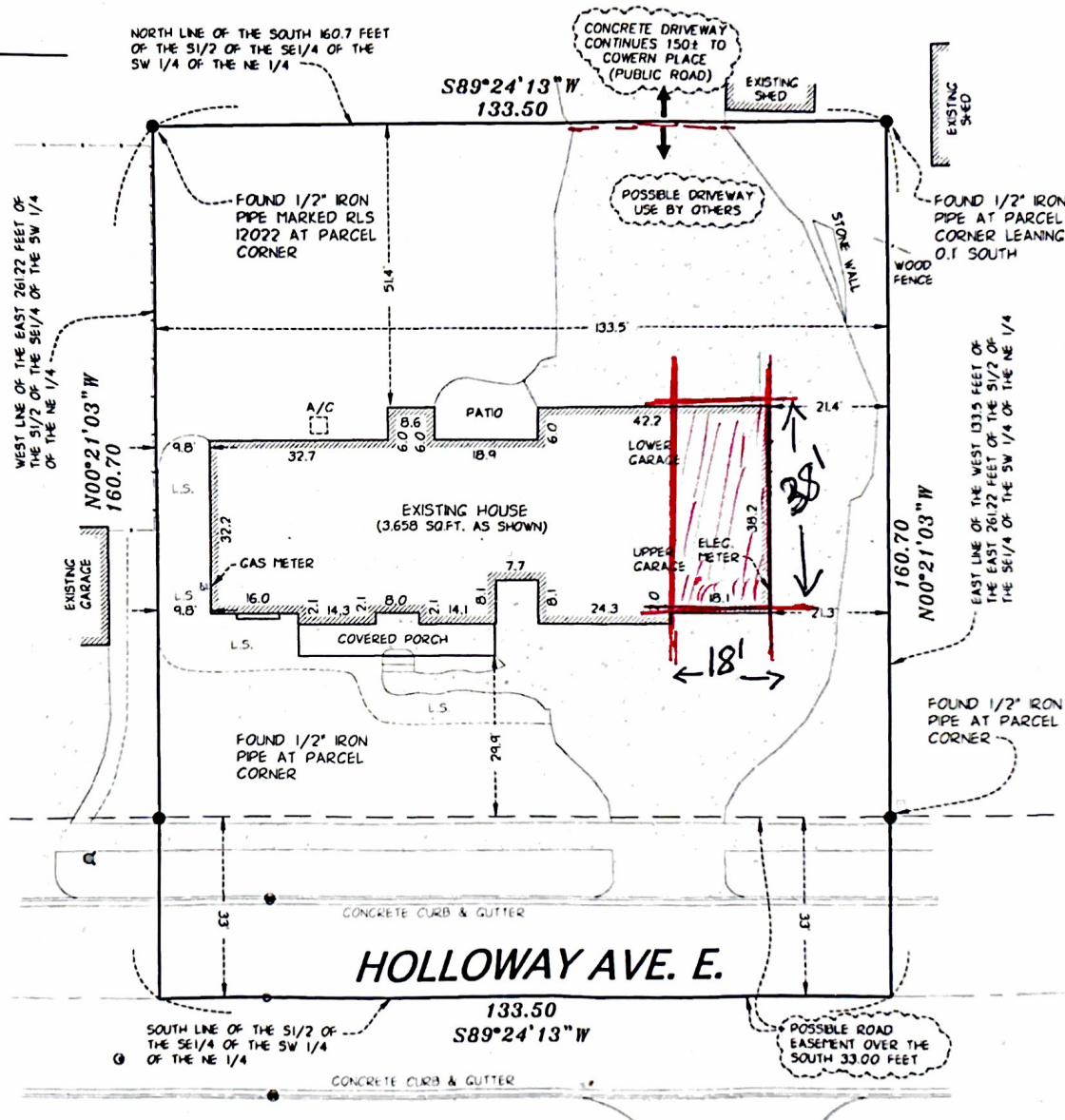
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(AS PROVIDE BY REMAX)
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Daniel L. Thomas
 DANIEL L. THOMAS
 License. No. 25718 Date 9-26-14



- CATCH BASIN
- HYDRANT
- SIGN
- WATER VALVE
- UTILITY POLE
- LIGHT POLE
- TELE/ELEC. BOX
- GAS VALVE
- OVERHEAD WIRES
- WELL
- MANHOLE
- CULVERT
- GAS METER
- FENCE
- CONCRETE
- DENOTES FOUND
- DENOTES SET
- 1/2" IRON PIPE
- PIPE MARKED
- RLS 25718


 Suite #1
 6750 Stillwater Blvd. N.
 Stillwater, MN 55082
 Phone 651.273.8969
 Fax 651.273.8978
 dan@cornerstone-surveying.com
 .net
CORNERSTONE
 LAND SURVEYING, INC

Attachment: Driveway/Paved Access Map (Preexisting)

2121 Holloway Ave. E.

CERTIFICATE OF SURVEY

FOR: REMAX SPECIALIST
C/O ANDY SKWIOT

PROJECT LOCATION:

2121 HOLLOWAY AVE. E.
NORTH ST. PAUL, MN

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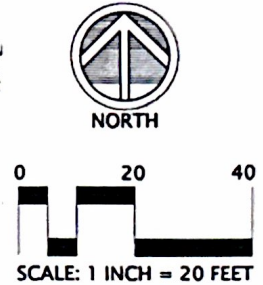
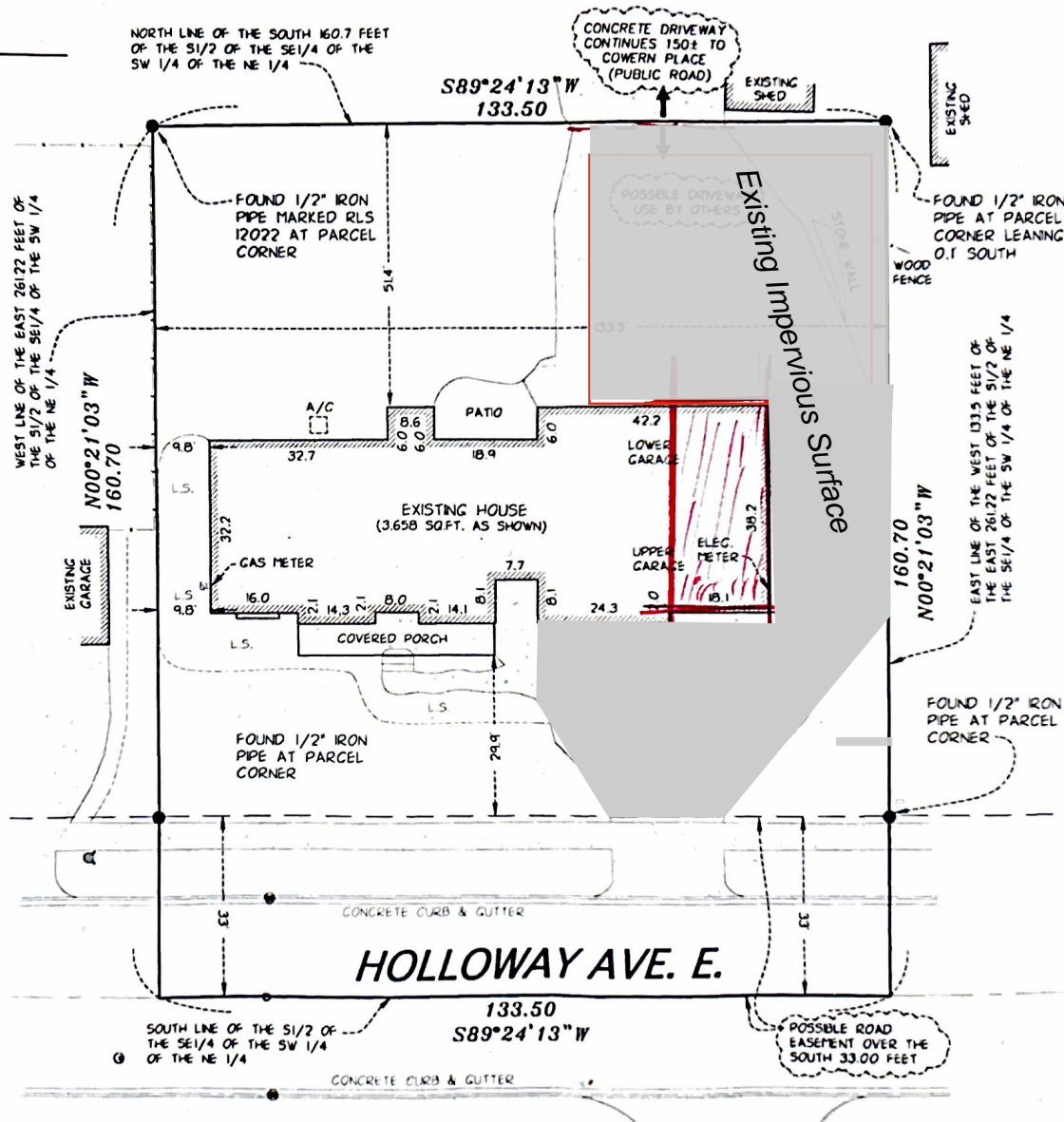
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License. No. 25718

