

## Vang, Mai (CI-StPaul)

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**From:** Moermond, Marcia (CI-StPaul)  
**Sent:** Wednesday, October 17, 2012 11:06 AM  
**To:** Vang, Mai (CI-StPaul)  
**Subject:** FW: 601 Western Ave North

**Importance:** High

Mai, Please attach to the Council record. ~MM

**From:** Jerome, Alex [ajerome@irco.com]  
**Sent:** Monday, October 15, 2012 1:30 PM  
**To:** Nix, Noel (CI-StPaul)  
**Cc:** [asamanter@yahoo.com](mailto:asamanter@yahoo.com)  
**Subject:** FW: 601 Western Ave North

**Hi Noel,**

I will be forwarding an email of a \$500 bid to have a meter replaced, this was identified by Excel.

Once I have light, I can do the plumbing and also have general contractors bid on some or all projects that eventually will rehabilitate the building at 601 Western Ave North.

My point is not to get you involved in the minute details of my projects, my point is that I am getting pulled in two different directions by two City departments:

- 1) Department of inspections,
- 2) Ms Moermond's office.

Ms Moermond office can make any schedule, but the Department has their own schedule and procedures that I have to follow.

Ms Moermond being a career bureaucrat, may not be able to bring herself to dismiss the case, however I am sure you can assist me; which means, having Mr. Carter, dismiss the case.

The building is in great shape, from what I can gather from structural engineers, given the cost of building materials it will amount to a reckless capital destruction, to allow the building to be destroyed.

You are the only one that can help me in this situation.

The case will come before the Council on Oct 17<sup>th</sup>. We have to wait until Ms Moermond makes a motion, but our preference is to have the entire case dismissed, on the grounds that we are getting enough trouble from Department of Safety.

Let me know,

Thank you,

Alex

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**From:** Jerome, Alex  
**Sent:** Saturday, September 08, 2012 8:42 AM  
**To:** [noel.nix@ci.stpaul.mn.us](mailto:noel.nix@ci.stpaul.mn.us)  
**Subject:** RE: 601 Western Ave North

Hi Noel,

Yesterday, the city zoning department, informed me that there are issues preventing us from rehabilitating the building.

We were told, the permit application is suspended until a zoning issue is resolved.

As per my previous email our contractor faxed the permit application on August 28th, and we have just learned, granting any permit is dependent upon resolving other issues.

We have no control over these issues.

Again we are requesting the laid over Council Hearing on 601 Western Ave. N. be canceled or postponed in the interest of time for all parties.

Will keep you posted on new developments.

Regards,  
Alex

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**From:** Zangs, Larry (CI-StPaul) [[larry.zangs@ci.stpaul.mn.us](mailto:larry.zangs@ci.stpaul.mn.us)]  
**Sent:** Friday, September 07, 2012 4:58 PM  
**To:** Jerome, Alex  
**Cc:** Tilley, Corinne (CI-StPaul); Ubl, Stephen (CI-StPaul); Urmann, Mike (CI-StPaul)  
**Subject:** RE: 601 Western Ave N

Mr Jerome: Per our phone conversation today, there is an **outstanding zoning issue** with the existing parking lot on your property. It appears that the parking lot was expanded north along Western Ave onto two lots that are residentially zoned. Pursuant to the City's Zoning Code [ Leg. Code 63.304(b)] commercial off-street parking must on be located on the "...same or less restrictive zoning district as the principal use..." . Your parking lot, as currently configured, is in violation of the zoning code. As such, no use of the property is allowed until this zoning matter is resolved. To keep using these lot as a commercial parking facility, you will need to rezone (with neighborhood petition) them from their current R4 one-family residential designation to B2 community business zoning district or VP vehicular parking zoning district. If the rezoning is approved, you must submit a site plan application for review and approval. You will be given time to bring the site into compliance according to an approved site plan.

In any case, you mention trying to get permits to do work in the building. You also mentioned that you don't have a tenant or use in mind for the space but had no plan to use the space as bar. Given that, any re-use of the space will likely require improvement building to comply with the Minnesota State Building Code. **It is not advisable to do much work in this building until you know what the use of space will be.** I would suggest that you plan on meeting with city staff next week to discuss your plans for the building. Please call me next week to set up a time to meet.

Lawrence R. Zangs  
Project Facilitator  
Dept. of Safety and Inspection

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Saint Paul MN. 55101-1806  
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Fax: 651-266-9040  
E-Mail: [larry.zangs@ci.stpaul.mn.us](mailto:larry.zangs@ci.stpaul.mn.us)

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**From:** Jerome, Alex [<mailto:ajerome@irco.com>]  
**Sent:** Friday, September 07, 2012 11:25 AM  
**To:** Zangs, Larry (CI-StPaul)  
**Subject:** 601 Western Ave N

Hi Larry Zangs,

This is my email, and I understand, I have zoning issues and will be working with the city to have them resolved.

Please let me know if we are allowed get permit applications?

Our estimate is that it will take us, two to six months to fix all the issues the inspectors have raised.

Thank you,  
Alex

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