

city of saint paul
planning commission resolution
file number 12-73
date November 16, 2012

WHEREAS, Hill Properties Inc., File # 12-115-857 (Good Guys Auto Body), has applied for a reestablishment of nonconforming use as an auto body shop under the provisions of §62.109(e) of the Saint Paul Legislative Code, on property located at 744 3rd St E, Parcel Identification Number (PIN) 322922140214, legally described as Lyman Dayton Addition Nwly 76 Ft Of Lots 25 And Lot 26 Blk 37; and

WHEREAS, the Zoning Committee of the Planning Commission, on November 8, 2012, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of §61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following findings of fact:

1. The application is to reestablish the nonconforming use of an auto body shop that operated on the site from approximately 1978 to May 2011.
2. Section 62.109(e) states: *When a nonconforming use of a structure, or structure and land in combination, is discontinued or ceases to exist for a continuous period of three hundred sixty-five (365) days, the planning commission may permit the reestablishment of a nonconforming use if the commission makes the following findings:*
 - (1) *The structure, or structure and land in combination, cannot reasonably or economically be used for a conforming purpose.* This finding is met. The previous owner invested significant money to adapt the property for use as an auto body shop. Investments specialized to the auto body shop use include four overhead doors, a paint booth with exhaust system, a fire suppression system, a compressor room with two 300-gallon compressors, and an in-ground car hoist. The current owner accounted for being able to use these investments when purchasing the property.
 - (2) *The proposed use is equally appropriate or more appropriate to the district than the previous nonconforming use.* This finding is met. The proposed use is the same as the previous nonconforming use.
 - (3) *The proposed use will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, or general welfare.* This finding is met. 3rd Street is an arterial street with a direct connection to Downtown that features neighborhood-scale commercial uses at several intersections in this area. No building or site expansion is requested that would change the property's character. While an auto body shop could be detrimental to the area's character depending on how it operates, the business plan presented by the applicant limits the negative impacts and scale of the business (i.e. all work conducted inside the building, no street parking, daytime only hours of operation, maximum three employees). The business plan presented portrays a neighborhood-scale business that will be compatible with the surrounding area.

moved by Perrus
seconded by _____
in favor Unanimous
against _____

- (4) *The proposed use is consistent with the comprehensive plan.* This finding is met. The Comprehensive Plan designates 3rd Street as a Residential Corridor that is surrounded by an Established Neighborhood, as shown in the Generalized 2030 Future Land Use Map (Figure LU-B). The Comprehensive Plan states, "Established Neighborhoods are residential areas of predominately single-family housing and adjacent neighborhood-serving commercial uses. These are areas of stability where the existing character will be essentially maintained." The use is consistent with the District 4 Area Plan, adopted in 2009, which includes Strategy C3: "Promote the reuse, instead of demolition, of existing commercial buildings."
- (5) *A notarized petition of two-thirds of the property owners within one hundred (100) feet of the property has been submitted stating their support for the use.* This finding is met. The petition was found sufficient on October 12, 2012: 28 parcels eligible; 19 parcels required; 20 parcels signed.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of Hill Properties Inc. for a reestablishment of nonconforming use as an auto body shop at 744 3rd St E is hereby approved subject to the following conditions:

1. Zoning Administrator approval of the parking layout.
2. Maximum number of employees is 3.
3. Hours of operation shall be within the hours of 8:00 a.m. to 7:00 p.m. Monday through Friday, and 9:00 a.m. to 5:00 p.m. Saturday. The business shall be closed on Sundays.
4. Auto body work only; no mechanical/engine work is allowed.
5. All work shall be conducted inside the building.
6. No non-functioning vehicles, vehicles missing parts, or totaled vehicles may be parked outside the building overnight.

CITY OF SAINT PAUL, MINNESOTA
Nonconforming Use Permit-Reestablishment

ZONING FILE NO: 12-115-857

APPLICANT: Hill Properties Inc.

PURPOSE: Reestablishment of nonconforming use as an auto body shop

LOCATION: 744 3rd St E, SW corner at Maple

LEGAL DESCRIPTION: 322922140214; Lyman Dayton Addition Nwly 76 Ft Of Lots 25 And Lot 26 Blk 37

ZONING COMMITTEE ACTION: Recommended approval on November 8, 2012

PLANNING COMMISSION ACTION: Approved on November 16, 2012

CONDITIONS OF THIS PERMIT:

1. Zoning Administrator approval of the parking layout.
2. Maximum number of employees is 3.
3. Hours of operation shall be within the hours of 8:00 a.m. to 7:00 p.m. Monday through Friday, and 9:00 a.m. to 5:00 p.m. Saturday. The business shall be closed on Sundays.
4. Auto body work only; no mechanical/engine work is allowed.
5. All work shall be conducted inside the building.
6. No non-functioning vehicles, vehicles missing parts, or totaled vehicles may be parked outside the building overnight.