Date 9-26-14



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- CONCRETE
- ● DENOTES FOUND
- ○ DENOTES SET
- 1/2" IRON PIPE
- PIPE MARKED
- RLS 25718



 Suite #1
 6750 Stillwater Blvd. N.
 Stillwater, MN 55082
 Phone 651.273.8969
 Fax 651.273.8978
 dan@cornerstone.net

CORNERSTONE
LAND SURVEYING, INC

LOWER LEVEL FLOOR PLAN

10'-6 1/2"

South

6'

7'

30'

East

West

Laundry

①

②

32" door

28" door

④

④

2'

③

- 1. Laundry
- 2. Toilet
- 3. Kitchen
- 4. door
- 5. Island
- 6. window

⑤

window ⑥

④

26" door

17'

North

UP LEVEL FLOOR

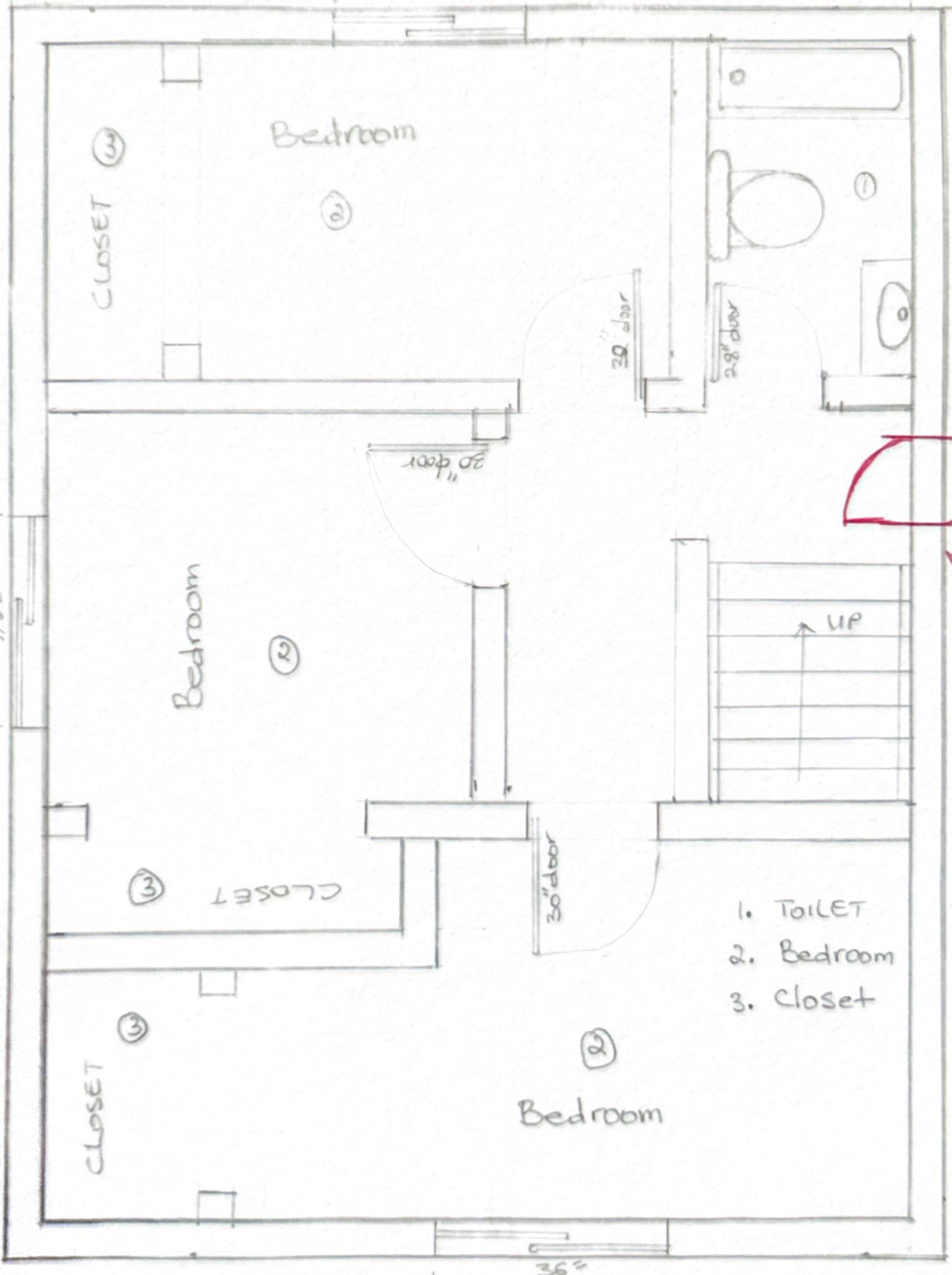
South

27'

