



**CITY OF SAINT PAUL**  
Christopher B. Coleman, Mayor

25 West Fourth Street  
Saint Paul, MN 55102

Telephone: 651-266-6700  
Facsimile: 651-228-3220

DATE: August 2, 2013  
TO: Planning Commission  
FROM: Zoning Committee  
SUBJECT: Results of August 1, 2013, Zoning Committee Hearing

**NEW BUSINESS**

1. **Grand Holding Co. LLC (13-207-336)**  
Reestablishment of nonconforming use as an auto convenience market / auto service station (gas station) with 3 auto service bays and an accessory car wash

**Address:** 236 Grand Ave  
SW corner at Smith

**District Comment:** District 9 recommended approval with conditions

**Support:** 1 person spoke, 55 letters, 257 signatures via petitions, and 2 letters in support with conditions

**Opposition:** 1 person spoke, 1 letter opposed to car wash operation

**Hearing:** Hearing is closed

**Motion:** Approval with conditions

**Recommendation**  
**Staff                      Committee**

Approval with conditions

Approval with conditions  
( 4 - 0 )

city of saint paul  
planning commission resolution  
file number  
date

WHEREAS, Grand Holdings Co. LLC, File # 13-207-336, has applied for a reestablishment of nonconforming use as an auto convenience market/auto service station (gas station) with 3 auto service bays and an accessory car wash under the provisions of §62.109(e) and 61.107 of the Saint Paul Legislative Code, on property located at 236 Grand Ave, Parcel Identification Number (PIN) 012823410162, legally described as Samuel Leeches Addition Vac Alley Accruing & Lots 1, 2 & Lot 3 Blk 3; and

WHEREAS, the Zoning Committee of the Planning Commission, on August 1, 2013, 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 property at 236 Grand Avenue was used continuously as an auto convenience market and auto service station with an accessory car wash since the 1970s. The previous owners filed for bankruptcy in 2011, and the applicant states that auto convenience market and auto service station operations ceased in July 2011. The applicant acquired ownership of the property as a result of a Sheriff's sale in June 2013.
2. An auto convenience market/auto service station with an accessory car wash was a conforming use under the B3 General Business district that applied to this property until 2012, when the property was rezoned to T1 Traditional Neighborhood. These uses are nonconforming under the new T1 zoning. The applicant is seeking to reestablish use of the property for an auto convenience market/auto service station with an accessory car wash.
3. Section 62.109(e) states: *When a legal nonconforming use of a structure, or structure and land in combination, is discontinued or ceases to exist for a continuous period of more than one (1) year, 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 existing structure and improvements on the parcel are specific to the proposed uses, including underground storage tanks for gasoline, petroleum pumps and dispensers, canopy and lighting over the dispensers, in-ground hoists and other hydraulic and pneumatic equipment designed for auto repair and car washing. It is the applicant's business judgment and opinion that the structure and land in combination cannot reasonably or economically be used for a conforming purpose.

moved by \_\_\_\_\_

seconded by \_\_\_\_\_

in favor \_\_\_\_\_

against \_\_\_\_\_

- (2) *The proposed use is equally appropriate or more appropriate to the district than the previous legal nonconforming use.* This finding is met. The proposed use is the same as the previous legal use of the property for an auto convenience market/auto service station with an accessory car wash. Site improvements proposed by the applicant – including landscaping, benches, bike parking facilities and wooden privacy fencing – will make the use more appropriate to the district.
- (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 subject to the following conditions to protect the character of adjacent residential land use; meet all standards and conditions in Zoning Code §§ 65.702-65.703 that apply to the proposed uses in the B3 General Business District to protect the public health, safety and general welfare; and meet additional standards and conditions in §§ 65.702-65.703 pertaining to exterior storage, storage of vehicles awaiting repair or pickup, and outdoor sales of goods that apply in traditional neighborhood districts:
- the construction and maintenance of all driveways, curbs, sidewalks, pump islands and other facilities shall be in accordance with current City specifications;
  - a screening fence and landscaping, as noted in the application, shall be provided in a ten-foot buffer area where the property adjoins existing residential use;
  - there shall be no exterior storage;
  - space for accessory outdoor sales of goods or equipment shall be limited to 200 sq. feet, and shall not be located in a required setback, parking or maneuvering space, or substituted for required landscaping;
  - all vehicles awaiting repair or pickup shall be stored on the site within the building or in defined parking spaces in compliance with Zoning Code § 63.301;
  - operation of the auto convenience market shall be limited to the hours of 6:00 a.m. to 12:00 midnight, 7 days a week;
  - auto repair and operation of the car wash shall be limited to the hours of 8:00 a.m. to 8:00 p.m., 7 days a week.

The proposed use is consistent with the existing character of the site and surrounding development, including a Burger King restaurant to the west, commercial/office uses to the east along Grand Avenue, and the hospital/medical campus across Grand Avenue to the north. Any new construction is subject to the dimensional standards and traditional neighborhood district design standards that apply in the T1 Traditional Neighborhood District.

- (4) *The proposed use is consistent with the comprehensive plan.* This finding is met subject to installation of landscaping, benches, a bike rack convenient to both business customers and those using the nearby 35E bike path, and other physical improvements, as noted in the application, to better integrate the use into the fabric of the area. Although the *District 9 Area Plan Summary* does not directly address this site, it does support concentrating commercial activity at key nodes along W. 7<sup>th</sup>, including Grand; developing job opportunities through retail and services; and developing commercial areas to be supportive of the total community needs. The landscaping, screening and related improvements proposed by the applicant will ensure the reestablished nonconforming uses are consistent with recently adopted (as part of the *District 9 Area Plan Summary*) commercial design guidelines. The Land Use chapter of the city-wide Comprehensive Plan shows this area as a “Mixed-Use Corridor” adjacent to an “Established Neighborhood.” While the proposed use does not fully realize the potential of its T1 zoning, it is consistent with a “Mixed-Use Corridor” serving an adjacent “Established Neighborhood.”

(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 July 11, 2013: 15 parcels eligible; 10 parcels required; 10 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 Grand Holdings Co. LLC for a reestablishment of nonconforming use as an auto convenience market/auto service station (gas station) with 3 auto service bays and an accessory car wash at 236 Grand Ave is hereby approved with the following conditions.

1. the construction and maintenance of all driveways, curbs, sidewalks, pump islands and other facilities shall be in accordance with current City specifications;
2. a wooden privacy fence and landscaping, as noted in the application, shall be provided in a ten-foot buffer area where the property adjoins existing residential use;
3. there shall be no exterior storage;
4. space for accessory outdoor sales of goods or equipment shall be limited to 200 sq. feet, and shall not be located in a required setback, parking or maneuvering space, or substituted for required landscaping;
5. all vehicles awaiting repair or pickup shall be stored on the site within the building or in defined parking spaces in compliance with Zoning Code § 63.301;
6. operation of the auto convenience market shall be limited to the hours of 6:00 a.m. to 12:00 midnight, 7 days a week;
7. auto repair and operation of the car wash shall be limited to the hours of 8:00 a.m. to 8:00 p.m., 7 days a week;
8. landscaping, benches, a bike rack convenient to both business customers and those using the 35E bike path, and other physical improvements, as noted in the application, shall be provided and maintained to better integrate the use into the fabric of the area; and
9. both doors of the car wash shall be closed during operation.