APPROVED BY: Barbara Wencel, Commission Chairperson

I, the undersigned Secretary to the Zoning Committee of the Planning Commission for City of Saint Paul, Minnesota, do hereby certify that I have compared the foregoing copy with the original record in my office; and find the same to be a true and correct copy of said original and of the whole thereof, as based on minutes of the Saint Paul Planning Commission meeting held on November 16, 2012, and on record in the Saint Paul Planning Office, 25 West Fourth Street, Saint Paul, Minnesota.

This permit will expire two years from the date of approval if the use herein permitted is not established, subject to administrative extension not to exceed one year (Sec. 61.105).

The decision to grant this permit by the Planning Commission is an administrative action subject to appeal to the City Council. Anyone affected by this action may appeal this decision by filing the appropriate application and fee at the Zoning Office, 1400 City Hall Annex, 25 West Fourth Street. **Any such appeal must be filed within 10 calendar days of the date of the Planning Commission's decision.**

Violation of the conditions of this permit may result in its revocation.


Samantha Langer
Secretary to the Saint Paul
Zoning Committee

Copies to: Hill Properties Inc.
Applicant 12-115-857
File No.
District Council 4

Mailed: November 16, 2012

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Good Guys Auto Body **FILE #** 12-115-857
 2. **APPLICANT:** Andrew Dick, Hill Properties Inc. **HEARING DATE:** November 8, 2012
 3. **TYPE OF APPLICATION:** Nonconforming Use Permit-Reestablishment
 4. **LOCATION:** 744 3rd St E, SW corner at Maple
 5. **PIN & LEGAL DESCRIPTION:** 322922140214; Lyman Dayton Addition Nwly 76 Ft Of Lots 25 And Lot 26 Blk 37
 6. **PLANNING DISTRICT:** 4
 7. **ZONING CODE REFERENCE:** §62.109(e) **PRESENT ZONING:** B2
 8. **STAFF REPORT DATE:** October 29, 2012 **BY:** Bill Dermody
 9. **DATE RECEIVED:** October 9, 2012 **60-DAY DEADLINE FOR ACTION:** December 8, 2012
-

- A. **PURPOSE:** Reestablishment of nonconforming use as an auto body shop
- B. **PARCEL SIZE:** 5776 sq. ft. (76 ft. x 76 ft.)
- C. **EXISTING LAND USE:** A-Auto Body
- D. **SURROUNDING LAND USE:**
 - North: Multi-family residential (northwest corner, T2); office ground floor, residential above (northeast corner, B2)
 - East: Multi-family residential (southeast corner, T2); Single-family residential (RT1)
 - South: Single-family residential (RT1)
 - West: Single-family residential (RT1)
- E. **ZONING CODE CITATION:** §62.109(e) lists the conditions under which the Planning Commission may grant a permit to reestablish a nonconforming use.
- F. **HISTORY/DISCUSSION:** The building was constructed in 1931 when it received zoning approval for a fuel station. The site was rezoned from Commercial to B3 between 1975 and 1977. Since approximately 1978 it has been used as an auto body shop. In 1986, a Nonconforming Use Permit was approved to allow expansion of an accessory use (storage in rear of property) (ZF #9921). In 1990, all four corners of the Maple/3rd intersection were zoned B2; the intersection's southeast corner was rezoned T2 in 2004, and the northwest corner was rezoned T2 in April 2012. The subject building was recently repainted and repaired upon being purchased by the current owner this past summer. The building has not been used for auto body repair since May 2011.
- G. **DISTRICT COUNCIL RECOMMENDATION:** At the time of this staff report, the District 4 Council had not commented on the application.
- H. **FINDINGS:**
 1. The application is to reestablish the nonconforming use of an auto body shop that operated on the site from approximately 1978 to May 2011.
 2. Section 62.109(e) states: *When a nonconforming use of a structure, or structure and land in combination, is discontinued or ceases to exist for a continuous period of three hundred sixty-five (365) days, the planning commission may permit the reestablishment of a nonconforming use if the commission makes the following findings:*
 - (1) *The structure, or structure and land in combination, cannot reasonably or economically be used for a conforming purpose.* This finding is met. The previous owner invested significant money to adapt the property for use as an auto body shop. Investments specialized to the auto body shop use include four overhead doors, a paint booth with exhaust system, a fire suppression system, a compressor room with two 300-gallon compressors, and an in-ground car hoist. The current owner accounted for being able to

use these investments when purchasing the property.