East

Door into main Garage

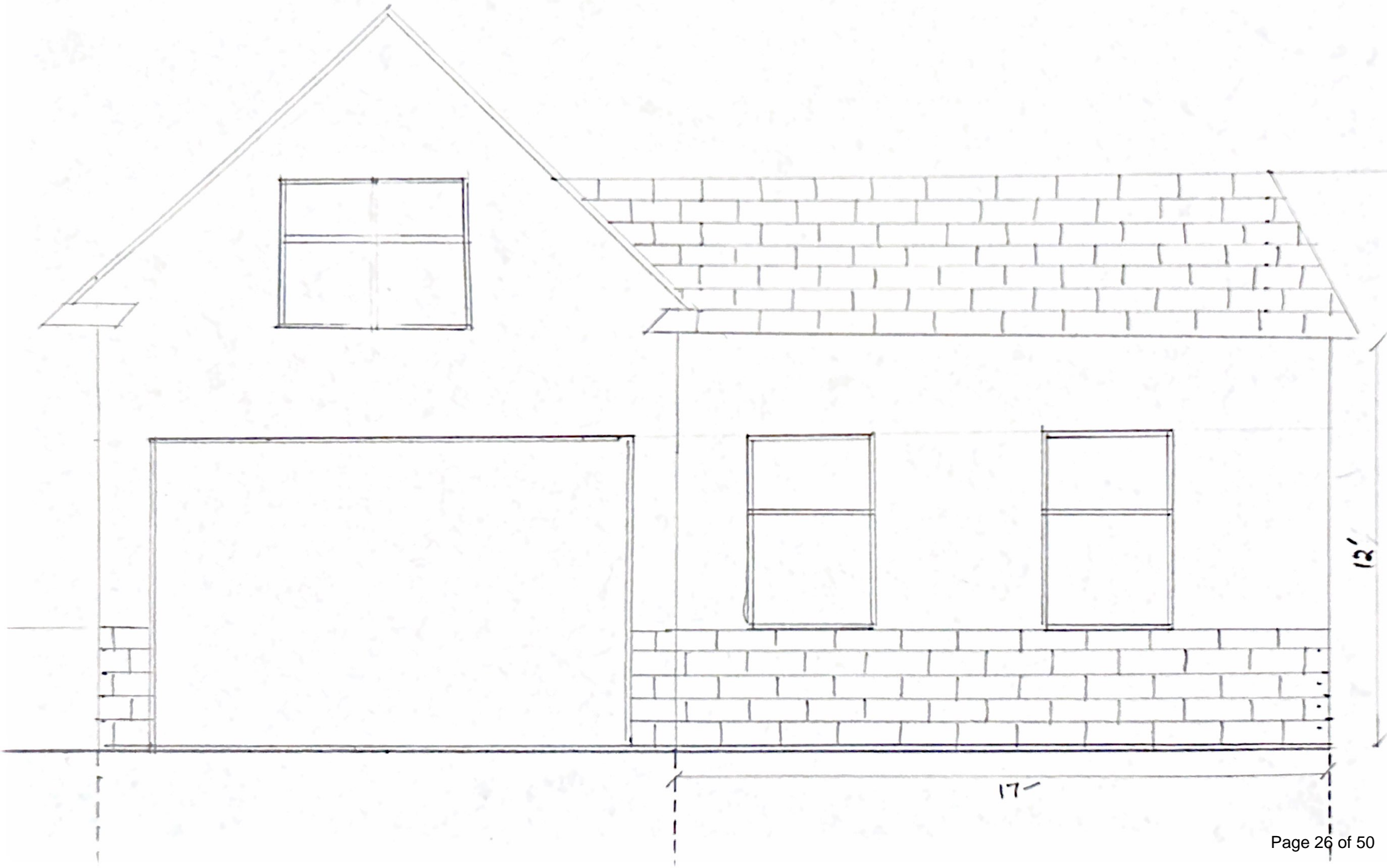
West



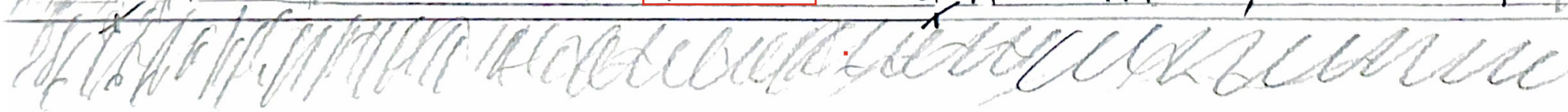
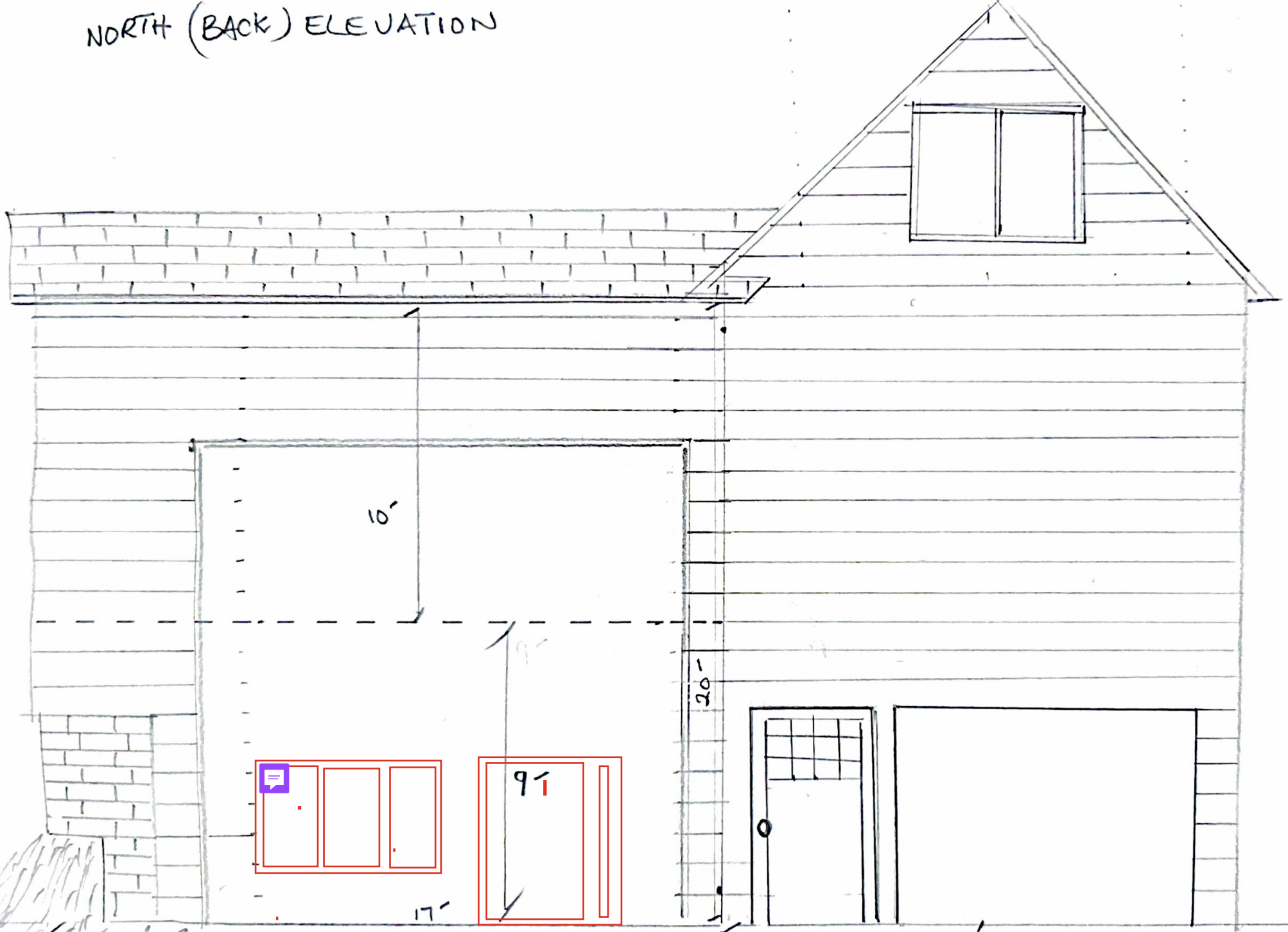
North



SOUTH (FRONT) ELEVATION



NORTH (BACK) ELEVATION



Attachment: Ownership

Pay Property Tax

Pay Property Taxes

Online payment service is provided by CORE Business Technologies.
 You can pay by check, credit card or debit card.
 CORE Business Technologies charges a service fee which is applied directly to your payment.
 - E-check: \$1 per transaction
 - Credit card or debit card: 2.49% per transaction

For payment history, please see Tax Transaction History



27123-142922130070 11/1/2023

Summary View

Parcel ID 142922130070
Parcel Status Active
Property Address 2121 HOLLOWAY AVE E
 NORTH ST PAUL MN 55109-3966
Sec/Twp/Rng 14/29/22
Brief Tax Description SECTION 14 TOWN 29 RANGE 22 S 160.7 FT OF W 133.5 FT OF E 261.22 ...TO ST) IN SEC 14 TN 29 RN 22
 (Note: Not to be used on legal documents)
Parcel Area 0.3815
Parcel Width 134 Feet
Parcel Depth 124 Feet
 (Note: Width and Depth represent buildable area of lot in the case of irregularly shaped lots)
Tax Classification 1A/1B/4BB RESIDENTIAL SINGLE UNIT;
Homestead Status Homestead
Roll Type Real Property
Municipality NORTH ST PAUL
District Code 6926
[For homestead vs non-homestead tax calc - use District code above - click here](#)
School District ISD #622
Watershed METRO WATERSHED
TIF District
Land Use Code 510 SINGLE FAMILY DWELLING, PLATTED LOT

* The Tax Classification is the Assessor Office's determination of the use of the property and is not the same as the property's zoning.
 * Please contact the zoning authority for information regarding zoning.
 * To determine whether your property is Abstract or Torrens, call 651-266-2050

