



**March 18, 2022**

**EARLY NOTIFICATION SYSTEM (ENS) NOTICE BOARD OF ZONING APPEALS (BZA) – PUBLIC HEARING**

**Purpose:** The Department of Safety and Inspections received the attached variance application. This application has not been reviewed for completeness and additional variances may be required to complete this project. No additional ENS will be sent after this application has been reviewed. If you would like more information regarding this project, please contact [david.eide@stpaul.gov](mailto:david.eide@stpaul.gov).

**Property Address:** 1303 Randolph Avenue

**Date of Hearing:** Monday, April 18, 2022

**Time:** 3:00 p.m.

**Location:** 15 Kellogg Boulevard West (Room 40 – Courthouse)

This property is located in the area represented by the Macalester Groveland Community Council, an independent organization that provides advisory recommendations to the City about a variety of issues. They may choose to discuss this item at a neighborhood hearing and provide a recommendation to the BZA. Please contact the Macalester Groveland Community Council at (651) 695-4000 or at [alexa@macgrove.org](mailto:alexa@macgrove.org) if you are interested in participating in the neighborhood review process.

Public comment can be submitted to [dsi-zoningreview@stpaul.gov](mailto:dsi-zoningreview@stpaul.gov). Any comments and materials submitted by 2:00 p.m. on April 15, 2022 will be provided to the BZA for their review. You must include your name and address for the public record. Please note, due to the logistics involved with holding a public hearing, any comments and materials received after this time will not be provided to the BZA.





# CERTIFICATE OF SURVEY

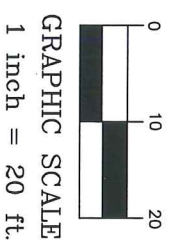
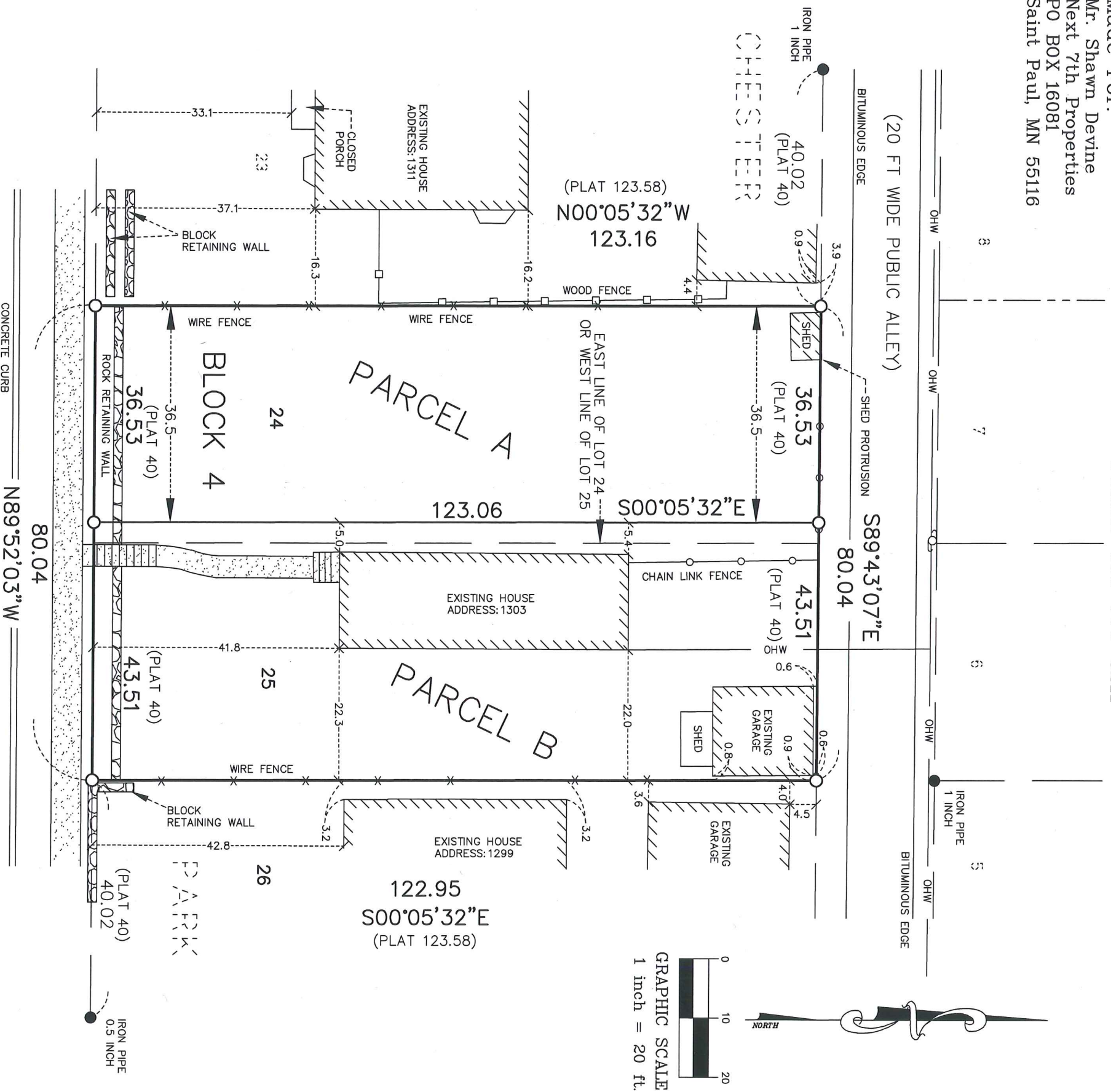
LAKE AND LAND SURVEYING, INC.

1200 Centre Pointe Curve, Suite 375

Mendota Heights, Minnesota 55120

Phone: 651-776-6211

Made For:  
 Mr. Shawn Devine  
 Next 7th Properties  
 PO BOX 16081  
 Saint Paul, MN 55116



## RANDOLPH STREET (66 FT WIDE RIGHT-OF-WAY)

AREAS:  
 Total Lot Area: 9849 sq. ft. or 0.22 acres.  
 Proposed Lot Area A: 4497 sq. ft. or 0.10 acres.  
 Proposed Lot Area Parcel B: 5352 sq. ft. or 0.12 acres.

Legal Description:  
 Lots 24 and 25, Block 4, CHESTER PARK,  
 Ramsey County, Minnesota.

Proposed Legal Description Parcel A  
 The West 36.5 feet of Lot 24, Block 4, CHESTER PARK,  
 Ramsey County, Minnesota.

Proposed Legal Description Parcel B  
 That part of Lot 24 lying East of the West 36.5 feet  
 thereof, and Lot 25, Block 4, CHESTER PARK,  
 Ramsey County, Minnesota.

SITE ADDRESS: 1303 RANDOLPH AVENUE, ST PAUL, MN 55105

## LEGEND

- Denotes 12 Inch Common Spike set with washer stamped RLS 16464 or as noted to be set after lot split approval.
- Denotes Iron Monument found size, type, & R.L.S. as noted.
- ⊞ Denotes Electric Meter
- ⊞ Denotes Power Pole
- ⊞ Denotes Water Valve
- ⊞ Denotes Utility Pedestal
- OHW— Denotes Overhead Utility Wire
- ▢ Denotes Concrete Surface

BASIS OF BEARINGS: Ramsey County Coordinates  
 LAKE & LAND SURVEYING. JOB NO. 2022.024 RP

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.

*Jonathan L. Faraci*

Jonathan L. Faraci  
 Registered Land Surveyor & Registered Engineer  
 Minnesota Registration No. 16464

February 24, 2022