

Moermond, Marcia (CI-StPaul)

From: Martin, Lisa (CI-StPaul)
Sent: Tuesday, November 22, 2016 8:28 AM
To: Vang, Mai (CI-StPaul); Moermond, Marcia (CI-StPaul)
Subject: FW: 185 Como

From: Musty, Peter (CAAPB) [<mailto:Peter.Musty@state.mn.us>]
Sent: Tuesday, November 22, 2016 8:23 AM
To: Martin, Lisa (CI-StPaul) <lisa.martin@ci.stpaul.mn.us>; Zacho, Karen (CI-StPaul) <karen.zacho@ci.stpaul.mn.us>
Subject: FW: 185 Como

Now also forwarded to Lisa Martin.

Peter Musty

*Principal Planner and Zoning Administrator
Capitol Area Architectural and Planning Board
651-757-1501 mn.gov/caapb*

"Any nation that does not honor its heroes will not long endure." - Abraham Lincoln

From: Musty, Peter (CAAPB)
Sent: Tuesday, November 22, 2016 8:22 AM
To: 'Zacho, Karen (CI-StPaul)' <karen.zacho@ci.stpaul.mn.us>
Cc: Mandell, Paul (CAAPB) <paul.mandell@state.mn.us>
Subject: 185 Como

185 Como Avenue cannot be considered a construction site until a CAAPB zoning permit and City of Saint Paul building permit are obtained.

CAAPB will require that no construction related equipment be stored on the site until proper permitting is obtained. It also means that no further modification of the site is permitted outside of what is specifically allowed by permit.

In the mean-time, we will use the rules governing home occupation until springtime, when we expect that construction would begin. In that case, we require conformance with the CAAPB zoning for Mixed Use MX properties for home occupations, which stipulates in:

"Supplemental Regulations...2400.2720 Standards for mixed commercial-residential uses.

A. Permitted home occupations uses are as follows:

...(7) There may be no exterior storage of products or materials.

...(8) Only one business vehicle, no bigger than a pickup truck or van may be parked on the property."

We expect that any vehicle parked would have current tabs and be operable.

The full Rules for Zoning and Design in the Capitol Area can be found at www.mn.gov/caapb

Peter Musty

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