July 31, 2013

Hello Lisa!

How are you? I hope this email finds you well.

I am writing in response to your clients' intention of opening the gas station on the corner of Grand and Smith. As you may recall from our conversations last year, my husband and I had several objections; which remain the same. In no way, shape, or form will we accept a car wash in such close proximity to our home.

As owners of the home closest to the gas station, we agree with the opinion of the neighborhood group in that we would rather see a commercial enterprise that is more inline with our neighborhood integrity. However, we will be willing to support the re-opening of the gas station providing there is no car wash, and with the modifications recently set forth by the group.

Your plans indicated that the car wash would be located directly adjacent to our back yard. The noise from a constant stream of cars as well as the noise from the car wash and dryer, including so called "quiet" car washes will interrupt the "quiet enjoyment" of our property to which we are entitled. Last year we researched "quiet" car washes, and found those to have no advantage in a situation where it would be located so close to our property.

We also have significant concerns in regard to vehicle exhaust, as well as the negative impact that the patrons will bring (noise, trash, trespassing, etc).

In regard to the general opening hours of the gas station, we agree with the neighborhood group and feel that the hours should be no longer than 6am – 10pm. We currently have issues with the noise and disturbances from Burger King, and can tell you that there is a significant increase between 10pm and 12pm. In particular from loud vehicles, radios, arguing, and intoxicated individuals.

As you know, many groups and individuals, as well as ourselves, have worked extremely hard to improve our neighborhood to become the historical, family friendly, peaceful, residential neighborhood that it is today, and we will continue to work hard to protect it.

I trust that you and the owners will understand our opinion, as no-one would want a car wash virtually in their back yard.

Thank you.

Sincerely,

Donna E. Preston, 16 Douglas Street [donnaepreston@gmail.com](mailto:donnaepreston@gmail.com) (860) 324-4623

CC: Marit Brock

Fort Road Federation

Lucy Thompson, Planning & Econ Dev.

**From:** Marit Brock [<mailto:maritbrock@gmail.com>]  
**Sent:** Thursday, August 01, 2013 7:20 AM  
**To:** Thompson, Lucy (CI-StPaul); [betty@fortfederation.org](mailto:betty@fortfederation.org)  
**Subject:** Non Conforming Use permit application

Hi Lucy - please see below for the Federation Board response to this issue. Please let me know if you need this on letterhead or if this email will do for now.

Thanks!  
Marit

To: Lucy Thompson, Planning and Economic Development  
From: Fort Road Federation Board of Directors  
Date: August 1, 2013  
RE: Non Conforming Use Permit application 236 Grand Avenue

The Fort Road Federation has reviewed the Non Conforming Use application for 236 Grand avenue and support the staff findings with the following exceptions;

1. Hours of operation: We want to encourage the same type of success achieved at the West 7th/St. Clair station and will support hours of operation for the convenience store of 6:00 am to 10:00 pm. We would support gas only sales from 10:00 pm- 12:00 am but do not support the extended hours for the convenience store due to the increase in foot traffic in the residential parts of neighborhood.
2. Car wash - We do not support the car wash portion of the application. Again, we support the successful operation at the station at West 7th/St Clair and encourage the owner to duplicate that success, which does not include a car wash.

--  
Marit Brock  
<http://mycommunitymatters.wordpress.com/>

**LISA MCCORMICK**  
**Attorney at Law**

651.983.6729

2355 Fairview Avenue #275, Roseville, MN 55113

mccormickl@aol.com

August 1, 2013

Lucy Thompson  
Principal City Planner  
Department of Planning & Zoning  
25 W Fourth Street, Suite 1400  
St. Paul, MN 55102

RE: Re-establishment of NCUP for gas station/C-store at 236 Grand Avenue

Dear Ms. Thompson:

I received two emails that I would like to respond to prior to the hearing this afternoon. One, an email yesterday afternoon (July 31, 2031) from Ms. Donna Preston, owner of house located at 16 Douglas Street, and the other, an email from the Marit Brock representing the Fort Road Federation. The letter attached to Ms. Preston's email indicated that you, Marit Brock and the Fort Road Federation were copied on the email.

Because the public hearing on this matter is this afternoon, and no responses were specifically requested from Ms. Preston, I am addressing the following responsive comments to you and the zoning committee.

**Preston Letter.** First, I confirm that I did speak with Ms. Preston on several occasions last fall pursuant to my client entering into an agreement to purchase the above-referenced property. At that time, I understood that Ms. Preston was a real estate agent working for Burnet Realty, but according to an email from her received in September of 2012, her and her husband moved to Connecticut after he accepted a job transfer there. At that time she also indicated that their son would be moving into the house. [See true and correct copy of email received 9/15/12 from [depreston@cbburnet.com](mailto:depreston@cbburnet.com) ]

During these earlier conversations occurring both by phone and via email, Ms. Preston disclosed that she had purchased the house in 2008, prior to the station closing [see property tax record for 16 Douglas Street indicating the home was purchased in 2008 for \$15,750.00]. The Preston's initially indicated they were agreeable to having the gas station reopen (see email), but they were unwilling to sign the consent form unless the owner agreed not to conduct any service/repair or car wash on the site.

While I can appreciate the Preston's desire to maximize their return on their investment by attempting to impact the type and manner of business that is allowed near their property, the fact is that when they purchased the site, they were aware of and chose to buy while the station was operating.

Ms. Preston indicates that she would prefer a commercial enterprise that is more in line with their neighborhood integrity. I would like to point out that contrary to Ms. Preston's assertion, a well-run gas station as proposed by my client, is in line with the vision of the Little

Bohemia Neighborhood Association (“LBNA”) as well as the mission of the District 9 Fort Road Federation. To reiterate, LBNA’s vision statement (obtained from the Little Bohemia Neighborhood website, is: “Our vision is to develop a safe, clean, pedestrian-friendly urban residential neighborhood, with eclectic character and inviting green/recreational spaces that encourage positive uses and bring people together.”

The District 9 – Fort Road Federation’s mission statement (as found in a letter dated 2/6/13 from the then current President Tonya Nicholie-Johnson) is “to provide social, physical, and economic opportunities for the people who live or work in the West 7th community of St. Paul”.

As provided for in my client’s proposal, re-establishing the gas/station and convenience store would support the pedestrian traffic of the immediate neighborhood, especially those living in the immediate vicinity that are dependent upon public transportation or must otherwise walk to obtain basic necessities. Traditionally, a gas-station/convenience store has been considered not only compatible along the border of a residential neighborhood, but beneficial to those living in the neighborhood (see also addendum: paragraph No. 4).

