

From: Eide, David (CI-StPaul)
Sent: Wednesday, September 11, 2019 12:00 PM
To: Fischbach, Jeffrey (CI-StPaul) <jeffrey.fischbach@ci.stpaul.mn.us>
Cc: Vang, Nhia (CI-StPaul) <nhia.vang@ci.stpaul.mn.us>; Hudak, Eric (CI-StPaul) <Eric.Hudak@ci.stpaul.mn.us>; Diatta, YaYa (CI-StPaul) <yaya.diatta@ci.stpaul.mn.us>
Subject: RE: 1346 Arcade St - Zoning Review of Lic App ID #20190001657 (Arcade Auto Body LLC)

Greetings,

Here is the parking calculation:

7 bays based upon the 1992 Nonconforming Use Permit
 4165 square feet of auto body space
 1911 square feet of Storage

Each bay requires one parking space
 1 parking space is required per 400 square feet of gross floor area for auto body shops
 1 parking space is required per 5000 square feet of gross floor area for storage

Use Type	Quantity and parking requirement	# Spaces Required	# Spaces Provided
Bay	7 @ 1 space per bay	7	6 customer
Auto body space	4165 square feet @ 1 space per 400 square feet	10.41	4 employee
Storage space	1911 square feet @ 1 space per 5000 square feet	0.38	7 waiting service
		17.79= 18	17 spaces provided total**

**Zoning Code Section 63.213 states that spaces lost due to ADA compliance still count. Thus, the loading zone next to the ADA space counts for zoning purposes as a space. (For meeting the parking minimum) The loading zone cannot be used for parking.

This parking lot was nonconforming previously--the lot was not striped. Hopefully this helps.

Best,



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