

# COLUMBIA HEIGHTS

Community Development Department  
590 40<sup>th</sup> Ave. NE, Columbia Heights, MN 55421

## RESIDENTIAL - CONDITIONAL USE PERMIT APPLICATION ORDINANCE NO. 9.104 (H)

This application is subject to review and acceptance by the City. Applications will be processed only if all required items are submitted.

### PROPERTY INFORMATION

Project Address/Location: 3927 Hayes Street NE, Columbia Heights, Minnesota 55412

Legal Description of property: The North 1/2 of Lot 6, Block 3, Auditor's Subdivision of  
Walton's Sunny Acres Third, Anoka County, Minnesota

Present use of property: Single Family Dwelling

Proposed conditional use of property: Two Family Duplex

### PROPERTY OWNER (As it appears on property title):

Company/Individual (please print): Manuel Jesus Romero Quizhpi

Contact Person (please print): Manuel Jesus Romero Quizhpi

Mailing Address: 3927 Hayes Street NE

City: Columbia Heights State: MN Zip: 55412

Daytime Phone: \_\_\_\_\_ Cell Phone: 612-244-8674

E-mail Address: manuelchico4@gmail.com

Signature/Date: \_\_\_\_\_

### APPLICANT:

Company/Individual (please print): Manuel Jesus Romero Quizhpi

Contact Person (please print): Manuel Jesus Romero Quizhpi

Mailing Address: 3927 Hayes Street NE

City: Columbia Heights State: MN Zip: 55412

Daytime Phone: \_\_\_\_\_ Cell Phone: 612-244-8674

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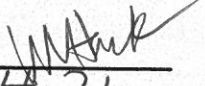
Signature/Date: Manuel Jesus Romero 5/9/21

# COLUMBIA HEIGHTS

REASON FOR REQUEST *(please attach a written narrative describing the intended use of the property and justification for your request. Describe any modifications and/or limitations of the use that have been made to insure its compatibility with surrounding uses and with the purpose and intent of the Zoning Ordinance and the Comprehensive Plan.)*

## FOR OFFICE USE ONLY

CASE NO: 2021-0601

APPLICATION REC'D BY: 

DATE APPLICATION REC'D: 5-3-21

\$250.00 APPLICATION FEE REC'D: 5-4-21

RECEIPT NUMBER: 70351

Approved by Planning & Zoning Commission on \_\_\_\_\_

Approved by City Council on \_\_\_\_\_

New House Conversion From Single Family To Double Occupancy  
For: Manual Romero, 3927 Hayes Street NE  
Columbia Heights, MN 55412

### **NARRATIVE**

I have decided that I want to convert my single family dwelling into a double occupancy Duplex. I have seen this done before and I think it is a wise choice for me. It gives me a bigger home to live in with my family and at the same time creates a monthly income to pay for my improvements. I am an entrepreneurial type of person and believe that I can successfully manage such an enterprise as this conversion to a double occupancy Duplex. I like the area and don't really want to look for other property which is getting more expensive to buy all the time. My lot is ample and that gives me a lot of incentive to go ahead with this project. I am doing all that I can to make the improvement attractive and in keeping with the existing residential architecture. There are adequate parking facilities for a second family as well as a new two car garage that will be built along with the Duplex project. The Duplex structure stays below the required height limitations and is nearly the same as the neighbor to the North. The appearance of the Duplex is not commercial but very residential looking albeit looking new in every respect even though the lower portion stays intact. The new garage is built of the same materials and colors as the Duplex. Tree, bush and flower plantings are included to help screen to the neighbors. The South neighbor has in place a chain link fence and I chose not to build a wood fence in front of that because that would look unsightly from his side. The portion of Hayes Street NE that I live on has a low traffic volume which is a plus for this project which is also not a high generator of traffic. On site car parking is adequate (four cars) and there is adequate turn around space. I intend to provide electrical outlets at the parking space for those cars that are not able to be kept in the garage during the coldest part of the year. The improvement of my single family house conversion to a Duplex would substantially improve the looks of the area in general. There is a low timber retaining wall between my blacktop drive and the neighbor to the North. I intend to plant a beautiful low growing Cat Nip Lavender perennial flower that would hang over the timber giving it a pleasant look. I chose the shrubbery at the car parking area to be Honeysuckle which is very hardy and softens the appearance of the cars. I have a Sugar Maple now in my front yard and that's why I chose that for the three new