- (2) *The proposed use is equally appropriate or more appropriate to the district than the previous nonconforming use.* This finding is met. The proposed use is the same as the previous nonconforming use.
- (3) *The proposed use will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, or general welfare.* This finding is met. 3rd Street is an arterial street with a direct connection to Downtown that features neighborhood-scale commercial uses at several intersections in this area. No building or site expansion is requested that would change the property's character. While an auto body shop could be detrimental to the area's character depending on how it operates, the business plan presented by the applicant limits the negative impacts and scale of the business (i.e. all work conducted inside the building, no street parking, daytime only hours of operation, maximum three employees). The business plan presented portrays a neighborhood-scale business that will be compatible with the surrounding area.
- (4) *The proposed use is consistent with the comprehensive plan.* This finding is met. The Comprehensive Plan designates 3rd Street as a Residential Corridor that is surrounded by an Established Neighborhood, as shown in the Generalized 2030 Future Land Use Map (Figure LU-B). The Comprehensive Plan states, "Established Neighborhoods are residential areas of predominately single-family housing and adjacent neighborhood-serving commercial uses. These are areas of stability where the existing character will be essentially maintained." The use is consistent with the District 4 Area Plan, adopted in 2009, which includes Strategy C3: "Promote the reuse, instead of demolition, of existing commercial buildings."
- (5) *A notarized petition of two-thirds of the property owners within one hundred (100) feet of the property has been submitted stating their support for the use.* This finding is met. The petition was found sufficient on October 12, 2012: 28 parcels eligible; 19 parcels required; 20 parcels signed.

- I. **STAFF RECOMMENDATION:** Based on the findings above, staff recommends approval of the reestablishment of nonconforming use as an auto body shop subject to the following conditions:
 1. Zoning Administrator approval of the parking layout.
 2. Maximum number of employees is 3.
 3. Hours of operation shall be within the hours of 8:00 a.m. to 7:00 p.m. Monday through Friday, and 9:00 a.m. to 5:00 p.m. Saturday. The business shall be closed on Sundays.
 4. Auto body work only; no mechanical/engine work is allowed.
 5. All work shall be conducted inside the building.
 6. No non-functioning vehicles, vehicles missing parts, or totaled vehicles may be parked outside the building overnight.

MINUTES OF THE ZONING COMMITTEE
Thursday, November 8, 2012 - 3:30 p.m.
City Council Chambers, 3rd Floor
City Hall and Court House
15 West Kellogg Boulevard

PRESENT: Nelson, Perrus, Reveal, Spaulding, Wencel, and Wickiser
EXCUSED: Merrigan
STAFF: Bill Dermody, Samantha Langer, Allan Torstenson, and Peter Warner

The meeting was chaired by Commissioner Nelson.

Good Guys Auto Body - 12-115-857 - Reestablishment of nonconforming use as an auto body shop, 744 3rd St E, SW corner at Maple

Bill Dermody presented the staff report with a recommendation of approval with conditions for the reestablishment of nonconforming use permit. District 4 made no recommendation, and there was one letter of concern. Once they learned of the business plan they were not opposed to the use.

The applicant, Andrew Dick, 488 Wabasha Street North, Saint Paul, explained the business has been run as an auto body and collision center since 1978. Five years ago the previous owner suffered from a stroke, and the property slowly fell into disrepair, and was going to be designated as a Category II vacant building. He purchased the business and has made numerous improvements. He noted that the employees and customers will not be parking on the street. Mr. Dick also stated that during the petition process he was able to get all but one signature because the owner was in South Carolina.

Upon questions from the Commissioners, Mr. Dick explained Good Guys Auto Body will be the renters at the facility. They will be on a month to month lease and he has a great deal of confidence that they will be a good addition to the community. They were originally located in White Bear Lake. He stated that the original awning is still present because the building is located in the historical district, and any exterior changes need to go through additional steps to be changed. He stated that he agrees with the conditions listed in the staff report.

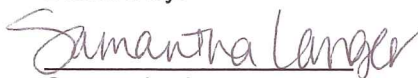
No one spoke in support or opposition. The public hearing was closed.

Commissioner Bob Spaulding moved approval with conditions of the reestablishment of nonconforming use permit. Commissioner Barbara Wencel seconded the motion.

The motion passed by a vote of 6-0-0.

Adopted Yeas - 6 Nays - 0 Abstained - 0

Drafted by:



Samantha Langer
Recording Secretary

Submitted by:



Bill Dermody
Zoning Section

Approved by:



Gaius Nelson
Chair



NONCONFORMING USE PERMIT APPLICATION
Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex
25 West Fourth Street
Saint Paul, MN 55102-1634
(651) 266-6589

Zoning Office Use Only
File #: 12-115857
Fee: 700.00
Tentative Hearing Date: 11-8-12

PD = 4

322922 140214

APPLICANT

Name Andrew Dick
Address 1099 Scarborough Lane
City Woodbury St. MN Zip 55125 Daytime Phone 6512463683
Name of Owner (if different) _____
Contact Person (if different) _____ Phone _____

