



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

COMMERCE BUILDING
8 Fourth Street East, Suite 200
St Paul, Minnesota 55101-1024

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ENFORCEMENT NOTICE

March 18, 2008

Selby Dale Llc
Attn: Alan Tschida
505 Tanglewood Drive
Shoreview Mn 55126

Re: Abandoned sign at 600 Selby Avenue

Dear Mr. Tschida:

In response to your letter dated March 4, 2008, I am addressing the issue you raised regarding your sign at this location. You stated that the sign is not abandoned. Under Sec. 64.205 of the City of Saint Paul sign ordinance, abandoned signs are regulated as follows:

“Any business sign which advertises, identifies or pertains to an activity no longer in existence shall be removed by the owner of the property within thirty (30) days from the time the activity ceases existence by removing the sign face, painting the sign face a neutral color or installing blank sign face panels. If the sign face is not re-used within one (1) year, the remaining sign structure must be removed unless the zoning administrator grants an extension subject to the owner submitting a statement of intent and a reasonable time line for re-use of the sign structure.”

According to this requirement, this sign is abandoned because the grocery store to which it was associated is no longer here and the building was demolished. Our records indicate that this land is vacant.

During our conversation on March 5, 2008, you stated that you are considering installing a real estate sign at this location. I informed you that a sign permit is required in order to install any sign in the City of Saint Paul, to which you responded, “I will keep it in mind”. I also sent you by mail and by fax all information pertaining to the appeal process including the application form for an appeal at your request. Today, I noticed that you’ve installed a new sign without a permit in violation of Section 64.401 of the City of Saint Paul sign ordinance which states: *“No person shall place ... a sign... without first obtaining the requisite permit for such sign.”*

The new sign states that this lot is a private parking lot. Section 63.202, of the City of Saint Paul Zoning code states:

“a site plan shall be required for the establishment of a new off-street parking facility, for the paving of an unimproved off-street parking facility and for the repaving of an off-street parking facility whose existing paved surface is removed. These facilities shall meet all standards and regulations for parking facilities and site plans contained in this zoning code, and all paving shall require a building permit pursuant to chapter 33 of the Legislative Code.”

We have no records of having approved or received a request to review a site plan for a parking lot at this location. For the site plan review information, please contact Corinne Tilley at 651-266-9085. Attached is information about the site plan review process.

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You are hereby ordered to remove this sign by March 25, 2008 unless a site plan review application is submitted by that date. If the site the plan is approved for use as a parking lot, a permit is required for the new sign face. If the site plan is denied, the whole sign must be removed immediately.

Sincerely,

Yaya Diatta
DSI Inspector II

Appeals: You may appeal this order and obtain a hearing before the Board of Zoning Appeals by filing an Application for Appeal and paying the application fees to the Zoning Administrator within ten (10) days of the date these orders were mailed. No appeals may be filed after that date. You may obtain an application from the Zoning Administrator's Office, 8 Fourth St. E, Suite 200, St. Paul, MN 55101-1024. You must submit a copy of this order with your application.