



ZONING APPEAL APPLICATION

To/From Board of Zoning Appeals

Dept. of Safety & Inspections
Zoning Section
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
(651) 266-9008

To / From Planning Commission

Dept. of Planning & Econ. Devt.
Zoning Section
1400 City Hall Annex, 25 W 4th St.
Saint Paul, MN 55102-1634
(651) 266-6583

Zoning Office Use Only

File # _____
Fee Paid \$ _____
Received By / Date _____
Tentative Hearing Date _____

APPELLANT

Name(s) Brian Pierce
Address 447 St. Clair Avenue City St Paul State MN Zip 55102
Email bpierce560@gmail.com Phone 651-224-9299

PROPERTY LOCATION

Project Name _____
Address / Location 237 Richmond St St Paul, MN 55102

TYPE OF APPEAL: Application is hereby made for an appeal to the:

- ☐ **Board of Zoning Appeals**, under provisions of Zoning Code § 61.701(c), of a decision made by the Zoning Administrator.
- ☐ **Planning Commission**, under provisions of Zoning Code § 61.701(c), of a decision made by the Planning Administrator or Zoning Administrator.
- ☒ **City Council**, under provisions of Zoning Code § 61.702(a), of a decision made by the Board of Zoning Appeals or the Planning Commission.

Date of decision April 4, 20 25

File Number 25-007-238

GROUND FOR APPEAL: Explain why you feel there has been an error in any requirement, permit, decision or refusal made by an administrative official, or an error in fact, procedure or finding made by the Planning Commission or Board of Zoning Appeals. Attach additional sheets if necessary.

☐ If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Appellant's Signature

Date

4/10/2025

The Planning Commission failed to follow the standards set forth in Section 62.108(a). The property can be used for a conforming purpose that is reasonable and economical. The new use is more intrusive than the prior use as a service station-auto repair. The new use is detrimental to the neighborhood. And the new use is inconsistent with the comprehensive plan.

I live at 447 St. Clair Avenue, Saint Paul, MN 55102. It has been our family home for almost 40 years. The neighborhood consists of single-family home, with the exception of 237 Richmond. My home is directly west of 237 Richmond. 237 Richmond was a service station-auto repair for a number of years. The service state and auto repair has been close for a number of years.

Less than two years ago the present owner of 237 Richmond began to operate his cement contracting business at 237 Richmond. He and his employees began work early in the morning. They are moving and loading equipment generating a lot of noise and dust. They also store garbage, construction debris on the property which generates large amounts of dust and airborne debris. The use is much more intensive than the prior use.

The present use destroys my family's peace and our quiet and peaceful enjoyment of our home. I believe the value of my home has dropped significantly due to the business operation at 237 Richmond. I am therefore damaged and have standing to object to the grant of a permit reestablishing the non-conforming use.

Allowing the new use to continue at 237 Richmond violates Saint Paul Legislative Code Section 62.104(d), 62.106, especially 62.106(h).