PROPERTY LOCATION

Address/Location 744 3rd St E, St. Paul, MN 55106
Legal Description Lyman Dayton Addition to the city of St. Paul
NWLY 76 Ft of Lots 25 and Lot 26 Blk 37 Current Zoning B2
(attach additional sheet if necessary)

TYPE OF PERMIT: Application is hereby made for a Nonconforming Use Permit under provisions of Chapter 62, Section 109 of the Zoning Code:

- The permit is for: ☐ Change from one nonconforming use to another (para. c)
☒ Re-establishment of a nonconforming use vacant for more than one year (para. e)
☐ Establishment of legal nonconforming use status for use in existence at least 10 years (para. a)
☐ Enlargement of a nonconforming use (para. d)

SUPPORTING INFORMATION: Supply the information that is applicable to your type of permit.

Present/Past Use Auto Body Shop (Since 1978) - Le Painter Auto Body
Proposed Use Auto Body Shop

Attach additional sheets if necessary

Attachments as required ☒ Site Plan ☒ Consent Petition ☒ Affidavit

CK
1115
700⁰⁰

Applicant's Signature [Signature] Date 10/8/12 City Agent [Signature]

Hello, my name is Andy Dick. I have purchased the Le Painter Auto Body building, located at 744 3rd St E. It has been run as an auto body and collision center since 1978 by Craig Fohrenkamm. Five years ago, Craig suffered from a stroke, and the property has slowly headed downhill since then. I purchased the building a couple months ago, and immediately made numerous repairs and upgrades to the building and its landscaping (I am including before and after pictures). I have already had the building and its equipment inspected by fire inspector Dave Bergman, and he is ready to grant the certificate of occupancy as soon as zoning and licensing sign off on it.

The first big hurdle was that the building was designated as a Category II vacant building. This was appealed, and the appeal was granted, but only after I convinced Kathy Lantry that this was going to be a positive addition to the community. She had seen multiple other properties that I had successfully rehabbed on the East Side of St. Paul, but this property and this type of property made her nervous. She was very curious about the people who were going to run the day to day business, and she did research on them. I told her what I knew about them, and I told her that I had them on a month to month lease. The reason I have them on a month to month lease is because I want to make sure that they are responsible business owners who follow all the licensing conditions and get along with the neighbors. Good Guys Auto Body is planning on renting this space, and I have a great deal of confidence that they will be a very good addition to the local community.

Good Guys Auto Body plans on having two to three employees. They will not operate on Sundays, and they will not operate earlier than 8am, Mon-Fri, or before 9am on Saturday, nor will they operate after 7pm, Mon-Fri, or after 5pm on Saturday. They will not do mechanical work. They will solely do auto body work. They will not park any customer or employee cars on the street, nor will they park any totaled cars or cars missing parts outside the building. All work will be conducted inside the building. And they will follow any and all licensing conditions. And I will be in close communication with them and with the neighbors to make sure that they live up to my high expectations!

Please feel free to contact me with any other questions.

Sincerely,

Andrew Dick

Owner, Hill Properties Inc.

651-246-3683

drewleo@gmail.com

Dermody, Bill (CI-StPaul)

From: drewleo@gmail.com
Sent: Wednesday, October 24, 2012 10:37 AM
To: Dermody, Bill (CI-StPaul)
Subject: Re: 744 3rd Street E

Good morning Mr. Dermody,

The building at 744 3rd Street East was changed from a gas station to an auto body shop in 1978, which was when the nonconforming use permit was originally given to Craig Fohrenkam. Since 1978, he has invested a considerable amount of time and money converting the building into an auto body shop, including the following:

- * Removal of buried gas tanks on premises.
- * Installation of overhead bay doors (total of four).
- * Built paint storage room with concrete walls, metal doors, and ventilation fan system.
- * Built paint spraying booth with huge exhaust system, and air filtration system.
- * Installation and maintenance of fire suppression system in paint spraying booth.
- * Built compressor room on top of building with two 300 gallon compressors (compressors are belt driven to make quieter, and the room is fully insulated to make quieter).
- * Installation and maintenance of in-ground car hoist.
- * Frame straightening system installed throughout the reinforced concrete floors of three of the four bays of the shop.
- * Installation of security camera system throughout shop and exterior.
- * Installation of part storage systems.
- * Built office space above shop to keep customers out of shop areas.

Before purchasing the auto body shop, I did my due diligence in checking with licensing to make sure there were no problems with the zoning or licensing as an auto body shop. I was told that it had been vacant for less than a year, since the previous license was good through the end of August. However, when applying for the license, licensing then found a note in the system stating that the business had ended at the end of May. My point in mentioning this is that the purchase price that I paid reflected the building being an operational auto body shop and the specialized improvements listed above.

Thank you so much for your help with this. Please let me know if you need anything else from me, or if there is anything else that I can do to help this process.

Sincerely,
Andy Dick
651-246-3683

On Tue, Oct 23, 2012 at 4:08 PM, Dermody, Bill (CI-StPaul) <bill.dermody@ci.stpaul.mn.us> wrote:

Mr. Dick-

As we discussed by phone, please provide a list of the features existing at this address that are specially suited to auto body repair. This information is related to the Zoning Code requirement that the structure "cannot reasonably or economically be used for a conforming purpose" (e.g. bank, office, service business with a workshop, etc.). Thanks for your assistance

Smelly
Chairs

office on 2nd floor

stairs

compact
8'x16'

compact
8'x16'

customer
compact
8'x16'

9'x18'

customer

9'x18'

customer compact

9'x18'

sidewalk

sidewalk

cross

Maple St.

744 3rd St E

5'x5'
3'x3'

NORTH

CITY OF SAINT PAUL

CONSENT OF ADJOINING PROPERTY OWNERS FOR A NONCONFORMING USE PERMIT

We, the undersigned, owners of the property within 100 feet of the subject property acknowledge that we have been presented with the following:

A copy of the application of Good Guys Auto Body
(name of applicant)

to establish a Auto Body Shop
(proposed use)

located at 744 3rd St E, St. Paul MN 55106
(address of property)

requiring a nonconforming use permit, along with any relevant site plans, diagrams, or other documentation.


We consent to the approval of this application as it was explained to us by the applicant or his/her representative.

ADDRESS OR PIN	RECORD OWNER	SIGNATURE	DATE
33-29-22-14-0213 738-3rd St	Epstein Enterprises	Shawn Buttt	9/19/12
33-29-22-14-0214 744 3rd St	Hill Paper & Ink	[Signature]	9/24/12
0223 285-287 maple st	Josiah [unclear]	[Signature]	9/25/12
0249 808 3rd St	Ed Creemers	Ed Creemers	9/25/12
0242 806 3rd St Unit 6	Jill Gerrits	Joel Demm	9/25/12
0251 802 3rd St	Charlie Merwin	Charlie Merwin	9/25/12
0212 736 3rd St	Mon Lor	Mon Lor VNA	9/25/12
0184 733 3rd St	Matt Westerlund	[Signature]	9/25/12
0185 737 3rd St E	Jersey R. Haskins	[Signature]	9.25.12
0250 804 E. 3rd St	Carl Kunn	Carl Kunn	9/26/12
0241 734 E 3rd St	Thomas Dobb	[Signature]	09/26/12
0237 800 3rd St E	Jeannette Rebar	[Signature]	9/26/12
33-29-22-14-0247 810 3rd St E	Annie Jackson	Annie C. Jackson	9-27-12

NOTE: All information on the upper portion of this application must be completed prior to obtaining eligible signatures on this petition.

CITY OF SAINT PAUL

CONSENT OF ADJOINING PROPERTY OWNERS FOR A NONCONFORMING USE PERMIT

 We, the undersigned, owners of the property within 100 feet of the subject property acknowledge that we have been presented with the following:

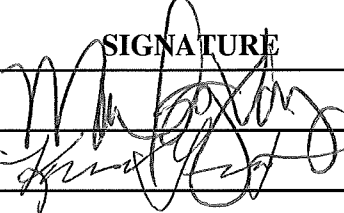
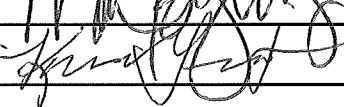
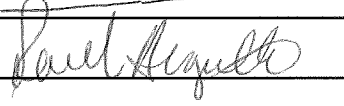



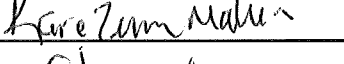
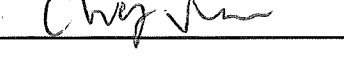
A copy of the application of Good Guys Auto Body
(name of applicant)

to establish a Auto Body Shop
(proposed use)

located at 744 3rd St E, St. Paul, MN 55106
(address of property)

requiring a nonconforming use permit, along with any relevant site plans, diagrams, or other documentation.

We consent to the approval of this application as it was explained to us by the applicant or his/her representative.

	ADDRESS OR PIN	RECORD OWNER	SIGNATURE	DATE
32-29-22-14-0215	289 Maple St	Mari Vancay		9-27-12
0186	741 3rd St E	KEVIN D. GONNET (Church of Adl Pastor)		9-27-12
0187	309 Maple St 923 Payne Ave (City View Apartments)	Rachel Aquello		10-1-12
0238	296 MAPLE	Jim SEGEMARK		10-1-12
0206	133 Conway St.	Trikin Properties		10/8/12
0224	735 Conway St	Trikin Properties		10/8/12
32-29-22-14-0248	294 Maple unit 8	Karen Zimmallen		10/9/12
0212	736 3rd St	Tong Kim Vue		10/9/12
note: Mari L or also signed for 736 3rd St on 1st page				

NOTE: All information on the upper portion of this application must be completed prior to obtaining eligible signatures on this petition.

