

847 Hudson Road

This appeal from Dayton's bluff district council is extremely upsetting, as I reached out to them 3 times (and left 3 voicemails) prior to even beginning the approval process. In my voicemails I addressed what I was planning on doing with the property, and I wanted their input. I never received a call back.

To address the issues brought forward by the Dayton's bluff district council -

1. Vehicular access can not be within 60 feet of an intersection.

There are 3 existing entrances that have been there for many years. I would not be changing anything that is not already there.

However, my current plan that is conditionally approved with zoning has only 1 entrance - That entrance is 84 feet from the intersection. See attachment #1 Also, my goal is when the zoning is finalized the driveway that is closest to the existing intersection will be closed.

Lastly, It is my understanding that there will not be an intersection in a few years as gold line is planning on closing it.

2. Minimum property for used auto sales is 1500 sq ft-

This business is unique in that it would be a very small business with a max 5 cars for sale on the lot at any time. (Again, zoning conditional approved the area to sell the 5 cars and it has been approved by this committee twice)

3. This site has had three CUPS with no progress.

I have only owned the property and been part of one of the cups. The nonconditional use was already approved - It was the only reason I bought the building,

When I purchased the building, I had right around a year to complete it and I started working towards it. I made a lot of progress- I found out after I had everything approved with zoning, my paperwork in for establishing an auto sales business, my bond, one permit pulled for the building contractor and my electrical contractor had tried to pull the permit multiples times - I had to start over. I was told this was because a permit hadn't been pulled. This was beyond confusing and heartbreaking as my building contractor had just received an approved permit and the electrical contractor had tried to pull the permit multiple times many months prior to the expiration. (Please see attachment #2 for the approved contractor permit and emails between city and electrical contractor.)

4. Dayton's Bluff District council is of the opinion that the property owner has not maintained the building or property in several years. The proposal of a used auto sales business is not in the long term interest of improving or maintaining the neighborhood goals.

As of today, I can't do any work to the property as it is prohibited by the city until this issue is resolved. That is why we are here today. I am ready and wanting to start restoring the building and start my business more than anything.

Also, I have taken care of the property - The 2 violations were for snow/ice not being removed within 24 hours. Since I purchased the building, I have had the lawncare/snow removal service professionally hired out. When I called to city to find out the breakdown for the fees and get pictures – I was informed by the safety and inspections representative that by the time I received the letters in the mail it was too late. Letters were sent out but since the property is a category 3 vacant building each violation is taken care of within 24 hours.

I strongly believe it is in the interest of neighborhood, the building/lot has always been used for something auto. It was a gas station, auto repair or auto sales. Currently it is prohibited from being an auto repair shop and the gas pumps and tanks have been removed. I personally do not see any other use for this lot as it is clearly built for auto.

Lastly, My main goal is to ADD to the surrounding community and neighborhood by offering affordable, well inspected and maintained cars without all the high markup that the larger auto dealerships can have. It would be a very beneficial business to add to the neighborhood.

In closing- This whole process has been beyond heartbreaking and that along with the pandemic it has been difficult. However, I have reapplied and I am fully able and ready to finish this process and get the property back up and running to add to the local community.

It has been approved by this committee twice as an auto sales business. I am kindly asking you to move forward with the non conditional use that was just approved. I have all the resources and people in place to get this building and business running successfully. Please help/allow me bring this property back to life and add a great business to the city. I would love nothing more than to return 847 Hudson to its original charm and start my business of auto sales.

Thank you for reading this and your time. I truly appreciate your consideration.