As for the car wash, Ms. Preston makes an assumption that there will be a “constant stream of cars.” This is unfounded. The primary season for car wash operations runs from snow fall (November or December) until March or April, due to the sand and salt being applied to the roads due to snow. Fortunately, also due to the weather, any potential noise would likely be tolerable given that we generally don’t spend much time outdoors or have windows open between December and March.

Ms. Preston also cites a concern about vehicle exhaust as well as noise, trash, trespassing, etc. What Ms. Preston fails to take into consideration here is the fact that the station will constructively be cut off from the adjacent neighboring residences except for access from Smith Avenue. The owner has proposed and intends to construct a wooden privacy fence along the south and west perimeter of the property as well as collaborate with Burger King to extend the barrier across the vacated alley. As such, there should be no access to the site other than from Smith or Grand Avenue, and no direct access from the residences to the south and west. As for noise and exhaust, it seems that she fails to recognize that these would be more likely to be an issue if the site were to be redeveloped according to the purported wishes of Ms. Preston and the LBNA. With the current design standards requiring any new construction to abut the sidewalks with parking to the rear or side of the building, all traffic and parking would be directed to the south of the site and in closer proximity to the houses to the south and west. Currently, there is significant landscaping including matures trees and shrubs extending from the NE corner of the Preston’s lot along the north border. The house is almost totally obscured by these plantings which would also serve as an additional sound buffer minimizing any potential noise from the station.

During recent visits to talk with residents at the request of LBNA, I spoke with several people living in close proximity to 16 Douglas. Unsuccessful in my attempts to find anyone at home at 16 Douglas, I inquired if the neighbors knew when I might be able to find the Preston’s son at home and was told by some that they thought the house was vacant; a couple indicated that they thought renters had come and gone; and yet another indicated that a “Spanish family” is now living there. Therefore based on what I’ve been told by the neighbors of 16 Douglas, I’m unsure as to how Ms. Preston could state with any accuracy, the noise level coming from Burger King between 10 and 12 midnight when she now lives in Connecticut, as further

evidenced by the Connecticut area code (860) in her contact information provided in her letter. Furthermore, review of the license histories of both the Mobil station and Burger King does not indicate that any complaints regarding noise or other issues had been received or attributed to the operations of either business.

**Federation Board Letter.** In response to the letter sent by Marit Brock on behalf of the Federation Board, I appreciate their willingness to offer their support of my client's petition, however, I must respectfully request that the Zoning Committee consider the following in light of the Board's recommendations.

1. Hours of Operation. As I explained to Ms. Brock via email and the owner has indicated in to you, for business reasons it is necessary that he have the store open at least 18 hours. In part this is due to satisfying requirements of having a branded product, but more importantly, it is necessary to allow the store to remain open until midnight in order to serve the visitors and especially the staff of the hospital across the night who end their evening shift at 11:30. They should be able to stop and pick up grocery and other items on their way home and would be unable to do so if the store closed before midnight. Even at that, those who are at all delayed from leaving work immediately at 11:30 due to parking, etc., may be unable to take advantage of the intended convenience of the site with these hours. Due to the difference in the demographics between the W 7<sup>th</sup> and the Grand sites, it is unreasonable to assume that what works for one would necessarily work for the other. The W 7<sup>th</sup> site is surrounded primarily by a residential area where the owner expects considerable patronage by visitors and staff of the hospital. As for Ms. Brock's concern about increased foot traffic if the store were to remain open, again, this is unreasonable considering that Burger King is open until eleven or midnight, and the fact that the neighborhood will have a barrier fence between it and the station.

2. Car Wash. The Applicant does not own the property located at the W 7<sup>th</sup> site and due to the size and configuration of the lot, it has never had a space for a car wash. Although the Applicant doesn't own that site, he nonetheless invested a significant amount of capital in replacing the parking lot and fueling area, as well as reimagining the exterior of the building. If he were able to put a car wash there, he would.

Finally, as stated at the beginning of this response, I can appreciate the Preston's desire to maximize their investment in the house located at 16 Douglas, as well they should. Neither I nor the Applicant dispute that the Neighborhood Association has done a tremendous amount of good for the neighborhood and appreciate their desire not to have their efforts compromised. We merely assert that despite their past experience with prior ownership/management of the site, allowing this site to reopen under responsible management and again provide needed services to the area would provide more benefit to the neighborhood and community than detriment.

Very truly yours,



Lisa McCormick

# Grand Holding Co., LLC

12508 Norway Circle  
Burnsville, MN 55337

August 1, 2013

Lucy Thompson  
Principal City Planner  
Department of Planning & Zoning  
25 W Fourth Street, Suite 1400  
St. Paul, MN 55102

RE: Re-establishment of NCUP for gas station/C-store at 236 Grand Avenue

Dear Ms. Thompson:

I understand that you have received letters expressing concern over the proposed car wash operations associated with my application to re-establish the gas station/convenience store at 236 Grand Avenue. I currently own or operate four sites with an automatic car wash in operation.

In an effort to set the neighbors minds at ease, based on my experience operating other sites with a car wash adjacent to residential properties, I do not anticipate there will be a problem due to the noise. Furthermore, there is significant ambient noise in the neighborhood, and I have repeatedly had conversations interrupted when talking outdoors due to sirens of passing ambulances or motorcycles. In contrast, cars exiting the wash will slowly exit on the north side of the building, further reducing the likelihood that the neighbors will be disturbed by noise. The prime season for car washes in Minnesota is generally between December to March or April, depending on the snowfall. This is due to the use of sand and salt on wet roads once the snows come but in any event, it's during a time when we generally don't spend a great deal of time outdoors or have the windows open. Similar to the situation on Grand, I operate a car wash in Richfield that is adjacent to a residential neighborhood, and I have had no complaints about any noise from the car wash.

To further ensure minimum disruption to the neighbors, a wooden privacy fence will be installed along the south and west border of the property. This along with the already mature plantings nearby will provide both a visual and sound buffer for the nearby homes.

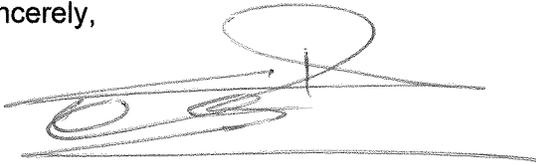
The site on Grand has more than the distance required for a stacking lane both into and out of the car wash and I do not anticipate a problem with congestion due to the car wash, or problems due to the car wash in general. However, even a modest number of car wash sales can make a significant difference in the bottom line for a gas station with small margin, and at this station, the site needs to make this available to customers, especially since the business has been closed. I am willing to limit hours from 6 a.m. to 10 p.m. in an attempt to address the neighbor's concerns, but to deny the car wash operation in its entirety would have a detrimental impact on the business while denying a valuable service that many appreciate.

I have also been informed by my attorney that a question was raised as to whether the clientele, traffic, and crime rates would be different between the West 7<sup>th</sup> and Grand locations even

though they are in the same district. First, at W 7<sup>th</sup>, there isn't the visibility there that there is at Grand Avenue. At Grand, it's more lit, and has more of a police presence due to the hospital, and more activity in general. In contrast, W 7<sup>th</sup> is surrounded by a residential area with a lot of trees and buildings, all providing cover for criminal activity. Despite the heavy foot traffic and opportunity for crime, the instances of it have diminished in W7th since I took over. I do not allow people to hang around outside and have instructed my employees to call the police if they see anyone sitting in the parking lot or around the building for any length of time more than necessary.

