

## Moermond, Marcia (CI-StPaul)

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**From:** Shaff, Leanna (CI-StPaul)  
**Sent:** Wednesday, December 14, 2016 3:26 PM  
**To:** Moermond, Marcia (CI-StPaul)  
**Subject:** FW: 295 Larch St - Update for Appeal

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**From:** Imbertson, Mitchell (CI-StPaul)  
**Sent:** Wednesday, December 14, 2016 3:03 PM  
**To:** Shaff, Leanna (CI-StPaul) <[leanna.shaff@ci.stpaul.mn.us](mailto:leanna.shaff@ci.stpaul.mn.us)>  
**Subject:** 295 Larch St - Update for Appeal

Leanna,

This is the update for 295 Larch St as much as I know what's going on there:

-The building permit was finally finalized for the construction and it was given a building CofO now. The building CofO was issued as S-2 parking garage/ low-hazard warehouse only, this does not cover use as an S-1 repair garage. There was previously evidence of some light repair work being done in the building and this would not be allowed without approval from building department.

-Based on the permit final, Code has closed out the VB folder. We have not closed the Fire CO file yet though since the site plan issues haven't been resolved. I discussed it with Angie and her opinion was that the building should stay under revocation until the zoning/ site plan is approved.

-The issues with site plan are that he never completed all the site work to get a final approval and also that the way he has been using the lot is completely different than what is shown on his site plan. The site plan showed a clean pull-through driveway with spots for parking of towed (intact) vehicles only. The reality has been more of junk cars, partial cars, random car parts and other storage- more like a salvage yard. When I spoke to the owner a couple weeks ago he stated that he was going to clear out the storage so he could start using it the way the plan shows, he did not intend to seek approval for the "salvage yard" use. There is a GT folder in Amanda noting that Larry Zangs extended the original site plan approval through 7/1/17 so he is now allowed to complete the work per the older plan instead of re-submitting as long as nothing has changed.

-The use of the lot for general salvage and storage has made other problems in the area since they now park the towed cars on the public street in front of the building. I have regularly seen multiple junk and inoperable cars at a time out there and they are regularly left for more than 24 hrs without being moved. I referred this to the complaint line a couple of times now so I'm not sure what has happened with this.

Thanks,



**Mitchell Imbertson**  
***Fire Safety Inspector II***

Department of Safety and Inspections  
375 Jackson St, Suite 220  
Saint Paul, MN 55101-1806  
**P:** 651.266.8986  
**F:** 651.266.8951  
[mitchell.imbertson@ci.stpaul.mn.us](mailto:mitchell.imbertson@ci.stpaul.mn.us)

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