DEPARTMENT OF SAFETY AND INSPECTIONS
Ricardo X. Cervantes, Director

CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

***Telephone**: 651-266-8989*
***Facsimile**: 651-266-9124*
***Web**: www.stpaul.gov/dsi*

ENFORCEMENT NOTICE

November 14, 2011

PMC Properties
Attn: John Holmgren
474 Minnehaha Avenue W.
Saint Paul, MN 55103-1523

Re: Exterior storage at 956 Prosperity Avenue

Dear Mr. Holmgren:

As you already know, this property has recently been recently inspected in response to a complaint regarding exterior storage associated with scrapping businesses at the above referenced address. This property is located in a I1 industrial zoning district.

The inspection of this property revealed the presence of exterior storage of various items including trailers, a boat, inoperable vehicles (not running or expired tabs), scrap metal and other miscellaneous items on this property.

During the site inspection with you on November 8, 2011, you informed me the tenants in your building are scrappers. They also clean foreclosed properties for various banks and items are brought to this site, to be sorted and held on the premises until processed for auctioning by the banks.

The I1 light industrial district is intended to accommodate wholesale, warehouse, and industrial operations whose external physical effects are restricted to the area of the district and in no manner affect surrounding districts in a detrimental way. The I1 district is intended to permit, along with other specified uses, the manufacturing, compounding, processing, packaging, assembly, or treatment of finished or semifinished products from previously prepared material. Exterior storage is not part of this intent.

However, as you were informed during the inspection, exterior storage may be allowed provided it complies with Sec.66.541(a) and 66.541(b) respectively which state that outdoor storage shall be no closer than three hundred (300) feet to a residential district or to a property occupied with a one-, two-, three-, four-, townhouse or multiple-family dwelling. All business, storage, servicing or processing be conducted within completely enclosed buildings, except off-street parking, off-street loading, and outdoor uses specifically allowed as permitted or conditional uses.

The exterior storage on this site does not meet the above stated requirements because there are residential properties immediately to the north of this lot. You may apply for a variance of the separation requirement (see enclosed copy) or remove all exterior storage by November 28, 2011. Failure to comply with this order or repeat violations will result in further legal action by this office, including criminal citations to all responsible parties and potential summary abatement proceedings.

You may appeal this order and obtain a hearing before the Board of Zoning Appeals. The application for an appeal must be filed and the $520 fee submitted to the Zoning Administrator within ten(10) days of the date this order was mailed. No appeal may be filed after that date. If you have any questions or concerns regarding this matter, you may contact me at 651-266-9080.

Sincerely,

Yaya Diatta
DSI Inspector

enc.