CITY OF SAINT PAUL

AFFIDAVIT OF PETITIONER FOR A CONDITIONAL USE PERMIT OR A NONCONFORMING USE PERMIT

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

The petitioner, Andrew Dick, being first duly sworn, deposes and states that the consent petitioner is informed and believes the parties described on the consent petition are owners of the parcels of real estate described immediately before each name; each of the parties described on the consent petition is an owner of property within 100 feet of the subject property described in the petition; the consent petition contains signatures of owners of at least two-thirds (2/3) of all eligible properties within 100 feet of the subject property described in the petition; and the consent petition was signed by each said owner and the signatures are the true and correct signatures of each and all of the parties so described.

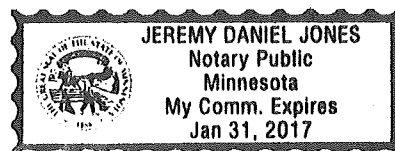
Andrew Dick
NAME

744 3rd St. E, St. Paul, MN 55106
ADDRESS

651-246-3683
TELEPHONE NUMBER

Subscribed and sworn to before me this
9 day of October, 2012

Jeremy D. Jones
NOTARY PUBLIC



ZONING PETITION SUFFICIENCY CHECK SHEET

REZONING

SCUP

NCUP

FIRST SUBMITTED

RESUBMITTED

DATE PETITION SUBMITTED: 10-9-12

DATE PETITION RESUBMITTED: _____

DATE OFFICIALLY RECEIVED: 10-12-12

DATE OFFICIALLY RECEIVED: _____

PARCELS ELIGIBLE: 28

PARCELS ELIGIBLE: _____

PARCELS REQUIRED: 19

PARCELS REQUIRED: _____

PARCELS SIGNED: 20

PARCELS SIGNED: _____

CHECKED BY: Paul DebruieL

DATE: _____

Zoning Petition List

As requested, attached is a list of all property owners within 100 feet of the property which you are requesting a zoning application. As a condition of your application, you are required to submit with your application a consent petition signed by a minimum two-thirds of all the property owners within 100 feet on the attached list.

Only persons listed as "fee owner" or "homesteader" are eligible to sign your petition. Persons listed as "taxpayer" are not eligible to sign your petition since they do not have full ownership of the property. A property owner may sign the petition as many times as they are listed as an owner within 100 feet.

Also attached are the petition form, affidavit, and application materials.

28

Total properties are within 100 feet of the property for zoning action and eligible to sign your petition.

19

Total signatures are required for a minimum two-thirds consent and a sufficient petition to proceed with your zoning application.

Please return this list along with the original petition form, affidavit, application and any additional supporting information and material that is part of your application.

* Rezoning petitions must be received and held in the Zoning office 7 working days prior to any application cut-off date.

If you have questions about this list or any questions regarding this process, please call the Zoning office at 266-6589.

2/25/2010

I was able to obtain signatures for 27 of the 28 properties within 100 ft. of the property. The signature that I could not obtain was 288 Maple St, owned by a company in South Carolina.
— Anna D. Clark

744 3rd St. E (Le Painter Body Shop)

Before



After



744 3rd St E (Le Painter Body Shop) Continued
Before



After





Subject site as viewed from 3rd Street



Subject site as viewed from Maple Street



View toward Downtown; subject site on the left



Subject site from west neighbor's frontage

GISmo Oblique Photography

Images courtesy of: Microsoft® Virtual Earth™ 2006

☒ Show Dashboard ☒ Show Reference Map

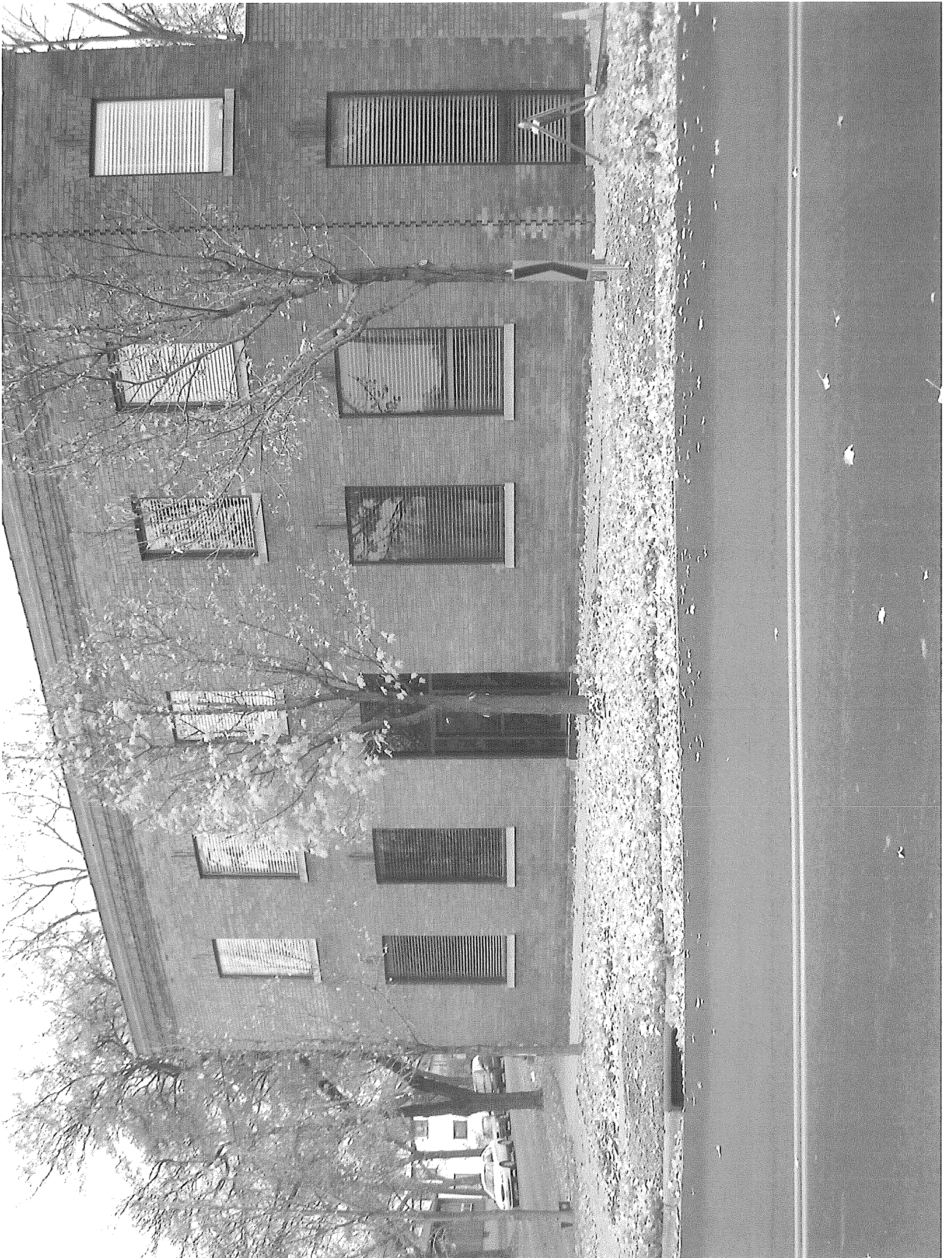


GISmo Oblique Photography

Images courtesy of: Microsoft® Virtual Earth™ 2006

☒ Show Dashboard ☒ Show Reference Map





Dermody, Bill (CI-StPaul)

From: Opal Haskins <ohaski@gmail.com>
Sent: Tuesday, October 30, 2012 4:56 PM
To: Dermody, Bill (CI-StPaul)
Subject: 744 3rd St E SW corner at Maple St

Hi Bill,

My concerns are **will they have set working hours that do not go into the evening hours? And, ways to keep the polution down when sanding painting cars and doing such work? And, will they keep the "horrible looking junk cars" off to the side, as we want and they want to have some kind of Welcoming Atmosphere to their place.**

Welcome Good Guys Auto Body to our neighborhood,

Opal Haskins

Dermody, Bill (CI-StPaul)

From: Opal Haskins <ohaski@gmail.com>
Sent: Wednesday, October 31, 2012 7:19 PM
To: Dermody, Bill (CI-StPaul)
Subject: Re: 744 3rd St E SW corner at Maple St

Hi Bill,

Sometimes, when they left their garage doors open while working on vehicles, the blasting sounds or air pressure sounds were very loud. As far as pollution, I don't know of any, except the occasionally strong smell of paint, or paint thinners or whatever mechanics use. We wish them all the best of luck with their new Business, Welcome to the Neighborhood. Nice work on the boulevard with the shrubs.

Opal H.

On Wed, Oct 31, 2012 at 7:24 AM, Dermody, Bill (CI-StPaul) <bill.dermody@ci.stpaul.mn.us> wrote:

Thank you for sending me your concerns-- I will pass them along to the Planning Commission. Good Guys' application represents that they will be open no later than 7pm Monday-Friday and 5pm Saturdays, no earlier than 8am M-F and 9am Sat, and will be closed Sundays. They also represent that no totalled vehicles or vehicles missing parts will be parked outside. All work will be done indoors, where they have ventilation through the roof. I believe they are planning to handle ventilation in the same way as the previous owners. May I ask, were there any issues with pollution previously?

Thanks again for your input.