Taxpayers

Please refer to disclaimer at bottom of this page

| Type | Name | Address |
|-------|---|--|
| Owner | Ligogo C Muholeza Elizabeth N Kishonge | 2121 Holloway Ave North St Paul MN 55109-3966 |

Tax Summary

For payment history, please see Tax Transaction History

| | 2025 Payable | 2024 Payable | 2023 Payable | 2022 Payable | 2021 Payable |
|------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Estimated Market Value | \$520,000 | \$569,700 | \$495,400 | \$479,100 | \$479,100 |
| Taxable Market Value | \$520,000 | \$569,700 | \$495,400 | \$479,100 | \$479,100 |
| Net Tax Amount | \$7,977.80 | \$8,373.84 | \$7,023.84 | \$7,291.84 | \$7,203.84 |
| + Special Assessments | \$236.20 | \$236.16 | \$236.16 | \$236.16 | \$236.16 |
| = Total Taxes | \$8,214.00 | \$8,610.00 | \$7,260.00 | \$7,528.00 | \$7,440.00 |
| + Penalty | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| + Interest | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| + Fees | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| - Amount Paid | \$8,214.00 | \$8,610.00 | \$7,260.00 | \$7,528.00 | \$7,440.00 |
| = Outstanding Balance | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

Tax Transaction History

| Tax Year | Business Date | Effective Date | Transaction Type | Tax Amount | Special Assessment | Penalty | Interest | Fees | Overpayment | Total |
|----------|---------------|----------------|------------------|--------------|--------------------|---------|----------|--------|-------------|--------------|
| 2025 | 10/13/2025 | 10/13/2025 | Payment | (\$3,988.90) | (\$118.10) | \$0.00 | \$0.00 | \$0.00 | \$0.00 | (\$4,107.00) |
| 2025 | 5/14/2025 | 5/14/2025 | Payment | (\$3,988.90) | (\$118.10) | \$0.00 | \$0.00 | \$0.00 | \$0.00 | (\$4,107.00) |
| 2025 | 4/17/2025 | 4/17/2025 | Adjustment | (\$1,352.00) | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | (\$1,352.00) |
| 2025 | 3/1/2025 | 3/1/2025 | Original | \$9,329.80 | \$236.20 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$9,566.00 |
| 2024 | 10/14/2024 | 10/14/2024 | Payment | (\$4,186.92) | (\$118.08) | \$0.00 | \$0.00 | \$0.00 | \$0.00 | (\$4,305.00) |
| 2024 | 5/13/2024 | 5/13/2024 | Payment | (\$4,186.92) | (\$118.08) | \$0.00 | \$0.00 | \$0.00 | \$0.00 | (\$4,305.00) |
| 2024 | 3/1/2024 | 3/1/2024 | Original | \$8,373.84 | \$236.16 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$8,610.00 |

Sales

| Date | eCRV # | Sale Price | State Study Recommendation | State Study Reject Reason | Cnty Stdy Rec |
|-----------|------------------------|------------|----------------------------|---|---------------|
| 2/27/2004 | - | \$394,000 | N | 07-PHYSICAL CHANGE AFTER ASMT & BEFORE SALE | N |
| 5/27/2016 | 506633 | \$335,000 | N | 21-BANK SALE | N |

Statements and Notices

2026

[Proposed Tax Statement](#)

2025

[Value Notice](#)

[Tax Statement](#)

[Payment Stubs](#)

[Proposed Tax Statement](#)

2024

[Value Notice](#)

[Tax Statement](#)

[Payment Stubs](#)

[Proposed Tax Statement](#)

2023

[Value Notice](#)

[Tax Statement](#)

[Payment Stubs](#)

[Proposed Tax Statement](#)

2022

[Value Notice](#)

[Tax Statement](#)

[Payment Stubs](#)

[Proposed Tax Statement](#)

2021

[Value Notice](#)

[Tax Statement](#)

[Payment Stubs](#)

[Proposed Tax Statement](#)

2020

[Value Notice](#)

[Tax Statement](#)

[Payment Stubs](#)

[Proposed Tax Statement](#)

State of Minnesota

The Property Tax Refund Program is administered by the State of Minnesota. For information regarding the program, please call 651-296-3781.

[Form M1PR\(Property Tax Refund\)](#)

Photos



27123-142922130070 11/1/2023

No data available for the following modules: Multi-Parcel Link, Delinquent Taxes, Delinquent Taxes, Special Assessments.

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[Last Data Upload: 2/10/2026, 4:45:10 AM](#)

[Contact Us](#)

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 **SCHNEIDER**
GEOSPATIAL

**CITY OF NORTH ST. PAUL
RAMSEY COUNTY, MINNESOTA**

RESOLUTION NO. 2026-XXX

**RESOLUTION APPROVING A CONDITIONAL USE PERMIT
FOR AN ACCESSORY DWELLING UNIT
LOCATED AT 2121 HOLLOWAY AVE E**

WHEREAS, the City of North St. Paul (“City”) has received an application from applicant and property owner Ligogo Muholeza for a Conditional Use Permit at the property located at 2121 Holloway Ave E (PID: 142922130070); and,

WHEREAS, the applicant is requesting the Conditional Use Permit to allow for the conversion of a portion of the attached garage into an accessory dwelling unit (ADU); and,

WHEREAS, the property is legally described as follows:
The South 160.7 feet of the Westerly 133.5 feet of the Easterly 261.22 feet of the South Half of the Southeast Quarter of the Southwest Quarter of the Northeast Quarter of Section 14, Township 29, Range 22, Ramsey County, Minnesota; and,

WHEREAS, A public notice for the proposal was published in the Minnesota Star Tribune dated March 23, 2026, and property owners within 350 feet of the site have been notified; and,

WHEREAS, the Planning Commission held a public hearing on April 2, 2026 to consider and receive public input and has reviewed this request and recommends the City Council approve the Conditional Use Permit subject to the following conditions:

- The Applicant shall amend the proposed floor plans to show the ADU with a square footage of no more than 900 square feet to have the ADU in compliance with the requirements of the Zoning Ordinance.
- Submittal and approval of construction plans for a building permit and other applicable permits for the project including but not limited to electrical, mechanical and plumbing permits.
- New exterior siding, windows, and doors shall have a design and colors that are consistent with the existing design and colors of the principal structure.
- The Applicant shall submit a new Sewer Availability Charge (SAC) determination with the Metropolitan Council and pay any applicable SAC fees to the City prior to the issuance of a building permit.
- The Applicant shall coordinate with the City of North St. Paul Electrical Department to determine whether the establishment of an independent electrical utility connection and meter will be required for the ADU project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH ST. PAUL, the request for a Conditional Use Permit as described herein is hereby approved subject to the noted conditions.

ADOPTED this 21st day of April 2026.

Motion by Council Member
Second by Council Member

Voting: Ayes:
Nays:
Absent:
Abstain:

John Monge, Mayor

Attest:

Brian Frandle, City Manager/Clerk



| To | Date |
|--|---------------|
| Honorable Mayor Monge and City Council | April 2, 2026 |

Agenda Placement # VII.B

Public Hearings

Subject

Variance Requests - 2357 7th Ave E

Background/Facts

Please refer to the enclosed staff report and related attachments in regards to the variance requests at 2357 7th Ave E.

Financial Impact

Recommended Action

Staff recommend the Planning Commission recommend City Council approval of the variance requests at 2357 7th Ave E as they relate to lot width and driveway setbacks.