As for the hours and needs of the two stations, I agree that the residential area near Grand will diminish after 10 or 11 p.m., but I have to consider the potential customers made up from the visitors and staff of the hospital. People leaving after an evening shift and want to pick up groceries on their way home require that the convenience store stay open at least until midnight. Everyone has seen intersections where competing gas station occupy opposite corners. Each can garner an entirely different customer base. At Grand, there will customers from both the residential area and the hospital and I feel if I am going to contribute to the "community", I have to take the needs of both into consideration. I was initially asked to have the store open 24 hours because of the hospital. Since hearing the concerns of the neighborhood, I am willing to limit the hours but least to be open at least eighteen hours – from 6 am to 12 midnight, from both a business perspective as well as from the perspective of serving the community. I hope you find this brief explanation helpful, and if you have any further questions, please don't hesitate to contact either me.

Sincerely,

A handwritten signature in black ink, appearing to read 'E. Saman', with a horizontal line underneath.

Elias Saman, Owner, Grand Holding Co., LLC

CITY OF SAINT PAUL

In support of Nonconforming Use Permit relating to 236 Grand Avenue

AFFIDAVIT OF Ruth Mitchell

STATE OF MINNESOTA )  
 ) SS  
COUNTY OF RAMSEY )

The Affiant, **Ruth Mitchell**, being first duly sworn, deposes and states that:

1. The consents contained on the attached Petitions of CONSENT AND SUPPORT OF PROPERTY OWNERS AND COMMUNITY MEMBERS FOR A NONCONFORMING USE PERMIT FROM CITY OF SAINT PAUL, is and was informed and believes the parties described on the consent petition to be owners or community members situated as described on the petition; and that the petition contains the signatures of those they are ascribed to.
2. The petitions and letters obtained were chosen by and voluntarily signed by those signing without promises or compensation for their support or signatures.
3. That Affiant collected all signatures and letters and delivered them to Petitioner or Petitioner's representative on June 26, 2013.

Date: June 26, 2013

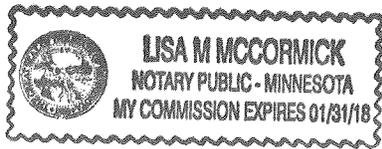
Ruth Mitchell  
Ruth Mitchell

365 Smith Ave., St. Paul, MN 55102

Address

651-330-4723

Telephone



Sworn/affirmed before me this

26<sup>th</sup> day of June, 2013

Lisa McCormick

NOTARY PUBLIC

LISA MCCORMICK

Name

July 10, 2013

To Members of the West 7<sup>th</sup> District Council, Zoning Committee, Planning Commission, Betsy Reveal, Rebecca Noecker, David Wickiser, Councilperson Dave Thune and Who Else It May Concern:

RE: the pending application to reopen the gas station and convenience store at 236 Grand Avenue

I, (live in the area) (work in the area), and along with my neighbors, am writing to ask you to allow the new owner to re-open the gas station and convenience store located at the intersection of Smith and Grand across from United/Children's Hospitals.

Aside from reducing the number of vacant businesses and buildings in the neighborhood, re-opening the gas station would provide those of us living or working nearby the convenience of having a small grocery nearby at which to stop for gas or groceries on the way to or from work. The hospital employs a large number of people who would benefit and appreciate having the station reopen as there is simply not any gas station/convenience store nearby. In addition, there are many visitors at the hospital that would be benefitted from having a reputable, well-run convenience store across the street to get gas, fast food or other items. Because of the 24 hour nature of the hospital, it would be beneficial for the station to also operate on a 24 hour basis for staff, visitors and family members who would appreciate the convenience and alternatives the station/store could provide.

With the station currently closed, people have to go outside the immediate neighborhood and go either downtown or further south to get gas or a gallon of milk, which is ridiculous considering there is a station in the immediate area with someone with a proven reputation who wants to reopen it. The new owner also took over the BP station on West 7<sup>th</sup>, cleaned it up, and turned it into a good, clean business.

I am asking for your support in allowing this station to reopen and bring much needed services and benefits to the neighborhood.

Thank you.

Signed:

Teresa Horstmann

Name:

Teresa Horstmann

Address:

PO Box 5 Ellsworth, WI

Phone:

(651) 241-6380

June 24, 2013

To Members of the West 7<sup>th</sup> District Council, Zoning Committee, Planning Commission, Betsy Reveal, Rebecca Noecker, David Wickiser, Councilperson Dave Thune and Who It May Concern:

RE: the pending application to reopen the gas station and convenience store at 236 Grand Avenue

I, along with my neighbors, am writing to ask you to allow the new owner to re-open the gas station and convenience store located at the intersection of Smith and Grand.

Aside from reducing the number of vacant businesses and buildings in the neighborhood, re-opening the gas station would provide those living nearby the convenience of having a small grocery nearby. Otherwise, there is simply not any general grocery store within convenient walking distance. The new owner also owns the BP station on West 7<sup>th</sup> and runs a good, clean business.

This is a mixed-use neighborhood and having a gas station/convenience store located here would benefit many of the people living in the neighborhood, especially given the pedestrian character of the immediate area. It would also add to the general livability to those who live and work in the neighborhood by making it more convenience to stop for gas or groceries. There is no other gas station nearby. With the station closed, people have to go outside the immediate neighborhood and go either downtown or further south to get gas or a gallon of milk, which is ridiculous considering there is a station there with someone who wants to reopen it and has a proven reputation in the area.

I, along with my neighbors, are tired of looking at vacant businesses and worry about the nuisances associated with them. I am asking for your support in allowing this station to reopen and bring much needed services and benefits to our neighborhood.

Thank you.

 \_\_\_\_\_

Address: 412 Arden St. St. Paul 55102

June 20, 2013

To Members of the West 7<sup>th</sup> District Council, Zoning Committee, Planning Commission, Betsy Reveal, Rebecca Noecker, David Wickiser, Councilperson Dave Thune and Who It May Concern:

RE: the pending application to reopen the gas station and convenience store at 236 Grand Avenue

I, along with my neighbors, am writing to ask you to allow the new owner to re-open the gas station and convenience store located at the intersection of Smith and Grand.

Aside from reducing the number of vacant businesses and buildings in the neighborhood, re-opening the gas station would provide those living nearby the convenience of having a small grocery nearby. Otherwise, there is simply not any general grocery store within convenient walking distance. The new owner also owns the BP station on West 7<sup>th</sup> and runs a good, clean business.

This is a mixed-use neighborhood and having a gas station/convenience store located here would benefit many of the people living in the neighborhood, especially given the pedestrian character of the immediate area. It would also add to the general livability to those who live and work in the neighborhood by making it more convenience to stop for gas or groceries. There is no other gas station nearby. With the station closed, people have to go outside the immediate neighborhood and go either downtown or further south to get gas or a gallon of milk, which is ridiculous considering there is a station there with someone who wants to reopen it and has a proven reputation in the area.

I, along with my neighbors, are tired of looking at vacant businesses and worry about the nuisances associated with them. I am asking for your support in allowing this station to reopen and bring much needed services and benefits to our neighborhood.

Thank you.

Brandon C. Gammow

Address:

251 W 7<sup>th</sup> St # 1 St Paul, MN 55102

June 20, 2013

To Members of the West 7<sup>th</sup> District Council, Zoning Committee, Planning Commission, Betsy Reveal, Rebecca Noecker, David Wickiser, Councilperson Dave Thune and Who It May Concern:

RE: the pending application to reopen the gas station and convenience store at 236 Grand Avenue

I, along with my neighbors, am writing to ask you to allow the new owner to re-open the gas station and convenience store located at the intersection of Smith and Grand.

Aside from reducing the number of vacant businesses and buildings in the neighborhood, re-opening the gas station would provide those living nearby the convenience of having a small grocery nearby. Otherwise, there is simply not any general grocery store within convenient walking distance. The new owner also owns the BP station on West 7<sup>th</sup> and runs a good, clean business.

This is a mixed-use neighborhood and having a gas station/convenience store located here would benefit many of the people living in the neighborhood, especially given the pedestrian character of the immediate area. It would also add to the general livability to those who live and work in the neighborhood by making it more convenience to stop for gas or groceries. There is no other gas station nearby. With the station closed, people have to go outside the immediate neighborhood and go either downtown or further south to get gas or a gallon of milk, which is ridiculous considering there is a station there with someone who wants to reopen it and has a proven reputation in the area.

I, along with my neighbors, are tired of looking at vacant businesses and worry about the nuisances associated with them. I am asking for your support in allowing this station to reopen and bring much needed services and benefits to our neighborhood.

Thank you.



Address: 371 Smith #2

June 26, 2013

To Members of the West 7<sup>th</sup> District Council, Zoning Committee, Planning Commission, Betsy Reveal, Rebecca Noecker, David Wickiser, Councilperson Dave Thune and Who It May Concern:

RE: the pending application to reopen the gas station and convenience store at 236 Grand Avenue

I, along with my neighbors, am writing to ask you to allow the new owner to re-open the gas station and convenience store located at the intersection of Smith and Grand.

Aside from reducing the number of vacant businesses and buildings in the neighborhood, re-opening the gas station would provide those living nearby the convenience of having a small grocery nearby. Otherwise, there is simply not any general grocery store within convenient walking distance. The new owner also owns the BP station on West 7<sup>th</sup> and runs a good, clean business.

This is a mixed-use neighborhood and having a gas station/convenience store located here would benefit many of the people living in the neighborhood, especially given the pedestrian character of the immediate area. It would also add to the general livability to those who live and work in the neighborhood by making it more convenience to stop for gas or groceries. There is no other gas station nearby. With the station closed, people have to go outside the immediate neighborhood and go either downtown or further south to get gas or a gallon of milk, which is ridiculous considering there is a station there with someone who wants to reopen it and has a proven reputation in the area.

I, along with my neighbors, are tired of looking at vacant businesses and worry about the nuisances associated with them. I am asking for your support in allowing this station to reopen and bring much needed services and benefits to our neighborhood.

Thank you.

  
\_\_\_\_\_

Address: 366 W 7th  
\_\_\_\_\_

June 20, 2013

To Members of the West 7<sup>th</sup> District Council, Zoning Committee, Planning Commission, Betsy Reveal, Rebecca Noecker, David Wickiser, Councilperson Dave Thune and Who It May Concern:

RE: the pending application to reopen the gas station and convenience store at 236 Grand Avenue

I, along with my neighbors, am writing to ask you to allow the new owner to re-open the gas station and convenience store located at the intersection of Smith and Grand.

Aside from reducing the number of vacant businesses and buildings in the neighborhood, re-opening the gas station would provide those living nearby the convenience of having a small grocery nearby. Otherwise, there is simply not any general grocery store within convenient walking distance. The new owner also owns the BP station on West 7<sup>th</sup> and runs a good, clean business.

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I, along with my neighbors, are tired of looking at vacant businesses and worry about the nuisances associated with them. I am asking for your support in allowing this station to reopen and bring much needed services and benefits to our neighborhood.

Thank you.

Heaven Furnison

Address: 312 7<sup>th</sup> St W #2  
St Paul MN 55102

June 20, 2013

To Members of the West 7<sup>th</sup> District Council, Zoning Committee, Planning Commission, Betsy Reveal, Rebecca Noecker, David Wickiser, Councilperson Dave Thune and Who It May Concern:

RE: the pending application to reopen the gas station and convenience store at 236 Grand Avenue

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We are tired of looking at vacant businesses and worry about the nuisances associated with them. We also understand that the new owners may be required to replace the existing tall chain link fence with a wooden privacy fence. We are opposed to this as we believe it will encourage loitering and possible crime. With the chain link fence, we can look out and see what is going on, which we couldn't do if there was a wooden fence. Potentially, people may be more fearful of walking nearby if the fence provided secrecy and decreased visibility to loiterers or the homeless. The chain link fence is tall enough to provide a barrier while also providing peace of mind through visibility. A representative of the owner has assured us that they are open to providing plantings along the fence to allow for visibility yet enhance the overall visual appeal.

We are asking for your support in allowing this station to reopen, retain the chain-link fence, and bring much needed services and benefits to our neighborhood.

Thank you.

Ruth Mitchell

Address: 365 Smith Ave; 55702 #2

J Liebard

Address: 365 Smith Ave

Tasha King

Address: 836 W 7<sup>th</sup> #3

Elizabeth Casillas

Address: 336 W. 7<sup>th</sup> St. # 4

June 20, 2013

To Members of the West 7<sup>th</sup> District Council, Zoning Committee, Planning Commission, Betsy Reveal, Rebecca Noecker, David Wickiser, Councilperson Dave Thune and Who It May Concern:

RE: the pending application to reopen the gas station and convenience store at 236 Grand Avenue

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We are asking for your support in allowing this station to reopen, retain the chain-link fence, and bring much needed services and benefits to our neighborhood.

Thank you.

Anton Sprague Address: 336 W 7th St Apt #1  
Kim Schmidt Address: 336 W. 7th St #2  
Patricia Clark Address: 334 W. 7th St #2  
Shanice Martin Address: 334 W. 7th St #4

June 20, 2013

To Members of the West 7<sup>th</sup> District Council, Zoning Committee, Planning Commission, Betsy Reveal, Rebecca Noecker, David Wickiser, Councilperson Dave Thune and Who It May Concern:

RE: the pending application to reopen the gas station and convenience store at 236 Grand Avenue

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Thank you.