Bill Dermody, AICP
City Planner
Planning & Economic Development
25 W. 4th St., Suite 1400; Saint Paul, MN 55102
P: 651-266-6617
bill.dermody@ci.stpaul.mn.us

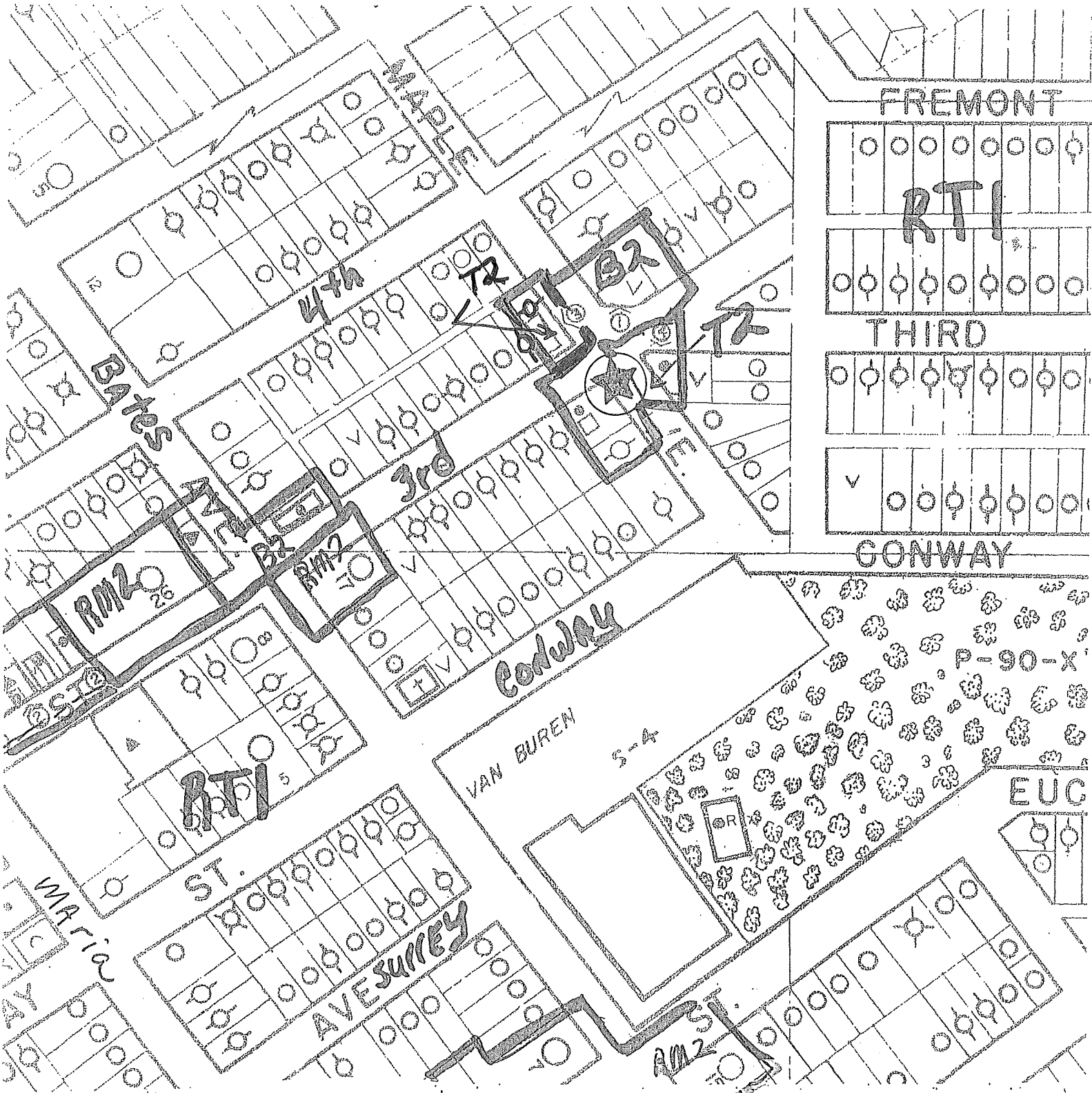
The Most Livable
City in America



Making Saint Paul the Most Livable City in America

From: Opal Haskins [<mailto:ohaski@gmail.com>]
Sent: Tuesday, October 30, 2012 4:56 PM
To: Dermody, Bill (CI-StPaul)
Subject: 744 3rd St E SW corner at Maple St

Hi Bill,



APPLICANT Andrew Dick
 PURPOSE RE-EST NCLP
 FILE # 12-115857 DATE 10-12-12
 PLNG. DIST. 4 Land Use Map # 22
 SCALE 1"=100' Zoning Map # 11

LEGEND

- zoning district boundary
- subject property
- one family
- two family
- multiple family
- commercial
- industrial
- vacant

