

From: [jodi bushard](#)
To: [*CI-StPaul_LH-Licensing](#)
Subject: 285 George Street / Objection to application for liquor license
Date: Friday, July 10, 2026 4:38:44 PM

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Jodilynn Bushard

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July 8, 2026

Legislative Hearing Officer

310 City Hall
15 West Kellogg Boulevard
Saint Paul, MN 55102

Via email: LH-Licensing@ci.stpaul.mn.us

**RE: Formal Objection — License Application No. DSIBLLIQ-000682-2026 —
Asian Flame LLC d/b/a Asian Flame, 285 George Street West, Saint Paul, MN —
Application for Liquor On Sale and Liquor On Sale — Sunday**

Dear Legislative Hearing Officer:

I am Jodilynn Bushard, the owner and resident of the property at 279 George Street West, Saint Paul, MN 55107, directly adjacent to 285 George Street West, the premises for which Asian Flame LLC, doing business as Asian Flame (May Vang, owner), has applied for a Liquor On Sale and Liquor On Sale — Sunday license (License No. DSIBLLIQ-000682-2026). I am submitting this formal written objection within the response deadline of Thursday, July 16, 2026, at 4:30 p.m., as required by the notice mailed to me on July 1, 2026.

I respectfully but firmly object to the granting of this liquor license. My objection is not based on opposition to the business itself, but on a documented, multi-year record of unresolved nuisance, zoning, and safety violations at 285 George Street West that make the granting of an on-sale intoxicating liquor license inappropriate at this time. The addition of full liquor service would materially intensify an already non-compliant commercial operation directly adjacent to my residential property, to the further detriment of my property, my safety, and the surrounding neighborhood.

I. Background — Six Years of Documented, Unresolved Violations at 285

George Street West

For approximately five years, the commercial operation at 285 George Street West has generated ongoing nuisance, zoning, and safety violations that have been reported repeatedly to the Saint Paul Police Department, DSI Code Enforcement, the Saint Paul City Council, and the Ramsey County Commissioner's office — without adequate resolution. These violations include:

- Customers of the business repeatedly park illegally on the posted 'No Parking' side of the adjacent street and block my private driveway, despite posted 'Private Property — No Trespassing' and 'Do NOT park in or across the end of this driveway' signs. Along with customers and employees using private driveways across the street at the apartments. Customers parking on sidewalk, at-way stop intersection, and at bus stop.
- Commercial delivery and loading/unloading activity occurring well outside the hours permitted under Saint Paul Legislative Code Sec. 293.07 documented on multiple dates.
- Commercial semi-truck conducting grease barrel collection at 1:38 a.m. in the shared driveway access area and blocking traffic. Large commercial vehicles parked illegally in marked no -parking zones blocking private driveways and traffic Causing safety concerns. (Documented)
- The absence of any code-compliant visual screen or sound barrier along the shared residential/commercial property line, in violation of Saint Paul Zoning Code Sec. 63.114. Noise complaints from late night loading/unloading night/early mornings well beyond what St.Paul's noise ordinance. (Documented)
- Unscreened commercial HVAC and exhaust equipment directed toward my residential property.
- Commercial waste bins staged at the property line with no enclosure or screening.
- A vehicle associated with the business backing into and damaging my fence, witnessed by the business owners who did not address this with the property owner. (Documented)
- A documented reduction in my property's assessed value by the Ramsey County Assessor, attributable in part to the adjacent commercial activity.

This pattern of violations is documented in more than 500 photographs and video recordings captured between January 2022 and the present.

II. Named City Officials Have Acknowledged These Violations — Without Resolution

The violations described above have been brought to the attention of named Saint Paul and Ramsey County officials on multiple occasions over the past several years:

- Officer Shawn Filiowich, Central District Code Enforcement, acknowledged

in a December 27, 2022 email that enforcement efforts at 285 George Street West 'does not seem to be helping' and that he was seeking 'a more permanent solution.' City Council Member Rebecca Noecker and Jesse Mollner (CI-StPaul) were directly copied on this correspondence.

- Ken Iosso, Principal Aide to Ramsey County Commissioner Rafael E. Ortega, confirmed in an April 15, 2024 email that 'parking enforcement will invest solid time on your street in the coming weeks, which could include citations.' Officer Filiowich confirmed in the same chain that he had 'met with the ownership of 285 W George again' on April 11, 2024.

