

## Explanation for changes of License Conditions and Site Plan

Explanation;

At time of application the applicant requested to increase the number of for-sale vehicles from 16 to 22.

DSI Zoning approved the increase of vehicles for sale, the applicant submitted a new site plan reflecting the increase of additional 6 for sale parking spaces (22 spaces) on 1/3/2025, public notice dated 1/31/2025 indicates the increase for the for-sale vehicles.

At the time of DSI Zoning endorsement for the State Dealer Verification form, it was discovered that according to the Conditional Use Permit (CUP), the limit of the for-sale vehicles is 16. DSI made the necessary adjustments to revert to the previous approved site plan on file dated 12/18/2015, including amended license conditions for Resolution to ensure compliance.

Changes to license conditions must go through City Council for Approval.

The following amendments were made of the license conditions;

1. All customer/employee, for-sale, and/or other vehicles associated with this business must be parked in accordance with the approved site plan on file with the Department of Safety and Inspections (DSI) dated ~~01/03/2025~~ 12/18/2015. The maximum number of vehicles parked outdoors on the premises shall not exceed a total of twenty-seven (27) at any time.
2. The maximum number of "for-sale" vehicles parked on the lot shall not exceed ~~twenty-two (22)~~ sixteen (16) and shall be parked in the area shown on the approved plan. All for-sale vehicles shall be designated with clearly identifiable signage or other similar form of identifiable marking in the windshield.
3. Licensee agrees to maintain the property in a manner consistent with the approved site plan on file with DSI dated ~~01/03/2025~~ 12/18/2015. This includes maintaining the striping of the individual parking spaces with painted lines on the paved surface (for customer/employee, customer cars awaiting pick-up, and for-sale spaces); "customer parking only", "No Parking Allowed", handicap accessible parking signage (per MN Accessibility code); chain and bollards; and fencing.

**CITY OF SAINT PAUL, MINNESOTA  
CONDITIONAL USE PERMIT**

ZONING FILE NO: 03-389-012  
APPLICANT: James R. Tomaino  
PURPOSE: Conditional Use Permit to continue existing auto repair and sales business with new, larger building  
LOCATION: 803 Earl St.  
LEGAL DESCRIPTION: PIN 28-29-22-34-0014, CHARLES WEIDE'S REARRANGEMENT OF BLOCK 6 OF NELSON'S ADDITION TO THE CITY OF ST. PAUL LOT 31 BLK 6  
ZONING COMMITTEE ACTION: Approval with conditions  
PLANNING COMMISSION ACTION: Approved with conditions

**CONDITIONS OF THIS PERMIT:**

1. The number of vehicles displayed for sale shall not exceed sixteen (16);
2. Three customer/employee parking spaces shall be provided;
3. All maneuvering of vehicles shall occur on the lot. Backing onto the street from the property or backing onto the property from the street shall be forbidden.
4. There will be no exterior storage of inoperable vehicles or vehicles awaiting repair so that they can be offered for sale.
5. There shall be no exterior storage of vehicle parts, tires, or similar items.
6. All trash must be stored in a covered dumpster or indoors.
7. All vehicles parked outdoors on the lot must appear to be completely assembled with no major body parts missing. Vehicle salvage is not permitted.
8. Vehicles intended for sale shall not be parked on any street or project over a public right-of-way.
9. A decorative iron fence along Ross and Earl should be installed to improve the appearance of the site from the surrounding residential area. Details of height and location can be determined during site plan review.

APPROVED BY: Gladys Morton, Commission Chairperson

I, the undersigned Secretary to the Zoning Committee of the Planning Commission for City of Saint Paul, Minnesota, do hereby certify that I have compared the foregoing copy with the original record in my office; and find the same to be a true and correct copy of said original and of the whole thereof, as based on minutes of the Saint Paul Planning Commission meeting held on December 5, 2003, and on record in the Saint Paul Planning Office, 25 West Fourth Street, Saint Paul, Minnesota.