Barry / Q Taylor

Nancy Moore

Sumner Ann

Feresa Costano

Address: 316 7th west apt 2

Address: 330 W 7th St apt 7

Address: 330 W 7th St apt 3

Address: 320 W 7th St #2

June 20, 2013

To Members of the West 7<sup>th</sup> District Council, Zoning Committee, Planning Commission, Betsy Reveal, Rebecca Noecker, David Wickiser, Councilperson Dave Thune and Who It May Concern:

RE: the pending application to reopen the gas station and convenience store at 236 Grand Avenue

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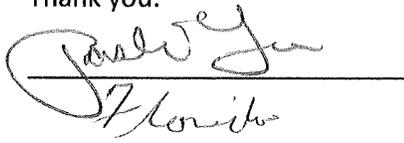
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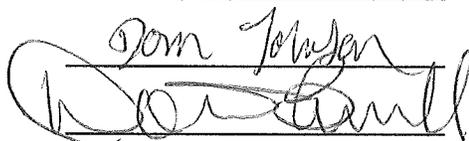
Thank you.

  
\_\_\_\_\_

Address: 328 W 7th St #3

Address: 312 W 7th #2

Address: 316 W 7th #4

  
\_\_\_\_\_

Address: 312 W. 7th St #3

June 20, 2013

To Members of the West 7<sup>th</sup> District Council, Zoning Committee, Planning Commission, Betsy Reveal, Rebecca Noecker, David Wickiser, Councilperson Dave Thune and Who It May Concern:

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Thank you.

Alissa Carney  
David Thune  
Debra Thune  
W.S. [Signature]

Address: 328 W. 7<sup>th</sup> Street Apt 4.

Address: 310 W 7<sup>th</sup> St apt 3

Address: 310 W 7<sup>th</sup> St Apt 2

Address: 310 W, 7<sup>th</sup> St. Apt. 1

June 20, 2013

To Members of the West 7<sup>th</sup> District Council, Zoning Committee, Planning Commission, Betsy Reveal, Rebecca Noecker, David Wickiser, Councilperson Dave Thune and Who It May Concern:

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Thank you.

J. (Garcia)

Gloria

Antonio

Dorene

Wilma

Address: 414 Forbes #4 St. PR 55102

Address: 305 EXCHANGE 55102

Address: 309 EXCHANGE 55102

Address: 367 SMITH AVE 55102

367 SMITH AVE 55102

CONSENT AND SUPPORT OF PROPERTY OWNERS AND COMMUNITY MEMBERS  
FOR NONCONFORMING USE PERMIT FROM CITY OF SAINT PAUL

Collected by Ruth Mitchell

WE, THE UNDERSIGNED PROPERTY OWNERS/COMMUNITY MEMBERS wish to acknowledge and present our support of the following: The approval of the application of Elias Saman or his Assigns, to establish and operate an: **AUTO CONVENIENCE MARKET AND POSSIBLY EITHER A SERVICE STATION OR COFFEE SHOP/RETAIL FOOD FRANCHISE**, located at **236 GRAND AVENUE, SAINT PAUL, MN.**

ADDRESS OR PIN	RECORD OWNER OR	COMMUNITY MEMBER	SIGNATURE	DATE
1. Ruth Mitchell 365 Smith Ave; 55102	Rent	yes	Print Name - Ruth Mitchell Signature - <i>[Signature]</i>	6/17/13 Letter
2. Beverly A. Siler 365 N. Smith Ave. Apt #1	Rent	yes	Print Name - Beverly A. Siler Signature - <i>[Signature]</i>	6-17-2013 Letter
3. Isi Agbator 371 Smith Ave, St. Paul	Rent	yes	Print Name - Isi Agbator Signature - <i>[Signature]</i>	6-17-2013
4. Shantaine Powell 371 Smith Ave, St. Paul	Rent	yes	Print Name - Shantaine Powell Signature - <i>[Signature]</i>	6-17-2013
5. Travis Wilkins #2 367 Smith Ave. St Paul	Rent	yes	Print Name - Travis Wilkins Signature - <i>[Signature]</i>	6/17/13
6. Alana Dickenson Apt 2 367 Smith Ave St. Paul	Rent	yes	Print Name - Alana Dickenson Signature - <i>[Signature]</i>	6/17/13
7. Ben Verjovsky 365 Smith ave st. Paul	Rent	yes	Print Name - Benjamin Verjovsky Signature - <i>[Signature]</i>	6/17/13
8. Jan Liebhard 365 Smith Ave St. Paul	Rent	yes	Print Name - Jan Liebhard Signature - <i>[Signature]</i>	6/17/13
9. Wilma Wilkins 367 Smith Ave	Rent	yes	Print Name - Wilma Wilkins Signature - <i>[Signature]</i>	6-17-2013
10. Andrea Brown 284 Grand ave	Rent	yes	Print Name - Andrea Brown Signature - <i>[Signature]</i>	6-17-13

2

**CONSENT AND SUPPORT OF PROPERTY OWNERS AND COMMUNITY MEMBERS  
FOR NONCONFORMING USE PERMIT FROM CITY OF SAINT PAUL**

*Collected by Keith Mitchell*

WE, THE UNDERSIGNED PROPERTY OWNERS/COMMUNITY MEMBERS wish to acknowledge and present our support of the following: The approval of the application of Elias Saman or his Assigns, to establish and operate an: **AUTO CONVENIENCE MARKET AND POSSIBLY EITHER A SERVICE STATION OR COFFEE SHOP/RETAIL FOOD FRANCHISE**, located at **236 GRAND AVENUE, SAINT PAUL, MN.**

ADDRESS OR PIN	RECORD OWNER OR	COMMUNITY MEMBER	SIGNATURE	DATE
1. 284 Grand Ave	Rent	yes	Print Name - Jeanette Pils Signature - <i>[Signature]</i>	6/17/2013
2. 309 Sherman St	Rent	yes	Print Name - Tanisha Williams Signature - <i>[Signature]</i>	6/18/2013
3. 329 Sherman St	Rent	yes	Print Name - Stephanie Rivera Signature - <i>[Signature]</i>	6/18/13
4. 325 Sherman	Rent	yes	Print Name - <i>[Signature]</i> Signature - <i>[Signature]</i>	6-18-13
5. 325 sheaman	Rent	yes	Print Name - Damen Vinson Signature - <i>[Signature]</i>	6/18/13
6. 325 Sherman St	Rent	yes	Print Name - <i>[Signature]</i> Signature - <i>[Signature]</i>	6/18/13
7. 321 Sherman St	Rent	yes	Print Name - <i>[Signature]</i> Signature - <i>[Signature]</i>	6/17/13
8. 321 Sherman St	Rent	yes	Print Name - Alyssa Clement Signature - <i>[Signature]</i>	6/18/13
9. 327 Sherman St	Rent	yes	Print Name - Lorber Miller Signature - <i>[Signature]</i>	6/18/13
10. 305 So Exchange St	Rent	yes	Print Name - Jessica Urbani Signature - <i>[Signature]</i>	6/18/13

