

**From:** [Imbertson, Mitchell \(CI-StPaul\)](#)  
**To:** [Fischbach, Jeffrey \(CI-StPaul\)](#); [Diatta, YaYa \(CI-StPaul\)](#); [Zimny, Joanna \(CI-StPaul\)](#)  
**Cc:** [Vang, Mai \(CI-StPaul\)](#); [Voyda, Joseph \(CI-StPaul\)](#); [Muhammad, Akbar \(CI-StPaul\)](#); [Hudak, Eric \(CI-StPaul\)](#)  
**Subject:** RE: 353 Larch St  
**Date:** Tuesday, February 23, 2021 10:34:01 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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Hello,

I would just like to add that the property is also due for Fire Certificate of Occupancy renewal and I have been trying to get into the building for some time now. My next inspection attempt had originally been set for tomorrow, 2/24 but at this time it doesn't appear I will be allowed access.

I spoke last week with Tony Costanza regarding this property. I'm not completely clear on the property ownership but I believe he may be the owner's son. At that time he gave an explanation about having squatters in the property that he was trying to evict and that's why he had been unable to provide me access previously. Now that I see the additional information from this email, it sounds like the story he had told me wasn't accurate.

Thanks,

**Mitch Imbertson**

Fire Safety Inspector III  
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[www.StPaul.gov](http://www.StPaul.gov)



**SAINT PAUL**  
**MINNESOTA**

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**From:** Fischbach, Jeffrey (CI-StPaul) <[jeffrey.fischbach@ci.stpaul.mn.us](mailto:jeffrey.fischbach@ci.stpaul.mn.us)>  
**Sent:** Thursday, February 18, 2021 1:21 PM  
**To:** Diatta, YaYa (CI-StPaul) <[yaya.diatta@ci.stpaul.mn.us](mailto:yaya.diatta@ci.stpaul.mn.us)>; Zimny, Joanna (CI-StPaul) <[joanna.zimny@ci.stpaul.mn.us](mailto:joanna.zimny@ci.stpaul.mn.us)>  
**Cc:** Vang, Mai (CI-StPaul) <[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)>; Voyda, Joseph (CI-StPaul) <[joseph.voyda@ci.stpaul.mn.us](mailto:joseph.voyda@ci.stpaul.mn.us)>; Imbertson, Mitchell (CI-StPaul) <[mitchell.imbertson@ci.stpaul.mn.us](mailto:mitchell.imbertson@ci.stpaul.mn.us)>; Muhammad, Akbar (CI-StPaul) <[akbar.muhammad@ci.stpaul.mn.us](mailto:akbar.muhammad@ci.stpaul.mn.us)>; Hudak, Eric (CI-StPaul) <[Eric.Hudak@ci.stpaul.mn.us](mailto:Eric.Hudak@ci.stpaul.mn.us)>  
**Subject:** 353 Larch St

Hello Joanna,

There's currently no active City license issued for this location. The Auto Body Repair/Painting Shop license that was previously issued expired on 11/01/2020 and is currently in a delinquent status. DSI Inspector Akbar Muhammad is following-up on the delinquent license.

Attached is the approved Zoning parking plan associated with the expired license and the conditions were placed on

the expired license for this location:

1. No more than three (3) vehicles may be parked outdoors on the site for customer and employee use, and all vehicles on the site must be parked as shown on the approved site plan on file in LIEP, dated 04/09/07.(Any changes to the site plan must be approved by the Zoning Administrator)
2. Customer and employee vehicles shall not be parked or stored on the street or right-of-way. This includes cars which are awaiting repair and/or have been repaired and are awaiting pick-up by their owners.
3. There shall be no exterior storage of vehicle parts, tires, oil or any other similar materials associated with the business. Trash must be stored in a covered dumpster, and the dumpster shall be located as shown on the approved site plan on file in LIEP, dated 04/09/07 (Any changes to the site plan must be approved by the Zoning Administrator).
4. The license holder agrees to maintain the fencing, vehicle location and vehicle barriers in a manner consistent with the approved site plan.
5. All vehicles parked outdoors must appear to be completely assembled with no major body parts missing.
6. Vehicle salvage is not permitted.
7. Auto repair and auto sales are not permitted.
8. No auto body repair of vehicles may occur on the exterior of the lot or in the public right-of-way. All repair work must occur within an enclosed building.
9. Customer vehicles may not be parked longer than 10 days on the premises. It shall be the responsibility of the licensee to ensure that any vehicle not claimed by its owner is removed from the lot as permitted by law.
10. Provide maneuvering space on the property to allow vehicles entering and exiting the site to proceed forward as stipulated on the approved site plan.
11. Licensee must comply with all federal, state, and local laws.
12. Storage of vehicle fluids, batteries, etc. shall be in accordance with Ramsey County Hazardous Waste Regulations.
13. Failure to remain in compliance with these conditions will result in adverse action against the license.
14. The licensee shall take action to control the soil erosion taking place on the southwest corner of the property by June 30, 2007.

If there's a new owner/operator at this location they would need to obtain a new license prior to beginning operations here. Attached is a handout explaining the application submission/review process, and application forms referenced in the handout to make application for the same license type as previously issued (NOTE – license conditions referenced in this handout are generic and the conditions of a previous license would typically carry-forward to a new license).

Jeff

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**From:** Diatta, YaYa (CI-StPaul) <[yaya.diatta@ci.stpaul.mn.us](mailto:yaya.diatta@ci.stpaul.mn.us)>  
**Sent:** Thursday, February 18, 2021 12:05 PM  
**To:** Zimny, Joanna (CI-StPaul) <[joanna.zimny@ci.stpaul.mn.us](mailto:joanna.zimny@ci.stpaul.mn.us)>  
**Cc:** Vang, Mai (CI-StPaul) <[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)>; Fischbach, Jeffrey (CI-StPaul) <[jeffrey.fischbach@ci.stpaul.mn.us](mailto:jeffrey.fischbach@ci.stpaul.mn.us)>; Voyda, Joseph (CI-StPaul) <[joseph.voyda@ci.stpaul.mn.us](mailto:joseph.voyda@ci.stpaul.mn.us)>  
**Subject:** RE: 353 Larch

Greetings Joanna,

I am in the zoning division, so I am not familiar with licensing requirements on this property. I have copied both Jeff Fischbach and Joe Voyda, both in Licensing to respond to your request.

Thank you

**Yaya Diatta**  
Zoning Administrator/Manager



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**“Everyone can rise above their circumstances and achieve success if they are dedicated to and passionate about what they do”.** Nelson Mandela, aka Madiba

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**From:** Zimny, Joanna (CI-StPaul) <[joanna.zimny@ci.stpaul.mn.us](mailto:joanna.zimny@ci.stpaul.mn.us)>  
**Sent:** Wednesday, February 17, 2021 2:55 PM  
**To:** Diatta, YaYa (CI-StPaul) <[yaya.diatta@ci.stpaul.mn.us](mailto:yaya.diatta@ci.stpaul.mn.us)>  
**Cc:** Vang, Mai (CI-StPaul) <[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)>  
**Subject:** 353 Larch

Good afternoon Yaya,

353 Larch Street has a repurchase application in with the County, which is recommended conditioned upon applicant complying with City licensing requirements. Ms. Moermond would like a copy of those licensing requirements to add to the public record.

Could you please send that to me, or forward this email to appropriate staff for follow up?

Thank you so much. This goes before City Council Feb 24 so prompt attention is appreciated.

Joanna



**Joanna Zimny**  
Legislative Hearing Executive Assistant  
Legislative Hearing Office  
Pronouns: she/her/hers  
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