**This permit will expire one year from the date of approval if the use herein permitted is not established.**

The decision to grant this permit by the Planning Commission is an administrative action subject to appeal to the City Council. Anyone affected by this action may appeal this decision by filing the appropriate application and fee at the Zoning Office, 1400 City Hall Annex, 25 West Fourth Street. **Any such appeal must be filed within 15 calendar days of the mailing date noted below.**

**Violation of the conditions of this permit may result in its revocation.**

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Carol A. Martineau  
Secretary to the Saint Paul  
Zoning Committee

Copies to:  
Applicant James R. Tomaino  
File No. 03-389-012  
Zoning Administrator Wendy Lane  
License Inspector Christine Rozek  
District Council 4

Mailed: December 11, 2003

# SITE PLAN

LAKE AND LAND SURVEYING, INC.  
 1200 Centre-Pointe Curve, Suite 276  
 Mendota Heights, Minnesota 55120  
 Phone: 651-776-6211

Survey Made For: I acknowledge this plan  
 Mr. Charles Belcher is no longer valid.  
 895 Earl Street  
 St. Paul, MN 55108 03/07/25  
date

Sunde Nygh  
Print name

City Zoning: Site Plan Approved  
 File #: 15-002398

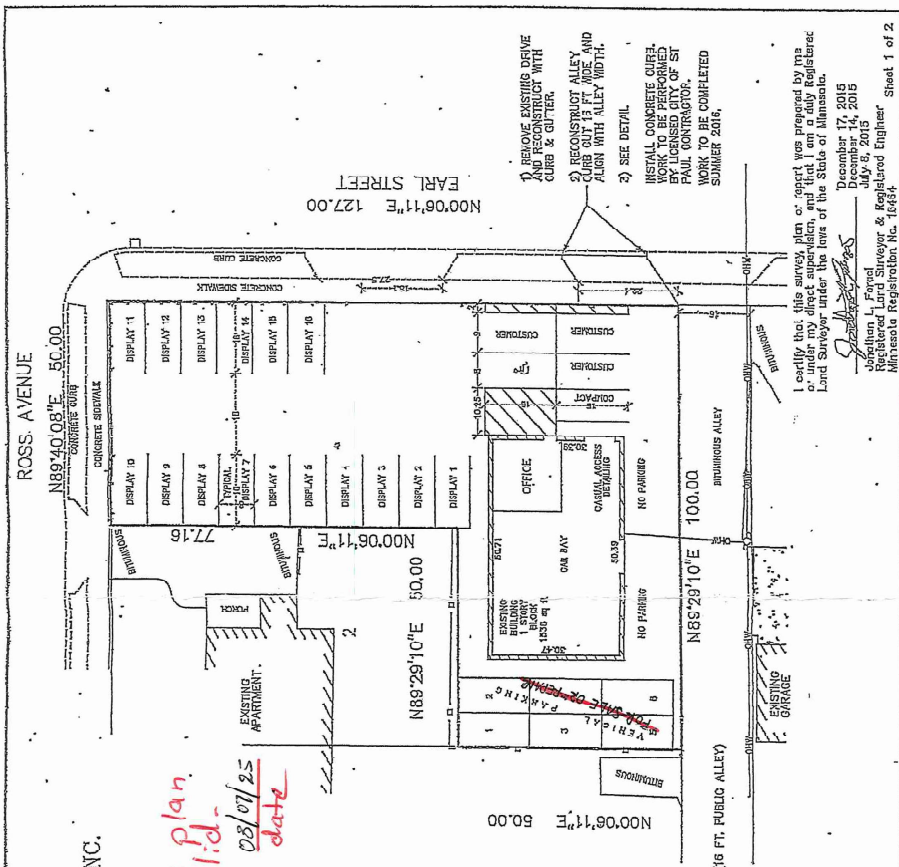
Date: 1-3-25 By: FRANCO BIRCH

SCALE:  
 1 inch = 20 ft.

### NOTES:

- Denotes 12" long Common Spike or PK Nail set & capped RLS 16464.
- ⊙ Denotes Iron Measurement found, size type and RLS is marked.
- S- Denotes Overhead Utility Vines
- C- Denotes Flood Fence
- [R-X] Denotes Concrete Surface

SITE ADDRESS: 803 Earl Street, St. Paul, MN  
 AREA: 8,854 sq. ft. or C.20 acres  
 BASIS OF BEARINGS: Ramsey County  
 JOB NO: 2016,288



I certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.  
 Jonathan L. Farned  
 Registered Land Surveyor & Registered Engineer  
 Minnesota Registration No. 14934  
 December 17, 2015  
 December 14, 2015  
 July 5, 2015  
 Sheet 1 of 2.

Sunde Nygh  
 S. Nygh  
 License

02/28/25  
 Date:

2-28-2025  
 Opening Inspection  
 Date: