

Conditional Use Permit

906 Cheryl Avenue Marshall MN/Matt Schnoor Owner

For your consideration- Committee/Mr. Illya Gutman

I purchased this home right around 20 years ago. At the time of purchase it was used as a "duplex" and every indication from layout to the age of the fixtures/counters/cupboards at time of purchase would lead one to believe that this home was only ever used as a "duplex".

Improvements made to "duplex" since purchase-

2 egress windows added to basement, one in each bedroom.

200 Amp electrical service upgrade.

Utilities separated by unit, each unit has own electrical and water meters.

Driveway widened by one lane to support any "extra" vehicles to minimize on street parking.

Wall between garage and living spaces is sheet rocked.

Each unit has its own entrance.

Thank you for your time and consideration,
Matt Schnoor



9/24/24