Attachments

1. Combined ZVA-26-1 Report

Respectfully submitted,
Chris Cherne, Community Development Administrative Assistant
Ken Roberts, Community Development / Community Services Director

City of North St. Paul Planning Commission Report



From: Ken Roberts, Community Development Director
Chris Cherne, Community Development Administrative Assistant
Meeting Date: April 2, 2026
Agenda Item: Variance Requests at 2357 7th Ave E

GENERAL INFORMATION

Applicant/Owner: City of North St. Paul

Subject Property: 2357 7th Ave E

Application Complete: March 4, 2026

60-Day: May 3, 2026

Variance Requests: Lot width variance of 9.07 feet on eastern lot
Driveway setback variance of 1.5 feet from side lot line for western and eastern lot

PROJECT OVERVIEW

The Applicant is seeking a variance from the residential districts lot requirements and off-street parking standards for residential districts in the North St. Paul zoning ordinance. These variances are requested in order to proceed with a minor subdivision of the property at 2357 7th Ave E. The Applicant is proposing to divide the existing parcel into two lots. The proposed western lot (Parcel B) would be more than 50 feet wide, and the eastern lot (Parcel A) would be 40.93 feet wide. The zoning ordinance requires a minimum lot width of 50 feet for each lot in the R-2: Mixed Residential Zoning District. The Applicant is requesting City approval of a lot width variance of 9.07 feet on Parcel A to proceed with the administrative minor subdivision of the property. The Applicant is also requesting a driveway setback variance of 1.5 feet from the side lot line for both new parcels (Parcel A and Parcel B). Please see the attached maps for more information and details.



ZONING REVIEW

The subject site is zoned R-2: Mixed Residential. Adjacent uses to the property and their respective zoning districts are:

- North: Vacant Land, MU-3: Corridor Mixed-Use
- South: Single Family Dwellings: R-1: Single Family Residential
- West: Townhouse Dwellings, MU-3: Corridor Mixed-Use
- East: Single Family Dwelling, R-2: Mixed Residential District

§154.003 DEFINITIONS

- **DWELLING, TOWNHOUSE.** A one-family dwelling unit constructed in a group of two or more similar one-family dwelling units, each with a private entrance that has direct access to the outside, which is part of a structure whose dwelling units are attached and arranged either horizontally or vertically. When arranged horizontally, they may span more than one parcel. Each dwelling unit must have separate building service utilities as required by the State Building Code. A two-unit townhouse is sometimes referred to as a “twin-home”.



APPLICANT STATEMENT

The applicant for a variance has the burden of proof to show that all of the city criteria for a variance have been satisfied. The Applicant's responses to each criteria are listed below.

1. **Explain how you wish to vary from the applicable provisions of the ordinance.**
Parcel A that will be created from the minor subdivision will be a lot that is 40.93 feet in width. The minimum lot width in the R-2: Mixed Residential Zoning District is 50 feet. The minimum side lot setback for new driveways is 3 feet. With the minor subdivision, the driveways on both Parcel A and Parcel B will be set back 1.5 feet from the side lot line.
2. **In your opinion, is the variance in harmony with the purposes and intent of the ordinance? Why or why not?**
Yes – the requested variances are consistent with the intent and purpose of the R-2: Mixed Residential Zoning District and is consistent with all other residential district lot requirements including front, rear, and side yard setbacks and the minimum lot area of 3,360 square feet per dwelling unit.
3. **In your opinion, will the variance adversely affect the health, safety, or general welfare of the City? Why or why not?**
No – There is no expected adverse effect on the health, safety, or general welfare of the City of North St. Paul.
4. **In your opinion, does the proposal use the property in a reasonable manner? Why or why not?**
Yes – Townhouse dwellings are a permitted use in the R-2: Mixed Residential Zoning District.
5. **In your opinion, is the variance necessary due to special conditions that are particular to the property? Why or why not?**
Yes – The lot at 2357 7th Ave E is irregularly shaped and cannot be reasonably subdivided without a variance from the applicable provisions of the zoning ordinance as they relate to lot width and driveway setbacks.

VARIANCE REVIEW CRITERIA

Section §154.004(E) of the Zoning Ordinance allows the City to grant a variance to allow a modification or variation from the literal provisions of the chapter where it is determined that their strict enforcement would cause practical difficulties to a specific piece of property. The procedure for granting a variance is found in §154.004(E) of the Zoning Ordinance. As stated in that section, the City may grant a variance if the proposed request is compliant with the following findings.

1. The variance is in harmony and consistent with the general purposes and intent of the Comprehensive Plan and this chapter.

The subject property is located in the R-2: Mixed Residential zoning district and will have a use of Townhouse Dwellings once construction of the building is complete. Townhouse Dwelling is a permitted use within the R-2: Mixed Residential Zoning District. The lot at 2357 7th Ave E is irregularly shaped due to its location being at the intersection of 3rd St N, 7th Ave E and South Ave E (5-way intersection). The lot is not rectangular shaped and therefore becomes substantially more difficult to properly and evenly subdivide in accordance with the residential districts lot requirements (found in §154, Appendix A, Table 4. Residential Districts Lot Requirements). The front lot line as it exists right now is 152.32 feet and the rear lot line is 57.82 feet. The minimum lot width in the R-2: Mixed Residential Zoning District is 50 feet. Due to the structure's location on the irregularly shaped property and the location of the shared wall that will ultimately be the location of the new side property line, there is no avenue in which the lot can be subdivided without granting a lot width variance of 9.07 for Parcel A (easternmost lot of the subject area).

Due to the structure's location on the lot, the driveways are unable to be reasonably relocated because the garages are next to each other with a shared wall. Staff believe the intention of the ordinance requiring a driveway setback of 3 feet from the side lot line [found in §154.010(J)(9)(c)] is to ensure no negative externalities on adjacent property exist as far as drainage and rainwater runoff are concerned. Staff believe the three feet between the two driveways establishes enough space to alleviate concerns of drainage affecting each lot and is a reasonable variance request due to both dwelling units and garages being directly attached to each other.

Based on the above analysis, staff believe the variance requests to be in harmony and consistent with the general purposes and intent of the Zoning Ordinance and other adopted city plans.

2. The variance will not adversely affect the health, safety, or general welfare of the city.

The proposal is unlikely to have any adverse effect on the health, safety, or general welfare of the city.

3. The variance is necessary due to special conditions applying to the structures or land in question that are particular to the property and do not apply generally to other land or structures in the district or vicinity in which the land is located

The location of the townhouse structure and the shape of the property at 2357 7th Ave E are conditions that are unique and particular to the property itself and do not apply generally to other land within the same zoning district along 7th Ave E as it is mostly already built out with single family dwellings.

4. The variance requested is the minimum variance necessary to alleviate the practical difficulty. Practical difficulties are caused from the strict application of the Zoning Code as outlined below:

- a. The property owner proposes to use the property in a reasonable manner not permitted by the Zoning Code.

A Townhouse Dwelling is a permitted use in the R-2: Mixed Residential Zoning District. The property will therefore be used in a reasonable manner.

- b. The plight of the landowner is due to circumstances unique to the property not created by the landowner.

As mentioned in item 1 above, the shape of the property at 2357 7th Ave E is irregular due to its location and proximity to the 5-way intersection of 3rd St N, 7th Ave E and South Ave E. These circumstances are unique to the property itself and not created by the landowner.

- c. The variance, if granted, will not alter the essential character of the locality.

The visual aesthetics of the dwelling units that are currently being constructed are not proposed to change. The variances, if granted, will not alter any character of the locality and will only divide the singular lot into two lots. The building's appearance and the driveways will remain unchanged whether or not the variance requests are approved.

- d. Economic considerations alone do not constitute practical difficulties.

Economic considerations are not listed as a practical difficulty per the applicant's statement.

- e. The variance is consistent with officially adopted city plans and overlays.

Refer to item 1, above.