**CONSENT AND SUPPORT OF PROPERTY OWNERS AND COMMUNITY MEMBERS  
FOR NONCONFORMING USE PERMIT FROM CITY OF SAINT PAUL**

3

*Collected by Ruth Mitchell*

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ADDRESS OR PIN	RECORD OWNER OR	COMMUNITY MEMBER	SIGNATURE	DATE
1. 313 SWERMAN ST #4 55102	Rent X	X	Print Name - Jaim David Signature - Jaim David	6-18-13
2. 303 EXCHANGE #2	Rent X	YES	Print Name - Signature - Gloria Nixon Signature - Gloria Nixon	6-18-13
3. 141 Forbes # 4	Rent X	YES	Print Name - Signature - Betty Greb Signature - Betty Greb	6-18-13
4. 309 S. Exchange #1	Rent	yes	Print Name - Signature - Linda Whitmore Signature - Linda Whitmore	6-18-13
5. 309 S. Exchange #4	Rent	yes	Print Name - Signature - Deanna Morrison Signature - Deanna Morrison	6-18-13
6. 309 S. Exchange #4	Rent	yes	Print Name - Signature - Robin Morrison Signature - Robin Morrison	6-18-13
7. 313 S. Exchange #2	Rent	yes	Print Name - Signature - Lesona Whitmore Signature - Lesona Whitmore	6-18-13
8. 313 S. Exchange #4	Rent	yes	Print Name - Signature - Latoya Armstead Signature - Latoya Armstead	6-18-13
9. 157 Forbes #2	Rent	yes	Print Name - Signature - Ravanne Vayla Signature - Ravanne Vayla	6-18-13
10. 157 Forbes #3	Rent	YES	Print Name - Signature - Signature -	6-18-13
157 Forbes #4	Rent	yes	Print Name - Signature - Signature -	6-18-13

4

CONSENT AND SUPPORT OF PROPERTY OWNERS AND COMMUNITY MEMBERS  
FOR NONCONFORMING USE PERMIT FROM CITY OF SAINT PAUL

*Collected by Ruth Notched*

WE, THE UNDERSIGNED PROPERTY OWNERS/COMMUNITY MEMBERS wish to acknowledge and present our support of the following: The approval of the application of Elias Saman or his Assigns, to establish and operate an: **AUTO CONVENIENCE MARKET AND POSSIBLY EITHER A SERVICE STATION OR COFFEE SHOP/RETAIL FOOD FRANCHISE**, located at **236 GRAND AVENUE, SAINT PAUL, MN.**

ADDRESS OR PIN	RECORD OWNER OR	COMMUNITY MEMBER	SIGNATURE	DATE
1. 310 W. 7th St. #1 St. Paul MN 55102	Rent	yes	Print Name - OCTAVIA BALLARD Signature - <i>[Signature]</i>	06/19/13
2. 312 W. 7th St #2 ST PAUL MN 55102	Rent	yes	Print Name - HEAVEN-HARRISON Signature - <i>[Signature]</i>	6-19-13
3. 306 W 7th St #3 St. Paul mn 55102	Rent	yes	Print Name - LAWRENCE Signature - <i>[Signature]</i>	6/19/13
4. 312 7th + 2 St. Paul mn. 55102	Rent	yes	Print Name - LYONS Signature - <i>[Signature]</i>	6-19-13
5. Bell theme	rent	yes	Print Name - BEN GREENE Signature - <i>[Signature]</i>	6-19-13
6. 1529 St. Clair ave St. Paul 55105	rent	yes	Print Name - MONICA LABEL Signature - <i>[Signature]</i>	6-19-13
7. 1164 Mackubin St. St. Paul MN 55117	Rent	yes	Print Name - MANDI REINERS Signature - <i>[Signature]</i>	6/19/13
8. 1529 St. Clair ave St. Paul 55105	Rent	yes	Print Name - RYSHIELA Signature - <i>[Signature]</i>	6/19/13
9. <i>[Handwritten Address]</i>	Rent	yes	Print Name - <i>[Handwritten Name]</i> Signature - <i>[Signature]</i>	6-19-13
10. <i>[Handwritten Address]</i>	Rent	yes	Print Name - <i>[Handwritten Name]</i> Signature - <i>[Signature]</i>	6-19-13

5

Collected by Ruth Wipfler

**CONSENT AND SUPPORT OF PROPERTY OWNERS AND COMMUNITY MEMBERS  
FOR NONCONFORMING USE PERMIT FROM CITY OF SAINT PAUL**

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	ADDRESS OR PIN	RECORD OWNER OR	COMMUNITY MEMBER	SIGNATURE	DATE
1.	910 forest	rent	yes	Print Name - Same Sameve Signature - Samuel Sampson	6/19/13
2.	473 Van Buren	rent	yes	Print Name - Darrell Gonnigson Signature - Darrell Gonnigson	6-19-13
3.	367 SMITH AVE	RENT	YES	Print Name - DORENE DAY Signature - Dorene Day	6/19/13
4.	371 Smith Ave #2	Rent	Yes	Print Name - Luan Ingo Signature - Luan Ingo	6/21
5.	815 Charles	own	yes	Print Name - Dore Robinson Signature - Dore Robinson	6-23-13
6.	244 Grand Ave		yes	Print Name - Serena Acacer Signature - Serena Acacer	6/23/13
7.	333 Smith	rent	yes	Print Name - Jay B... Signature - Jay B...	6/19/13
8.	345 N Smith	own	yes	Print Name - ... Signature - ...	6/23/13
9.	Michael Tabrough	Rent	Yes	Print Name - ... Signature - ...	6-23-13
10.	Amos Lindsey	Rent	yes	Print Name - ... Signature - ...	6/23

6  
**CONSENT AND SUPPORT OF PROPERTY OWNERS AND COMMUNITY MEMBERS  
 FOR NONCONFORMING USE PERMIT FROM CITY OF SAINT PAUL**

*Submitted by Ruth Mitchell*

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ADDRESS OR PIN	RECORD OWNER OR	COMMUNITY MEMBER	SIGNATURE	DATE
1. 330 W 7th St #3	rent	yes	Print Name - <i>Raymond Avila</i> Signature - <i>Raymond Avila</i>	6-19-13
2. 328 W 7th St #2	Rent	yes	Print Name - <i>Lorena Castro</i> Signature - <i>Lorena Castro</i>	6-19-13
3. 328 W 7th St #3	rent	yes	Print Name - <i>Rachel</i> Signature - <i>Tashia beam</i>	6-19-2013
4. Florida In = Hwy	rent	yes	Print Name - <i>Florida In = Hwy</i> Signature - <i>Florida In = Hwy</i>	6-19-13
5. 318 West 7th St #4	rent	yes	Print Name - <i>Marely Westerman</i> Signature - <i>Marely Westerman</i>	6-19-2013
6. 316 W. 7th Street Apt 4	rent	yes	Print Name - <i>Dominique Johnson</i> Signature - <i>Dominique Johnson</i>	6-19-13
7. DANCE B 312 W. 7th St #4	rent	yes	Print Name - <i>Dance Burrell</i> Signature - <i>Dance Burrell</i>	6-19-13
8. 328 N 7th St. #4	Rent	yes	Print Name - <i>Alyssa Carey</i> Signature - <i>Alyssa Carey</i>	6-19-13
9. 310 W 7th St #3	rent	yes	Print Name - <i>Shanahnsucker</i> Signature - <i>Shanahnsucker</i>	6-19-13
10. 310 W 7th St #4	RES	Yes	Print Name - <i>D'Anne Sherrill</i> Signature - <i>D'Anne Sherrill</i>	6-19-13