Exhibit #1

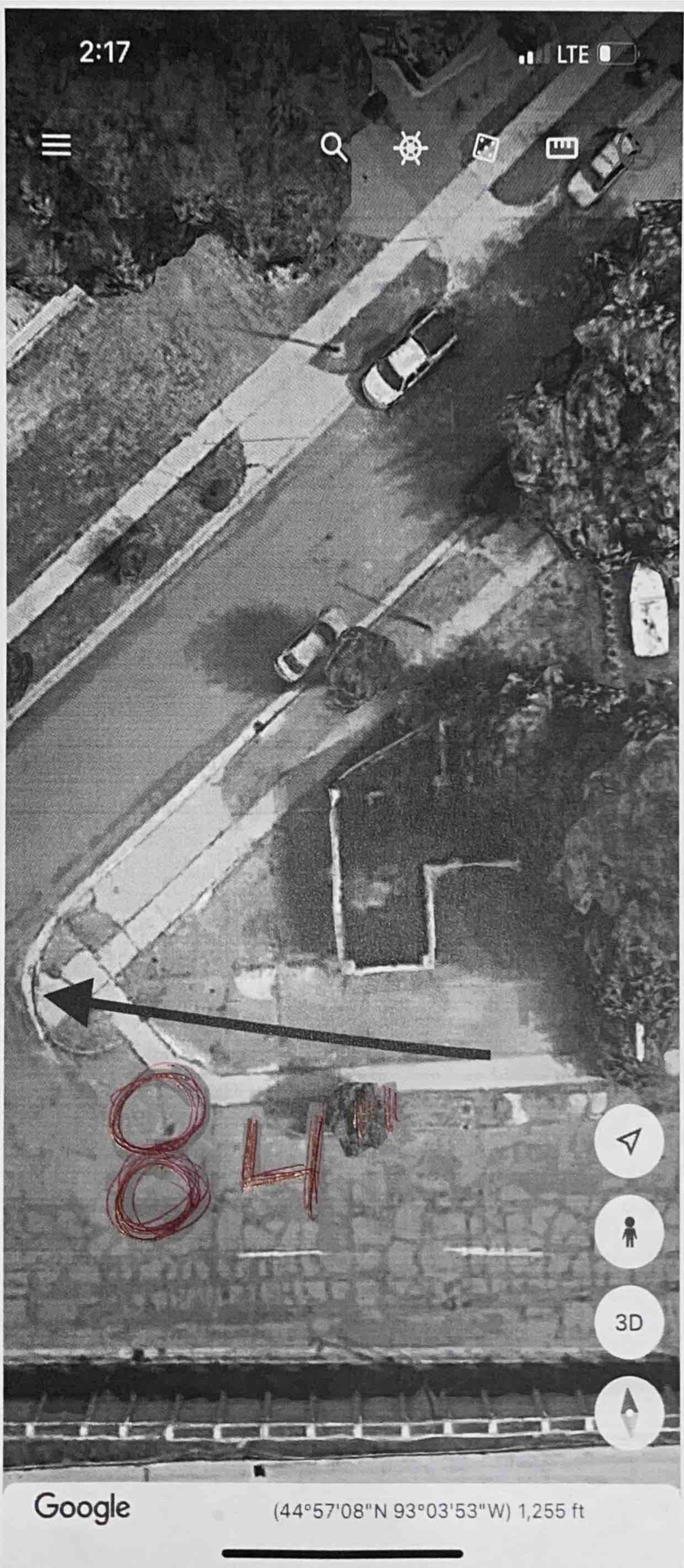
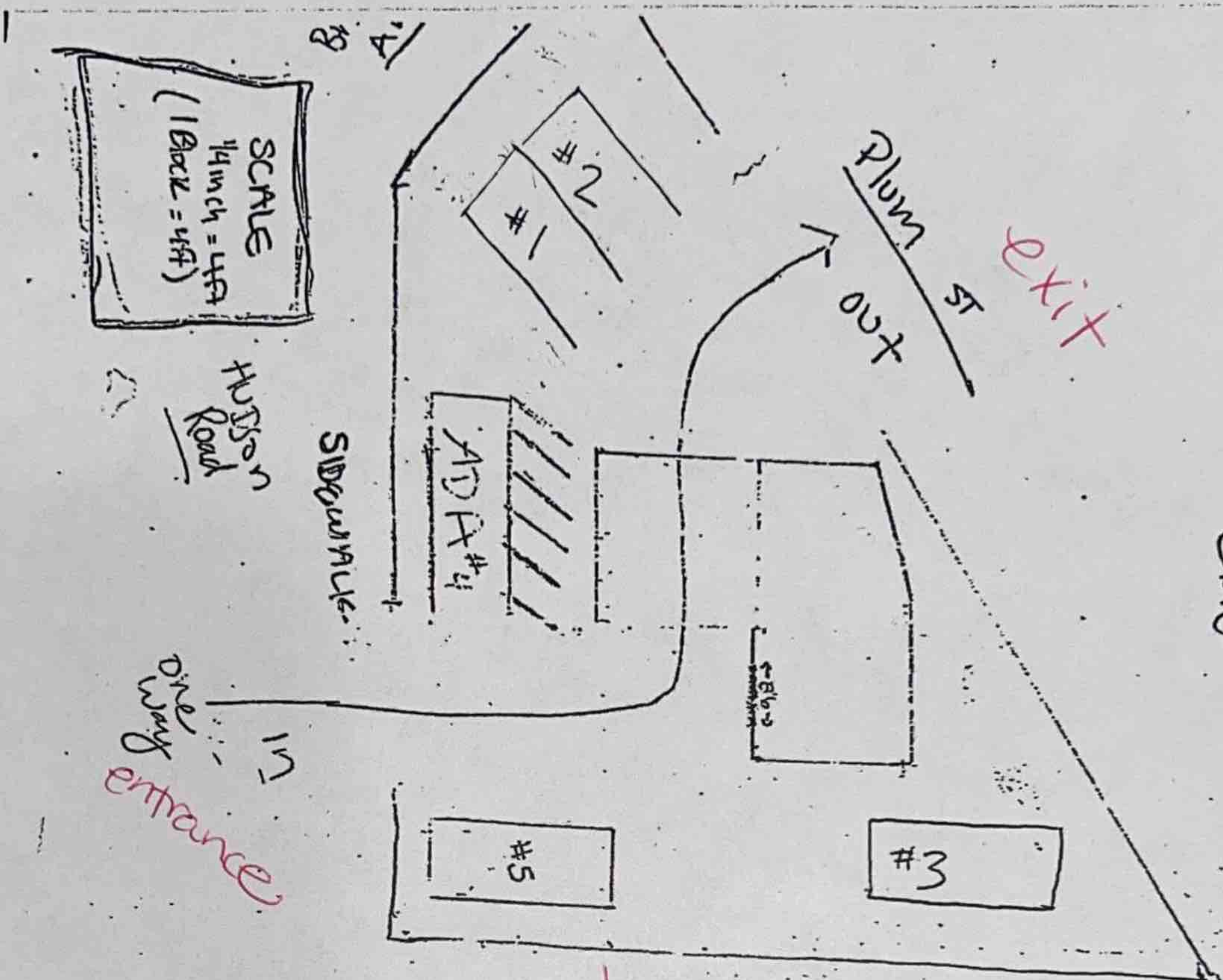


