



Capitol Area Architectural and Planning Board

204 Administration Building
50 Sherburne Avenue
Saint Paul, Minnesota 55155
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July 20, 2001

Gerry Strathman
Legislative Hearing Officer
310 City Hall
15 West Kellogg Boulevard
Saint Paul MN 55102

**RE: 601 RICE STREET
CAABP Zoning Issues**

Dear Mr. Strathman:

We are in receipt of your notice regarding a license for Thanh T. Mai, DBA Jordon's Auto Service at 601 Rice Street. This parcel falls within the zoning jurisdiction of the Capitol Area Architectural and Planning Board (CAAPB), and its appearance has been a concern for the CAAPB and neighbors for several years.

While the CAAPB has worked with N.E.A.R. and other neighborhood organizations over the past few years to improve the Rice Street and University Avenue commercial corridor, our office has failed to get previous owners of 601 Rice Street to cooperate in properly screening and containing their parking lot. We have worked with the billboard company to see that their property, immediately south of the auto body shop, is chained off to avoid it being used as a parking lot, which would be inappropriate given its visibility on a key approach to the Capitol and its negative impact on the neighborhood.

Under the 2000 Zoning and Design Rules for the Capitol Area, auto body shops are a conditional-use and while this use is grandfathered in at 601 Rice, those same rules clearly require parking lots to be effectively screened. For this reason, our office would hope that a fence with a gate to screen the lot to the rear of 601 be part of any new license. That fence should be four to five feet high, constructed of either wood or coated chain-link fence with permanent (non-fabric slats, all either dark brown or black. This same request has been made in writing to the applicant or prior owner as recently as February, but there was no response, so your help in this matter would be appreciated.

In issuing any license then, the CAAPB would want as conditions: 1) a four to five foot fence; 2) a gate at the west end of the lot, restricting vehicular use to that area of the existing curb cut; 3) clean up and maintenance of the boulevard; and 4) a prohibition of outside storage of parts or vehicles used for cannibalization purposes, both of which are prohibited by our zoning rules. All cars on the lot should be licensed and operable, not junkers.

Thank you for your assistance in this matter.

Sincerely,

Paul Mandell
Zoning Administrator

Council Research Center

JUL 23 2001

c: Nancy Stark, CAAPB Executive Secretary
Jordon's Auto Service, 601 Rice Street
Capitol Heights Block Club
District 7 Planning Council

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CAPITOL HEIGHTS BLOCK CLUB

20 Winter Street
St. Paul, MN 55103
651.227.1210

July 17, 2001

Gerry Strathman
Legislative Hearing Officer
310 City Hall
15 West Kellogg Blvd.
St. Paul, MN 55102

Dear Mr. Strathman:

The Capitol Heights Block Club (CHBC) requests that the City either deny or place conditions on the license for the Jordon's Auto Service located at 601 Rice St., St. Paul. Our membership would first recommend that the City deny issuance of this license because the owner has operated their business in an unsightly manner with disregard of repeated requests from the Capitol Area Architectural Planning Board to correct egressions. Also, the owner has repeatedly been required to remove salvage vehicles from its lot and the adjoining lot.

If the city is unable to establish a position for denying the license, the following conditions are requested to be included:

- Placement of a fence around the open area of the property to conceal the stored vehicles.
- The outside area should be limited to specific number of clients' repair vehicles
- The license should prohibit the storage of salvage vehicles
- The owner should explicitly agree to comply with the City requirements of keeping sidewalks cleared of snow

We appreciate your consideration of these concerns.

Regards,



Lori Ayon
Co-chairperson
Capitol Heights Block Club

cc: Capitol Heights Block Club

Council Research Center

JUL 20 2001