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Aug 14, 2023 11:50 AM

Ramsey County, Minnesota  
Tracy M. West  
County Auditor and Treasurer



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Pkg ID 1583761C

Document Recording Fee Abstract      \$46.00

***Document Total***      \$46.00

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**SAINT PAUL**  
PLANNING & ECONOMIC  
DEVELOPMENT

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT  
NICOLLE GOODMAN, DIRECTOR

City Hall Annex, 25 West 4th Street, Suite 1300  
Saint Paul, MN 55102  
Tel: 651-266-6565

August 10, 2023

David Hovda  
1746 Eleanor Avenue  
Saint Paul, Minnesota 55116

RE: 1226 Berkeley Avenue Lot Split Final Approval, Zoning File #22-033-129

Dear Mr. Hovda:

The proposed lot split at 1226 Berkeley Avenue (PIN 10-28-23-12-0021) shown on the certificate of survey by Gregory Prasch, Demarc Land Surveying & Engineering, dated March 14, 2022, is hereby approved for compliance with the City of Saint Paul's subdivision regulations.

The Department of Public Works noted that Parcel B will retain the exiting address of 1226 Berkeley Avenue and Parcel A will be issued the assigned address of 1222 Berkeley Avenue.

The enclosed stamped and signed survey as approved by the Planning Administrator is your record of lot split approval by the City of Saint Paul, which is required in order to record a lot split. It is the responsibility of the property owner to record the lot split with Ramsey County.

This approval by the Planning Administrator will expire two years from the date of this letter if you have not yet recorded the proposed lot split, unless the Planning Administrator (at your request) has granted an extension not to exceed one year as provided in Zoning Code § 61.105. Any interested party may appeal this decision by the Planning Administrator to the Planning Commission within ten days as provided in Zoning Code § 61.701.

If you have any questions, please contact me at 651-266-6583 or [paul.dubruiel@ci.stpaul.mn.us](mailto:paul.dubruiel@ci.stpaul.mn.us).

Sincerely,

Paul Dubruiel, on behalf of the Planning Administrator

cc: Macalester - Groveland Community Council  
Melissa Doody & Matt Graybar, Dept. of Safety and Inspections  
Anca Sima, Sewer Utility  
Jim Brown, Department of Public Works  
Gregory Prasch, Demarc Land Surveying & Engineering

**CITY OF SAINT PAUL**  
**MELVIN CARTER, MAYOR**

AN AFFIRMATIVE ACTION &  
EQUAL OPPORTUNITY EMPLOYER

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