

From: [Billy](#)
To: [*CI-StPaul Contact-Council](#)
Cc: [CouncilHearing \(CI-StPaul\); Eric](#)
Subject: Public hearing for property owners within 350 feet of 642 Selby Ave [ZF 24-298-512]
Date: Tuesday, February 11, 2025 10:52:41 PM

Some people who received this message don't often get email from billy@capitolguitars.com. [Learn why this is important](#)

Hello Council,

My name is William Bergeron. I along with my partner Eric Berg own 644 Selby Ave. as L.A.M.F. LLC. Our building is adjacent to 642 Selby that is asking to be Rezoned from B2 to T3 / ZF #24-098-512 we have some concerns we would like to address as this project directly effects us and our businesses.

Along with L.A.M.F. our business that owns 644 Selby. We also own Capitol Guitars LLC the long term tenant of said building. I'm attaching a list of concerns and requests we would like the council to consider before approving their request.

1. there must be some kind of gutter system on our side (west) of their building to direct water away from our roof.
2. any indoor / outdoor space doesn't have any direct access to our roof.
3. Any new landscaping doesn't obstruct the front view of our building / business
4. No construction parking in front or back of our building during construction without permission / permit. IE: These spaces are reserved for our staff and customers. *Violators will be towed.
5. Note to incoming tenants of 642...
Capitol Guitars is an instruments retailer and our L.A.M.F. building can get very loud at times. This is the nature of our business and can not / will not be impeded upon, to do so would affect our livelihood.

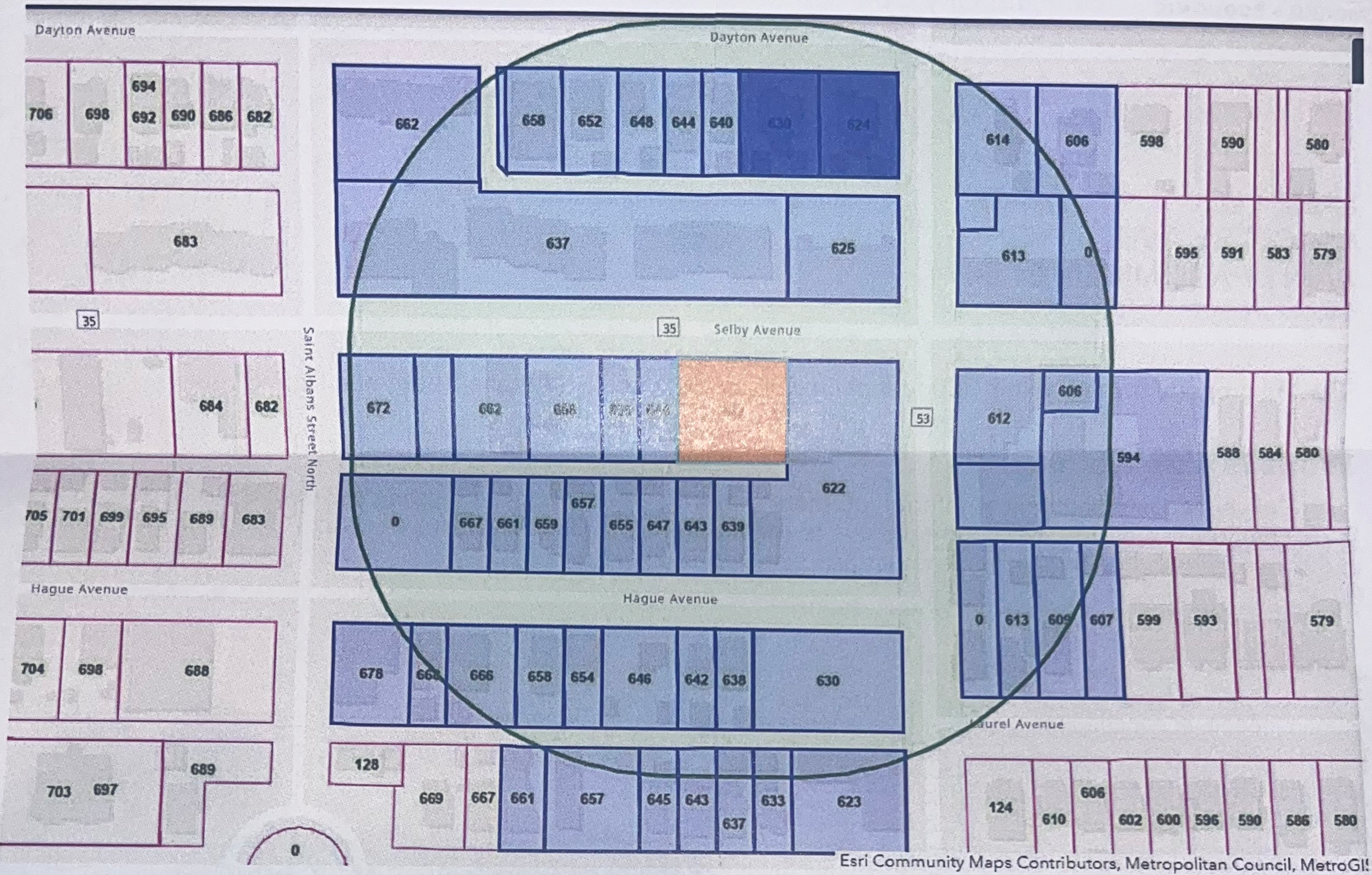
As they are requesting a zero tolerance let this be known. They might want to consider additional soundproofing anywhere their building meets ours.

I will be available via telephone during the hearing if you would like to contact me about any of this.

All the best,
William Bergeron
651-269-3568 cell (call this number if needed)
651-225-8888 store
www.capitolguitars.com
L.A.M.F. 644 Selby Avenue, St. Paul, MN. 55104

Adjacent Property Owner Notice Area Map

Location of the proposed change is noted in orange. Adjacent properties within 350 feet of the change are noted in blue.





SAINT PAUL
PLANNING & ECONOMIC
DEVELOPMENT

Public Hearing Notice

St. Paul City Council

LAMF LLC
644 SELBY AVE
SAINT PAUL MN 55104-6614

To: All property owners within 350 feet of 642 Selby, between St. Albans Street and Dale Street.

What is this about?

This notice is being sent to inform you there is a **City Council** public hearing will be held for a rezoning. The purpose of the rezoning request is to rezone from B2 community business to T3 traditional neighborhood at 642 Selby Avenue. [ZF #24-098-512]

Attendance at this public hearing is optional.

How can I comment?

Speak at the public hearing

Wednesday, February 12, 2025, at 3:30 p.m.
City Council Chambers, Third Floor, City Hall
15 West Kellogg Boulevard

Submit a written comment

Written public comment on public hearing items can be submitted to **Contact-Council@ci.stpaul.mn.us**, **CouncilHearing@ci.stpaul.mn.us**, or by voicemail at 651-266-6805. Any comments and materials submitted by 12:00 pm on the day before the meeting will be attached to the public record and available for review by the City Council.

More information

Other participation options may be provided as described in the City Council agenda to be posted at <https://stpaul.legistar.com/Calendar.aspx>. Options are explained on the final page of the agenda. More on City Council meeting protocol can be found at <https://www.stpaul.gov/departments/city-council#attending-a-city-council-meeting>.

Please call 651-266-6572, or e-mail Chris.Hong@ci.stpaul.mn.us with any questions.

Mailed: Thursday, January 30, 2025