**CONSENT AND SUPPORT OF PROPERTY OWNERS AND COMMUNITY MEMBERS  
FOR NONCONFORMING USE PERMIT FROM CITY OF SAINT PAUL**

7

*Collected by Lutz Mitchell*

WE, THE UNDERSIGNED PROPERTY OWNERS/COMMUNITY MEMBERS wish to acknowledge and present our support of the following: The approval of the application of Elias Saman or his Assigns, to establish and operate an: **AUTO CONVENIENCE MARKET AND POSSIBLY EITHER A SERVICE STATION OR COFFEE SHOP/RETAIL FOOD FRANCHISE**, located at **236 GRAND AVENUE, SAINT PAUL, MN.**

ADDRESS OR PIN	RECORD OWNER OR	COMMUNITY MEMBER	SIGNATURE	DATE
1. 244 Grand Ave	Rent	YES	Print Name - Dominique Taylor Signature - <i>[Signature]</i>	6/19/13
2. 244 Grand Ave	Rent	yes	Print Name - <i>[Signature]</i> Signature - <i>[Signature]</i>	6/19/13
3. 336 7th St w Apt #1	Rent	YES	Print Name - Antonio Suarez Signature - <i>[Signature]</i>	6/19/13
4. 336 W. 7th St. #2	Rent	yes	Print Name - Kim Schmick Signature - <i>[Signature]</i>	6/19/13
5. 336 W 7th St. #3	Rent	yes	Print Name - Tasha King Signature - <i>[Signature]</i>	6/19/13
6. 336 W. 7th St. #4	Rent	yes	Print Name - <i>[Signature]</i> Signature - <i>[Signature]</i>	6/19/13
7. 334 W 7th St #5	Rent	yes	Print Name - <i>[Signature]</i> Signature - <i>[Signature]</i>	6/19/13
8. 334 W 7th #4	Rent	yes	Print Name - <i>[Signature]</i> Signature - <i>[Signature]</i>	6/19/13
9. 336 7th St W	Rent	YES	Print Name - <i>[Signature]</i> Signature - <i>[Signature]</i>	6/19/13
10. 330 W 7th St apt 4	Rent	yes	Print Name - <i>[Signature]</i> Signature - <i>[Signature]</i>	6/19/13

CONSENT AND SUPPORT OF PROPERTY OWNERS AND COMMUNITY MEMBERS  
FOR NONCONFORMING USE PERMIT FROM CITY OF SAINT PAUL

Collected by *Ruth Mitchell*

8

WE, THE UNDERSIGNED PROPERTY OWNERS/COMMUNITY MEMBERS wish to acknowledge and present our support of the following: The approval of the application of Elias Saman or his Assigns, to establish and operate an: **AUTO CONVENIENCE MARKET, AND POSSIBLY EITHER A SERVICE STATION OR COFFEE SHOP/RETAIL FOOD FRANCHISE**, located at **236 GRAND AVENUE, SAINT PAUL, MN.**

ADDRESS OR PIN	RECORD OWNER OR	COMMUNITY MEMBER	SIGNATURE	DATE
1. 371 Smith Ave #2 55102			Print Name - Brandi Ivy Signature - <i>Brandi Ivy</i>	6/23/13
2. 333 Smith 55102	Rent	Yes	Print Name - Mel Feldner Signature - <i>Mel Feldner</i>	6/24/13
3. 333 Smith 55102		NO	Print Name - ANDREA TOWER Signature - <i>ANDREA TOWER</i>	6/24/13
4. 333 Smith 55102		Yes	Print Name - Janic Kiritschenko Signature - <i>Janic Kiritschenko</i>	6/24/13
5. 333 Smith 55102		Yes	Print Name - Brandon Mathis Signature - <i>Brandon Mathis</i>	6/24/13
6. 257 W7th #1	Rent	Yes	Print Name - Brandon C. Gunnar Signature - <i>Brandon C. Gunnar</i>	6/24/13
7. 412 Arbor St. St. Paul 55102	owner	Yes	Print Name - Kyida Burns Signature - <i>Kyida Burns</i>	6/24/13
8. 924 Cleveland Ave. St. Paul		YES	Print Name - Cheryl Myhre Signature - <i>Cheryl Myhre</i>	6/25/13
9. 1619 Maryland Ave	Rent	YES	Print Name - Britney Goodwin Signature - <i>Britney Goodwin</i>	6/25/13
10. 1619 Maryland Ave	Rent	YES	Print Name - Jordan Tran Signature - <i>Jordan Tran</i>	6/25/13

**CONSENT AND SUPPORT OF PROPERTY OWNERS AND COMMUNITY MEMBERS  
FOR NONCONFORMING USE PERMIT FROM CITY OF SAINT PAUL**

9

*Collected by Ruth Hutchins*

WE, THE UNDERSIGNED PROPERTY OWNERS/COMMUNITY MEMBERS wish to acknowledge and present our support of the following: The approval of the application of Elias Saman or his Assigns, to establish and operate an: **AUTO CONVENIENCE MARKET AND POSSIBLY EITHER A SERVICE STATION OR COFFEE SHOP/RETAIL FOOD FRANCHISE**, located at **236 GRAND AVENUE, SAINT PAUL, MN.**

ADDRESS OR PIN	RECORD OWNER OR	COMMUNITY MEMBER	SIGNATURE	DATE
1. 434 LaFond Ave St. Paul	Rent	yes	Print Name - Michael Jackson Signature - <i>[Signature]</i>	6-25-17
2. 344 Second Ave ST Paul			Print Name - <i>[Signature]</i> Signature - <i>[Signature]</i>	6-25-13
3. 344 Grand Ave St Paul	Rent	Yes	Print Name - James Brown Signature - <i>[Signature]</i>	6-25-13
4. 328 Harrison Ave	Rent	yes	Print Name - George Miller Signature - <i>[Signature]</i>	6-25-13
5. 344 grand ave	Rent	yes	Print Name - <i>[Signature]</i> Signature - <i>[Signature]</i>	6-25-13
6. 11273 Morrow Ave	Rent	yes	Print Name - Angela Martin Signature - <i>[Signature]</i>	6-25-13
7. 995 Rose Ave E	Rent	yes	Print Name - <i>[Signature]</i> Signature - <i>[Signature]</i>	
8. 123 Ave D St. Paul	own	yes	Print Name - <i>[Signature]</i> Signature - <i>[Signature]</i>	
9. 344 grand ave	Rent	yes	Print Name - <i>[Signature]</i> Signature - <i>[Signature]</i>	6-25-13
10. 728 Manomin Ave	Own	yes	Print Name - Alex Westom Signature - <i>[Signature]</i>	6/25/17