Exhibit #1

Exterior



Currently - the entrance is 84 feet from the intersection.

~ I also conditionally have Zoning approval to move #3 into the garage for a parking stall. (see email attached - plan examines + fire inspection were ok with plan)

Exhibit #1



Carrie Motarjemi <carriemotarjemi@gmail.com>

847 Hudson Rd - Elite Auto Sales Group LLC - Pending Second Hand Dealer - Motor Vehicle Lic ID #20200001949

Carrie Motarjemi <carriemotarjemi@gmail.com>

Fri, Mar 4, 2022 at 3:16 PM

To: "Eide, David (CI-StPaul)" <David.Eide@ci.stpaul.mn.us>

Cc: "Soley, Reid (CI-StPaul)" <reid.soley@ci.stpaul.mn.us>, "Diatta, YaYa (CI-StPaul)" <yaya.diatta@ci.stpaul.mn.us>,"Dufresne, Dori (CI-StPaul)" <dori.dufresne@ci.stpaul.mn.us>, "Fischbach, Jeffrey (CI-StPaul)"

<jeffrey.fischbach@ci.stpaul.mn.us>, "Perucca, James (CI-StPaul)" <james.perucca@ci.stpaul.mn.us>

Great, I will contact Bill Dermody now. I will then call the fire inspection division.

Thanks!
Carrie

On Mar 4, 2022, at 2:41 PM, Eide, David (CI-StPaul) <David.Eide@ci.stpaul.mn.us> wrote:



Zoning is ok with the space in the garage, however you will need to check with the Plan Examiners and the Fire Inspection Division to see if the storage space with overhead door is an acceptable parking location.

Best,

David Eide

Pronouns: he, him, his

Zoning Inspector

Department of Safety and Inspections

375 Jackson Street, Suite 220

Saint Paul, MN 55101

P: 651-266-9088

david.eide@stpaul.gov

<image001.png>

From: Carrie Motarjemi <carriemotarjemi@gmail.com>

Sent: Thursday, March 3, 2022 11:29 AM

To: Fischbach, Jeffrey (CI-StPaul) <jeffrey.fischbach@ci.stpaul.mn.us>

Exhibit #2

**BUILDING PERMIT**

PERMIT#: 20 20 072221
 Issued Date:

CITY OF SAINT PAUL
 Department of Safety & Inspections
 375 Jackson Street, Suite 220
 Saint Paul, MN 55101-1806
 www.stpaul.gov/dsi
 Phone: 651-266-8989
 Fax: 651-266-9124

CONTRACTOR:

JOE KRUSE CONSTRUCTION LLC
 14491 HENRIETTE ROAD
 PINE CITY MN 55063

OWNER:

CARRIE MOTARJEMI
 11670 FOUNTAIN DR UNIT 200
 MAPLE GROVE MN 55369-7195

PERMIT ADDRESS:

847 HUDSON ROAD
 ST PAUL MN 55106-5512

Inspector: Jim B.**Phone:** 651-266-9071

Schedule Inspection:
 7:30- 9:00 AM Monday - Friday

SUB TYPE: Commercial**WORK TYPE:** Repair

VB3 - WITHDRAWN, APPLICATION HAS EXPIRED.
 BRING BUILDING UP TO CODE PER COMPLIANCE REPORT FOR VACANT BUILDING.
 REPAIR TRIM, WINDOWS, WALLS AND ROOF

Estimated Start Date	Aug 13, 2020	Estimated Completion Date	Aug 20, 2020
Scope of Repair Work	Minor Repair	Structural Work?	No Structural Work
Interior/Exterior?	Exterior Only	Contractor Name	Joe Kruse Construction LLC
Application Method	Fax	Date Received	Aug 27, 2020
Project Manager Name	JOE KRUSE	Project Manager Email	JOEKRUSECONST@GMAIL.COM
Valuation Override	No	Project Email Contact for Eplan Review	JOEKRUSECONST@GMAIL.COM
Would you like to submit project plans electronically? (If yes, you will receive)	Yes	Vacant Building	Category 3
Change/Expansion of Use?	No		

FEES

TOTAL

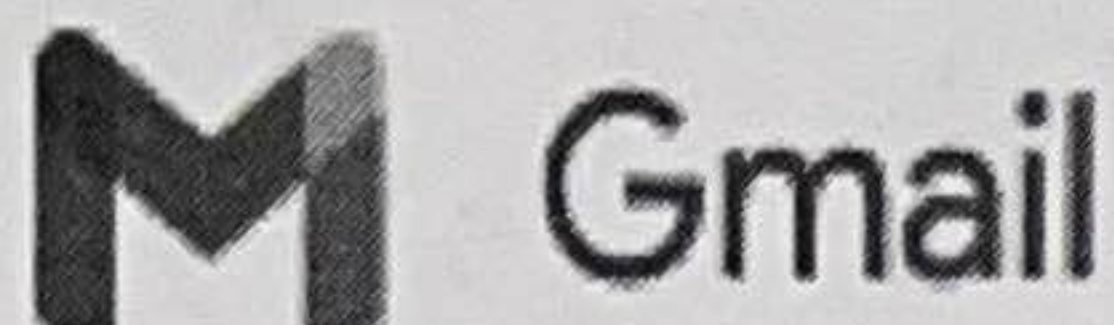


Exhibit #2

Elite Property Management Group <info@elitepropmgmt.com>

Fw: Electrical Permit Application for 847 Hudson Road cannot be issued at this time.

Kelsey Hollihan <kelsey@realmelectricllc.com>

Wed, Dec 16, 2020 at 3:36 PM

To: Elite Property Management Group <info@elitepropmgmt.com>, Ryan Hollihan <ryan@realmelectricllc.com>

Hello,

See attached for the letter that was received from the City of St. Paul. It would appear as if there are still issues with the property that are prohibiting the issuing of the permit. This is now the 6th time that I have attempted to pull a permit for the property, with countless hours communicating with the inspectors, and other departments.

Kelsey Hollihan

Owner - Realm Electric LLC

651-460-0122 (Cell)

651-927-0402 (Fax)

**Realm Electric**

This e-mail message is intended only for the named recipient(s) above. It may contain confidential information. If you are not the intended recipient, you are hereby notified that any use, dissemination, distribution or copying of this e-mail and any attachment(s) is strictly prohibited.

From: Elite Property Management Group <info@elitepropmgmt.com>**Sent:** Thursday, November 19, 2020 12:40 PM**To:** Kelsey Hollihan <kelsey@realmelectricllc.com>**Subject:** Re: Fw: Electrical Permit Application for 847 Hudson Road cannot be issued at this time.

[Quoted text hidden]

**847 Hudson - St. Paul Letter.pdf**

1283K