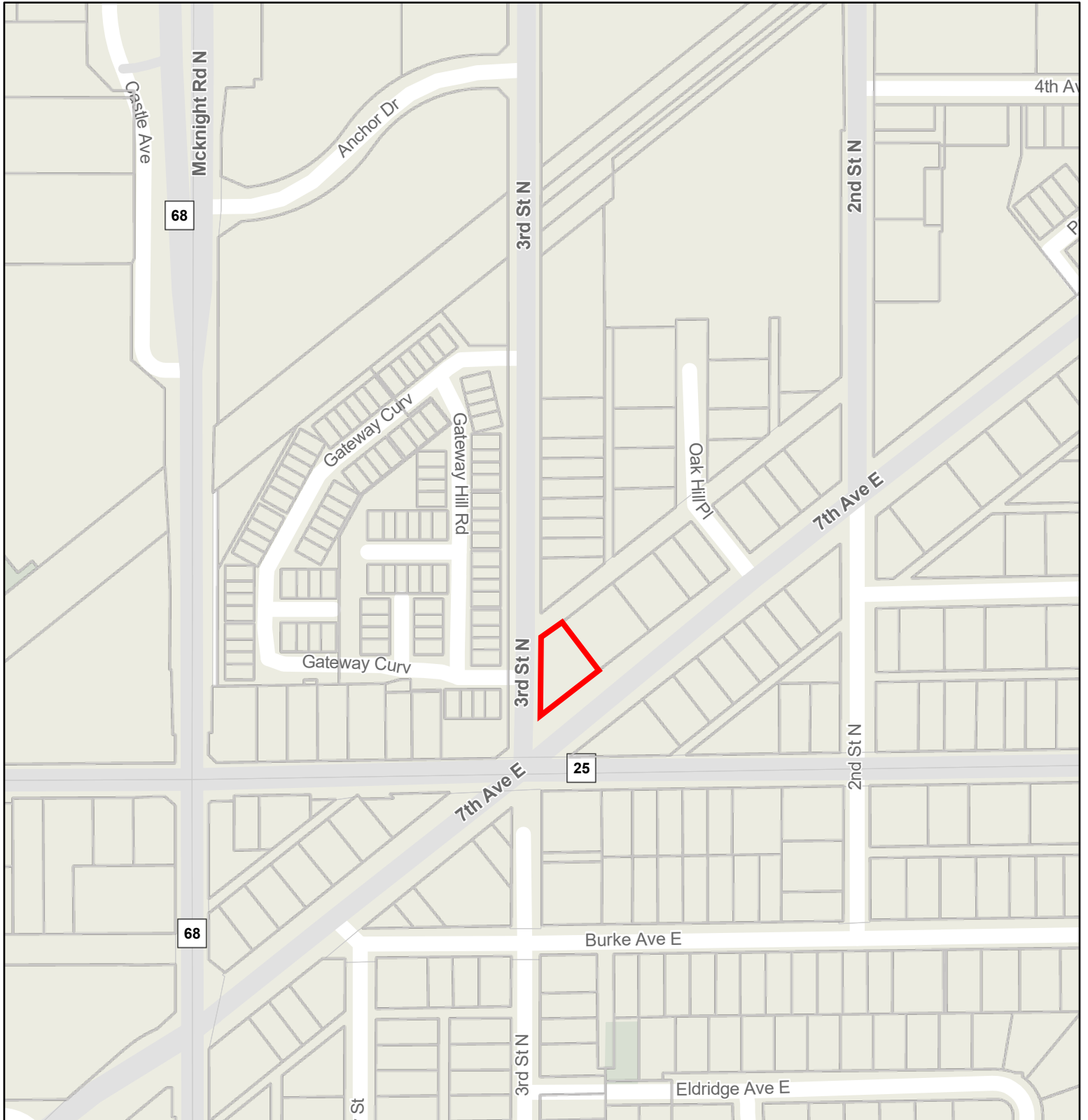
RECOMMENDATION

Staff recommend the Planning Commission make a motion to request staff to prepare a resolution with findings of fact consistent with an approval of the variance requests. Note that in approving a variance, the City Council may impose (with Planning Commission recommendation), conditions considered necessary to protect the public health, safety, and general welfare and which are directly related to and bear a rough proportionality to the impact created by the variance.




ATTACHMENTS

- Location Map
- Aerial Map
- Variance Application ZVA-26-1
- Property Survey Showing Minor Subdivision
- Proposed Legal Descriptions
- Property Ownership
- Public Hearing Notice
- Draft Resolution No. 2026-XXX Adopting Findings of Fact and Reasons for Approval for a Variance Application for the Property at 2357 7th Ave E

Location Map - 2357 7th Ave E



1 in = 375 Ft

-  Municipal Boundary
-  2357 7th Ave E
-  Tax Parcels



The information on this map is from a digital database using the Datafi Geographic Information System. The map and associated data do not represent a survey. The City of North St. Paul makes no claims or guarantees about the accuracy or currency of the data depicted and expressly disclaims liability for errors and omissions in its contents. Each user of this map is responsible for determining its suitability for their intended use or purpose.






March 24, 2026
Map Powered By Datafi

Aerial Map - 2357 7th Ave E



1 in = 84 Ft

-  Municipal Boundary
-  2357 7th Ave E
-  Tax Parcels



March 24, 2026
Map Powered By Datafi

The information on this map is from a digital database using the Datafi Geographic Information System. The map and associated data do not represent a survey. The City of North St. Paul makes no claims or guarantees about the accuracy or currency of the data depicted and expressly disclaims liability for errors and omissions in its contents. Each user of this map is responsible for determining its suitability for their intended use or purpose.



Record No: ZVA-26-1

Variance

Status: Active

Submitted On: 3/4/2026

Primary Location

2357 7TH AVE E
NORTH ST PAUL, MN
55109

Owner

CITY OF NORTH ST PAUL
2400 MARGARET ST
NORTH ST PAUL, MN
55109

Applicant

Chris Cherne
 651-747-2440
 chris.cherne@northstpaul.org
 2400 Margaret Street
North St Paul, MN 55109

Zoning Variance Application

The variance process is administered through the Community Development Department. Incomplete application submittals will not be forwarded to the appropriate Commission or Council until all required information has been provided.

Applicant Information

Applicant First Name

Brian

Applicant Last Name

Frandle

Company Name (if applicable)

City of North St. Paul

Applicant Address

2400 Margaret St N

Applicant City

North St. Paul

Applicant State

Minnesota

Applicant Zip Code

55109

Applicant Phone Number

651-747-2400

Applicant Email Address

brian.frandle@northstpaul.org

Are you the property owner?

Yes

Property Information

Street location of property (address)

2357 7TH AVE E

Parcel Identification Number (PID) ?

122922330019

Legal property description

NORTH ST PAUL PROPER,,RAMSEY C
LOTS 1 THRU LOT 4 BLK 5

Zoning district ?

R-2: Mixed Residential District

Size of the property (acorage)

12,611 SF (0.29 ACRES)

Title Information

—

Proposed Project

Description of Proposed Project

Minor Subdivision of the property at 2357 7th Ave E for the creation of Parcel A and Parcel B as demonstrated on the attached survey. The proposed new lot line will run directly along the shared wall of the twin home onsite.

Specify the section of the ordinance from which a variance is sought.

§154, Appendix A, Table 4. Residential Districts Lot Requirements. (Minimum Lot Width) (PARCEL A)

§154.010(J)(9)(c) Setbacks. New driveways and off-street parking shall be set back a minimum of three feet from side property lines. (PARCEL A & B)

Explain how you wish to vary from the applicable provisions of the ordinance.

Parcel A that will be created from the minor subdivision will be a lot that is 40.93 ft in width. The minimum lot width in the R-2: Mixed Residential Zoning District is 50 ft.

In your opinion, is the variance in harmony with the purposes and intent of the ordinance? Why or why not?

Yes – The requested variance is consistent with the intent and purpose of the R-2: Mixed Residential Zoning District and is consistent with all other residential district lot requirements including front, rear, and side yard setbacks and minimum lot area of 3,630 SF per dwelling unit.

In your opinion, will the variance adversely affect the health, safety, or general welfare of the City? Why or why not?

No –There is no expected affect on the health, safety, or general welfare of the City.

In your opinion, does the proposal use the property in a reasonable manner? Why or why not?

Yes – Townhouse Dwellings are a permitted use in the R-2: Mixed Residential Zoning District.

In your opinion, is the variance necessary due to special conditions that are particular to the property? Why or why not?

Yes –The lot at 2357 7th Ave E is irregularly shaped and cannot be reasonably subdivided without a variance from the applicable provisions of the zoning ordinance.

Application Submittals

Applicants will be prompted to upload the following:

- Site plan or accurate survey of the property
- Proof of ownership of the property
- Other submittals as required by specific zoning districts or additional information may be requested by the City.