large trees in the back portion of my lot. It is a beautiful tree, especially in the fall of the year.

May 1, 2021

Signed: Manuel Jesus Romero  
Manuel Romero

3927 Hayes St. NE



Street View



Rear View

3927 Hayes St. NE



North View



South View

3927 Hayes St. NE



Neighbor to the South

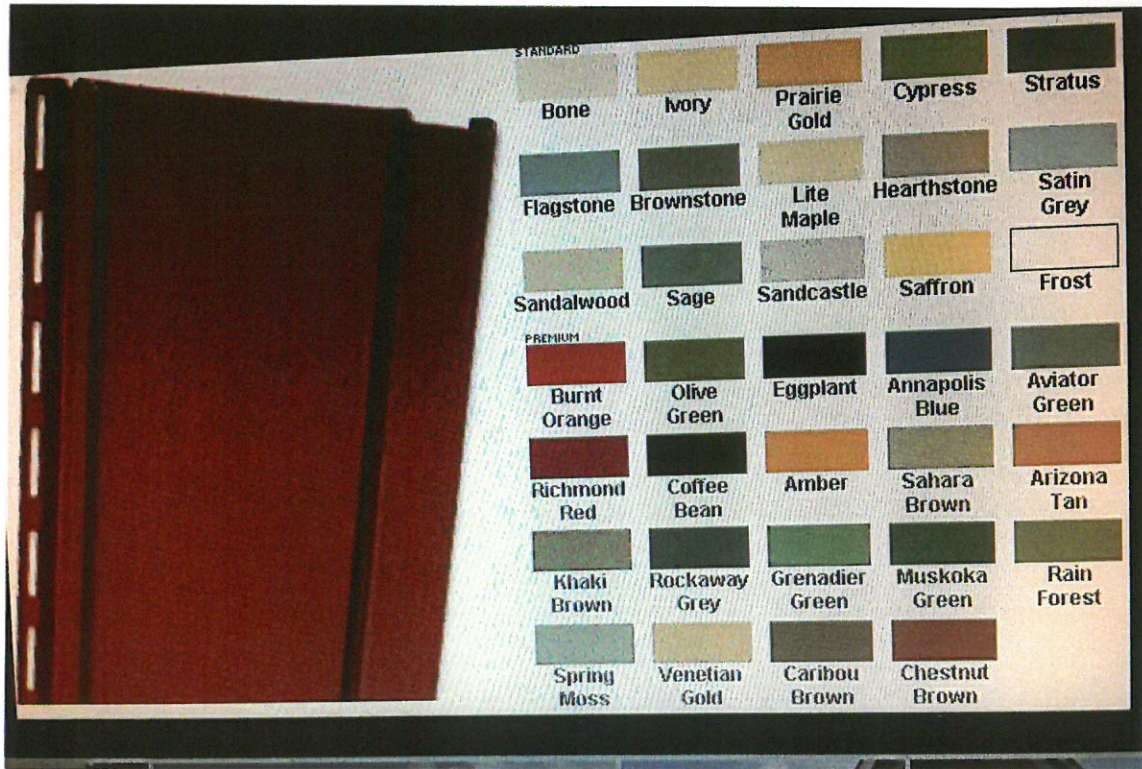


Neighbor to the North

3927 Hayes St. NE



Striated Wood Siding Shingle



Vertical Batten Vinyl Siding-Arizona Tan