

## Vang, Mai (CI-StPaul)

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**From:** alroers@cs.com  
**Sent:** Friday, September 6, 2019 3:45 PM  
**To:** Vang, Mai (CI-StPaul); petdoc777@aol.com  
**Cc:** Zimny, Joanna (CI-StPaul)  
**Subject:** Re: 602 Lawson Ave W

**Think Before You Click: This email originated outside our organization.**

Hi Mai,

The application was returned to me as they needed one more signature as the original detail provided me by the Planning office indicated 15 lot owners so I needed 10 to accomplish the required 2/3 consent. I filed the application with 10 consents obtained. The review came back and the agency then indicated that they needed one more owner consent as they had miscalculated the required number of owner consents within 100 feet of the property at 15 and it should have been 16. Thus the application was returned because it then required 11 consents? I was to obtain one more. I did so and turned the 11th in with another signed affidavit. I was then told just today, that a 12th is NOW needed as they wish to rezone the yard which is a separate lot owned by Como Park Animal Hospital (which is also David Wetherill, the owner and applicant of the property requesting rezoning). The application is again now in rezoning but now the 9/26/2019 zoning meeting deadline will be moved back to 10/10/2019. I will do my best to obtain another consent as soon as possible. The Zoning office now wishes to amend the rezoning application to include adding the lot next door to the application as it is also owned by Como Park Animal Hospital. Thus the 100 foot circle is enlarged and yet another Consent is needed.

The use is not changed from the use of the property since 1982. The Duplex (2nd Floor) will continue to be used as a residential unit. Main floor of Duplex will continue to be used as a meeting area, conference room or break room but could be used as a residential unit if desired or needed. The Garage and Basement areas will continue to be used for storage of equipment and documents from the clinic. The Driveway will be used for parking and the dumpsters are placed in front of garage. No other uses are intended but those always done in the past. Rezoning necessary to comply with current uses.

We have met with the North End District and they have approved and voted to support the rezoning request. Due to these additional requests for more and more consents, now requested, please allow us 90 days to complete our rezoning issue. We are doing everything requested of us to conform. Please let the legislator know all other request by the inspector has been complied with.

Should you have any other requests please let us know.

Thank you for your assistance in this matter.

Al Roers

612-816-4378

alroers@cs.com

-----Original Message-----

From: Vang, Mai (CI-StPaul) <mai.vang@ci.stpaul.mn.us>  
To: petdoc777@aol.com <petdoc777@aol.com>; alroers@cs.com <alroers@cs.com>  
Cc: Zimny, Joanna (CI-StPaul) <j Joanna.zimny@ci.stpaul.mn.us>  
Sent: Fri, Sep 6, 2019 9:33 am  
Subject: 602 Lawson Ave W

Hello Mr. Wetherill & Mr. Roers,

I presented your request to Ms. Moermond and she is requesting the following so she can grant the 60 days you requested.

--she needs a work plan for the building use (mixed used building? Or all commercial)

--DSI record shows no Zoning application filed. When will you file?

Please note, this will be reviewed on September 10 @ 1:30 p.m. in Room 330 City Hall. If you wish to attend, you may do so. I checked the DSI record and found there is an application filed today. Is the plan for the building use in the zoning application?



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**Mai X. Vang**  
***Legislative Hearing Coordinator***

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