Acknowledgement and Signature

Applicant Fee Statement

There may be additional expenses pertaining to project review that is the responsibility of the applicant. All applicable fees must be paid when submitting land use applications and accompanying materials. All fees, which are set annually by City Ordinance, help cover the costs incurred by the City to review the application. The City of North St. Paul often uses consulting firms to assist in the review of projects. Please refer to the City's fee schedule for information on planning review fees and other applicable costs.


Review Requirements

Minnesota State Statute 15.99 requires local governments to review an application within 15 business days of submission to determine if an application is complete and/or if additional information is required to complete the review. Once complete, a formal 60-day review period begins. The City has the ability to extend the review period for an additional 60-days, if necessary, due to insufficient information or scheduling difficulties. Please review the corresponding checklist that goes with this request. All applications must be received by the deadline(s) posted online at northstpaul.org. Failure to submit by the date given may result in a delay of the review by the Planning Commission and City Council.


Acknowledgement

I certify that all information submitted is true and correct and I fully understand that all information and a complete application must be submitted at least 30-days prior to a Planning Commission meeting to ensure review by the Planning Commission on that date. By signing this form, I hereby acknowledge the receipt of the checklist and procedure for the project to be submitted for consideration. It is my responsibility to check all applicable ordinances pertaining to the application, comply with all ordinance requirements, and submit all required materials. All permit requests should be submitted in a timely manner so as not to cause project delays.

Applicant Signature

 Chris Cherne (On Behalf of NSP)
Mar 4, 2026

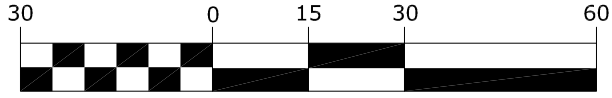
Owner Signature

 Chris Cherne (On Behalf of NSP)
Mar 4, 2026

MINOR SUBDIVISION

~for~ CITY OF NORTH ST. PAUL
 ~of~ 2357 7TH AVENUE EAST
 NORTH ST. PAUL, MN

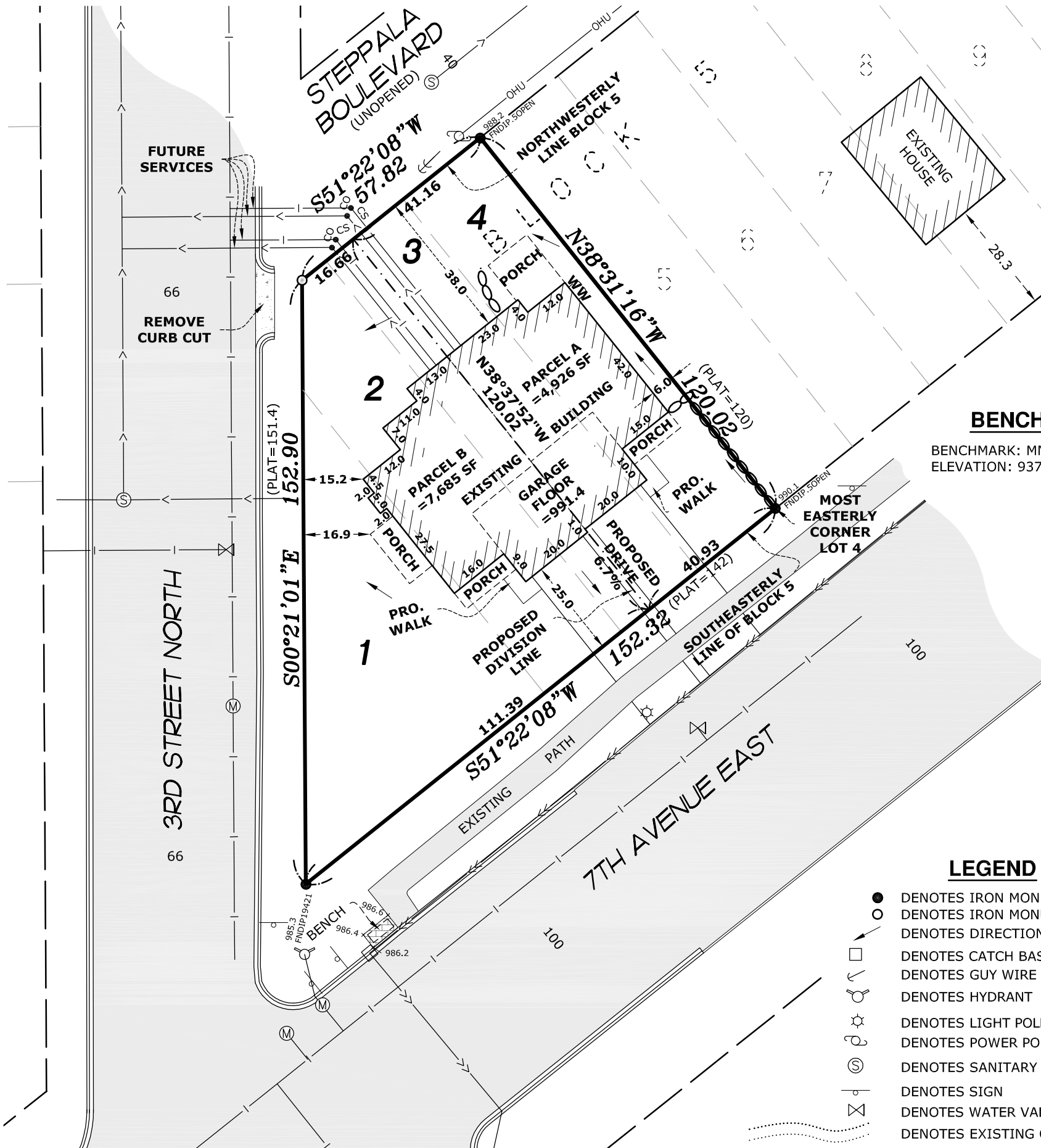
GRAPHIC SCALE



1 INCH = 30 FEET



NORTH



BENCHMARK

BENCHMARK: MNDOT BENCHMARK ACE
 ELEVATION: 937.793 (NAVD88)

LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET
- DENOTES DIRECTION OF DRAINAGE
- DENOTES CATCH BASIN
- DENOTES GUY WIRE
- ⊕ DENOTES HYDRANT
- ⊙ DENOTES LIGHT POLE
- ⊚ DENOTES POWER POLE
- ⊛ DENOTES SANITARY SEWER MANHOLE
- ⊜ DENOTES SIGN
- ⊝ DENOTES WATER VALVE
- ⋯ DENOTES EXISTING CONTOURS
- ⌒ DENOTES TREE LINE
- > DENOTES EXISTING SANITARY SEWER
- >> DENOTES EXISTING STORM SEWER
- |— DENOTES EXISTING WATER MAIN
- OHU— DENOTES OVERHEAD UTILITY
- ⊘⊘⊘⊘⊘ DENOTES PROPOSED RETAINING WALL
- ▨ DENOTES BITUMINOUS SURFACE
- ▩ DENOTES CONCRETE SURFACE
- (PLAT=120) DENOTES MEASUREMENT PER NORTH ST. PAUL PROPER

PROPOSED LEGAL DESCRIPTIONS

PARCEL A:

Those parts of Lots 3 and 4, Block 5, NORTH ST. PAUL PROPER, according to the recorded plat thereof, lying northeasterly of a line described as follows:

Commencing at the most easterly corner of said Lot 4, Block 5; thence on an assumed bearing of South 51 degrees 22 minutes 08 seconds West, along the southeasterly line of said Block 5, a distance of 40.93 feet to the point of beginning of the line to be described; thence North 38 degrees 37 minutes 52 seconds West a distance of 120.02 feet, to the northwesterly line of said Block 5, and said line there terminating.