Despite these acknowledgments of the ongoing nuisance issues — and despite the business ownership being personally notified by city officers on multiple occasions — the violations have continued unabated through the date of this objection. I respectfully submit that a business with this documented record of non-compliance is not an appropriate candidate for a liquor license that would further intensify its operations and customer traffic.

III. The Proposed License Would Materially Intensify an Already Non-Compliant Operation

285 George Street West currently operates as a licensed commercial kitchen housing at least two separately licensed businesses: a catering operation and a takeout food business (Asian Flame). The combined operations already generate commercial activity seven days a week, with deliveries Monday through Friday and customer-facing operations Thursday through Sunday, resulting in parking violations, noise, and driveway obstruction throughout the week.

The addition of on-sale intoxicating liquor service would intensify this operation in several significant ways:

- Extended customer presence and increased foot traffic into late-night hours, compounding existing parking and driveway obstruction violations.
- Increased noise from patrons, consistent with any on-sale liquor establishment, directed toward my adjacent residential property — which is already subjected to noise violations well past the 10:00 p.m. limit under Sec. 293.07.
- Additional delivery traffic for liquor supplies, adding to the existing delivery volume that already includes documented overnight loading activity.
- Greater commercial intensity from a property that has not demonstrated the ability to comply with basic zoning, parking, and noise ordinances at its current level of operation. As well as the lack of appropriate parking for the three (?) different types of different business activities which would likely increase current ongoing issues with nuisance activity and trespassing.

The recommended license conditions — closing at midnight with patrons to vacate by 12:30 a.m. — are noted but are insufficient to address my concerns. My documented evidence includes commercial activity at this property at midnight, 12:37 a.m., and 1:27 a.m. under the current operation, without any liquor license. The proposed

conditions set limits that this property has already demonstrated it will not respect.

IV. Parking and Site Conditions Are Inadequate for a Liquor License

Saint Paul's liquor license standards require adequate off-street parking for the licensed establishment. The documented record at 285 George Street West demonstrates precisely the opposite: customers routinely park illegally on the posted 'No Parking' side of the adjacent street and block my private driveway, despite posted signage explicitly prohibiting this, along with customers using private property driveways across the street to park/block. These violations have been well documented dates spanning November 2022 through June 2026, and were acknowledged by city enforcement officers as early as December 2022.

Adding on-sale liquor service will increase customer traffic to this location. There is no basis to conclude that parking compliance will improve; the documented record strongly suggests it will worsen. The Legislative Hearing Officer and City Council should not grant a license that will predictably generate additional illegal parking, driveway obstruction, and nuisance conditions at a property that has not resolved its existing violations.

V. Impact on Property Value

The Ramsey County Assessor has formally reduced the assessed value of my property at 279 George Street West from \$298,700 (2024 Assessment) to \$265,300 (2025 Assessment) — a reduction of \$33,400 — during the same period covered by the violations documented above. The granting of a liquor license that further intensifies commercial activity at 285 George Street West would, in my assessment, cause additional and ongoing harm to my property value despite the major improvements made to my property.

VI. Requested Action

I respectfully request that the Legislative Hearing Officer:

- Deny the application for License No. DSIBLLIQ-000682-2026 for Asian Flame LLC d/b/a Asian Flame at 285 George Street West, or alternatively recommend denial to the City Council.
- In the event the license is not denied outright, recommend substantial conditions including: restricted hours of operation for all three different business activities; mandatory off-street parking plan demonstrating adequate customer parking capacity; a prohibition on outdoor service; and a requirement that the licensee remedy all outstanding zoning and code violations at the property as a condition of license issuance; require a study to review how the current business operations intensity as well as adding a liquor license would affect the intensity of the surrounding properties/neighborhood prior to any approval.
- Schedule a formal hearing and provide me with timely notice of the date, time, and location so that I may appear and testify in person.

- Transmit this objection and to the City Council and the DSI Licensing Division as part of the formal application record (noteting an abundance of documented evidence including emails from the City Councilwoman, County Commissioners office, SPPD, and Ramsey County Appraiser, and hundreds of videos.)

I am prepared to present photographic and video evidence, official correspondence, and the Ramsey County Assessor's notice at any hearing. I can be reached at 612-859-5548 or jodirb8@gmail.com.

Respectfully submitted,

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