

## Shari Moore - Objection letter from Bonfe's Auto Service

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**From:** <BONFE@aol.com>  
**To:** <jessica.rosenfeld@ci.stpaul.mn.us>, <lucy.thompson@ci.stpaul.mn.us>, <b...  
**Date:** 9/1/2011 2:35 PM  
**Subject:** Objection letter from Bonfe's Auto Service

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9-1-2011

To: St. Paul City Council

Re: Proposed Zoning Change in Area 9

From: Bonfe's Collision Center / and Bonfe's Mechanical Service Center  
 Roger Bonfe, Tony Bonfe & Tom Bonfe

We are the owners of 6 Parcels of land within the boundaries of the proposed zoning change. Those being:

380 W. 7 <sup>th</sup> Street	390 W. 7 <sup>th</sup> Street
196 Forbes Ave.	337 W 7 <sup>th</sup> Street
372 Smith Ave.	366 Smith Ave.

**As an employer of 35 people and a property tax payer of \$80,000, we strongly object to the proposed zoning change from B3 general business to T2 Traditional Neighborhood, or any other zoning districts that may be proposed.**

Changing the zoning and putting restrictions on what can be built or opened on those properties is not fair to anyone involved. Not only to the current land owners, because it will greatly decrease the resale value of our property, but for the neighbors, developers, shoppers, and employees who work in the area looking for goods, services, restaurants, housing, parking, or healthcare.

The W. 7<sup>th</sup> Street business community has come a long way in the last 10 years. What was once a dying Avenue where everything was run down and business closing was a monthly occurrence, is now a thriving business district in St. Paul. Just look at all the new restaurants, salons, clinics, stores, coffee shops, and fire station up and down W. 7<sup>th</sup> street. Along with the revitalized businesses, the hospital continues to grow and expand. The employees, patients, and visitors of the hospital have all contributed to the growth of the area.

Everything that has happened to this St. Paul Neighborhood is positive and we see no reason why continued growth should be restricted by a zoning change. **Why stop progress?** We vote to keep the zoning district a B-3 General Business. We feel it is the best zoning class for everyone involved and the City of St. Paul.

Respectfully Submitted  
Roger, Tony, & Tom Bonfe

**Bonfe's Collision Center**  
**380 W. 7TH STREET**  
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