PARCEL B:

Those parts of Lots 1, 2, and 3, Block 5, NORTH ST. PAUL PROPER, according to the recorded plat thereof, lying southwesterly of a line described as follows:

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SURVEY NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 06/26/25, and 01/21/26.
- Bearings shown are on Ramsey County datum.
- Parcel ID Number: 12-29-22-33-0019.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Total parcel area = 12,611 SF (0.29 Acres)

I hereby certify that this plan, survey or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

By: Minnesota License No. 41578

Dated 26th day of January 2026.

DATUM: Ramsey

JOB NO. 250694HS

REVISIONS

| | | |
|---|--|--|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |

SCALE: 1" = 30'

DATE: 01-26-26

DRAWN BY: RAF

CREW: CB/MR



E. G. RUD & SONS, INC.
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8701
 www.egrud.com

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Pay Property Tax

Pay Property Taxes

Online payment service is provided by CORE Business Technologies.
 You can pay by check, credit card or debit card.
 CORE Business Technologies charges a service fee which is applied directly to your payment.
 - E-check: \$1 per transaction
 - Credit card or debit card: 2.49% per transaction

For payment history, please see [Tax Transaction History](#)

Summary View

Parcel ID 122922330019
 Parcel Status Active
 Property Address 2357 7TH AVE E
 NORTH ST PAUL MN 55109-2933
 Sec/Twp/Rng 12/29/22
 Brief Tax Description NORTH ST PAUL PROPER,,RAMSEY C LOTS 1 THRU LOT 4 BLK 5
 (Note: Not to be used on legal documents)
 Parcel Area 0.2165
 Parcel Width 0 Feet
 Parcel Depth 0 Feet
 (Note: Width and Depth represent buildable area of lot in the case of irregularly shaped lots)
 Tax Classification 5E MUNICIPAL-PUBLIC SERVICE;
 Homestead Status Non homestead
 Roll Type Real Property
 Municipality NORTH ST PAUL
 District Code 6926
 (For homestead vs non-homestead tax calc - use District code above - [click here](#))
 School District ISD #622
 Watershed METRO WATERSHED
 TIF District
 Land Use Code 641 EXEMPT, VACANT LAND
 * The Tax Classification is the Assessor Office's determination of the use of the property and is not the same as the property's zoning.
 * Please contact the zoning authority for information regarding zoning.
 * To determine whether your property is Abstract or Torrens, call 651-266-2050

Taxpayers

Please refer to disclaimer at bottom of this page

| Type | Name | Address |
|-------|-----------------------|---|
| Owner | City Of North St Paul | 2400 Margaret St North St Paul MN 55109-3020 |

Tax Summary

For payment history, please see [Tax Transaction History](#)

| | 2026 Payable | 2025 Payable | 2024 Payable | 2023 Payable | 2022 Payable |
|------------------------|--------------|--------------|--------------|--------------|--------------|
| Estimated Market Value | \$66,000 | \$66,000 | \$66,000 | \$66,000 | \$66,000 |
| Taxable Market Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| Net Tax Amount | | | | | |
| + Special Assessments | | | | | |
| = Total Taxes | | | | | |
| + Penalty | | | | | |
| + Interest | | | | | |
| + Fees | | | | | |
| - Amount Paid | | | | | |
| = Outstanding Balance | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

State of Minnesota

The Property Tax Refund Program is administered by the State of Minnesota. For information regarding the program, please call 651-296-3781.

[Form M1PR\(Property Tax Refund\)](#)

No data available for the following modules: Multi-Parcel Link, Current Tax Year, Delinquent Taxes, Delinquent Taxes, Special Assessments, Tax Transaction History, Sales, Statements and Notices, Photos.

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**CITY OF NORTH ST. PAUL
NOTICE OF PUBLIC HEARING
FOR VARIANCE REQUESTS
AT 2357 7TH AVE E**

NOTICE IS HEREBY GIVEN that the North Saint Paul Planning Commission will hold a public hearing to consider variance requests to allow a minor subdivision of the property located at 2357 7th Ave E. The Applicant is proposing to divide the existing parcel into two lots. The proposed western lot would be more than 50 ft wide, and the eastern lot would be 40.93 ft wide. The zoning ordinance requires a minimum lot width of 50 ft for each lot in the R-2: Mixed Residential Zoning District. The Applicant is requesting a lot width variance of 9.07 ft on the eastern lot to proceed with the minor subdivision. The Applicant also is requesting a driveway setback variance of 1.5 ft from the side lot line for both new parcels.

The public hearing will be conducted on Thursday, April 2, 2026, at approximately 6:30 p.m. The meeting will be held in the City Council Chambers of City Hall, located at 2400 Margaret St., North St. Paul.

Such persons that wish to be heard about the variance requests will be given the opportunity to speak at the public hearing or they may submit public comment by emailing chris.cherne@northstpaul.org or calling (651) 747-2440 prior to the meeting.

PUBLISH: March 23, 2026

**CITY OF NORTH ST. PAUL
RAMSEY COUNTY, MINNESOTA**

RESOLUTION NO. 2026-XXX

**RESOLUTION ADOPTING FINDINGS OF FACT
AND REASONS FOR APPROVAL FOR A VARIANCE APPLICATION
FOR THE PROPERTY AT 2357 7th AVENUE EAST**

WHEREAS, The City of North St. Paul is the owner of a parcel of land located at 2357 7th Ave E, North St. Paul, MN (Parcel ID 122922330019); and

WHEREAS, The City of North St. Paul expressed desire to proceed with a minor subdivision of the property at 2357 7th Ave E; and

WHEREAS, The City of North St. Paul has applied to the City of North St. Paul for a lot width variance of 9.07 on the proposed eastern lot and a driveway setback variance of 1.5 ft from the side lot line of the proposed western and eastern lot in order to proceed with the minor subdivision of the property; and

WHEREAS, the proposal would vary from City Code Section §154, Appendix A, Table 4. Residential Districts Lot Requirements in that it would allow for the lot width of 40.93 for the proposed eastern lot to be smaller than the required minimum lot width of 50 feet in the R-2: Mixed Residential Zoning District; and

WHEREAS, the proposal would vary from City Code Section §154.010(J)(9)(c) in that it would allow the driveways of the western and eastern lot to be set back 1.5 feet from the proposed shared lot line rather than the required minimum setback of 3 feet; and

WHEREAS, the Planning Commission held a duly noticed public hearing on April 2, 2026, and considered the applicant's submission, the contents of the staff report, and public testimony, and made its determination that the variance meets the statutorily defined practical difficulties test and recommended approval to the North St. Paul City Council; and

WHEREAS, the North St. Paul City Council subsequently considered on April 21, 2026, the applicant's submission and determination of the Planning Commission; and

WHEREAS, Minnesota Statute Section 462.357, subd. 6 provides:

- a. Variances shall only be permitted (a) when they are in harmony with the general purposes and intent of the ordinance and (b) when the variances are consistent with the comprehensive plan.
- b. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning ordinance. "Practical difficulties," as used in connection with the granting of a variance, means that (a) the property owner

proposes to use the property in a reasonable manner not permitted by the zoning ordinance; (b) the plight of the landowner is due to circumstances unique to the property not created by the landowner; and (c) the variance, if granted, will not alter the essential character of the locality; and

WHEREAS, City Ordinance allows variances per chapter §154.004(E); and

WHEREAS, the requested variance is in harmony with the purposes and intent of the Zoning Ordinance; and

WHEREAS, the requested variance is consistent with the Comprehensive Plan; and

WHEREAS, the property owner proposes to use the property in a reasonable manner; and

WHEREAS, there are unique circumstances to the property not created by the landowner; and

WHEREAS, the variance will maintain the essential character of the locality.

NOW THEREFORE BE IT RESOLVED, the City Council for the City of North St. Paul hereby approves the requested variances from City Code Sections §154, Appendix A, Table 4. Residential Districts Lot Requirements and §154.010(J)(9)(c) at 2357 7th Ave E as presented by the applicant and recommended by the Planning Commission.

ADOPTED this 21st day of April 2026.

Motion by Council Member

Second by Council Member

Voting: Ayes:
Nays:
Absent:
Abstain:

John Monge, Mayor

ATTEST:

Brian Frandle, City Manager/Clerk