

From: [Kerry Antrim](#)
To: [*CI-StPaul_PED-ZoningCommitteeSecretary](#)
Cc: [Mohan, Menaka \(CI-StPaul\)](#); stpaulautobody@msn.com
Subject: FW: 402 Front Avenue - Conditional Use Permit
Date: Wednesday, July 14, 2021 8:01:53 AM

Please see the email below regarding the proposed CUP at 402 Front Avenue.

Kerry Antrim

Email is changing to ed@nenostpaul.org please update your contacts

Kerry Antrim
Executive Director



171 Front Avenue
Saint Paul
651-488-4485-office
[Website](#)

From: stpaulautobody [mailto:stpaulautobody@msn.com]
Sent: Tuesday, July 13, 2021 10:43 PM
To: ed@nenostpaul.org
Subject: 402 Front Avenue - Conditional Use Permit

Hi Kerry,

listed are my concerns regarding the above-referenced Conditional Use Permit:

1. **Notice.** Prior to a few weeks ago, I had not received any information from either the City nor the District 6 Planning Council about this Project and have come to learn that several meetings have already taken place without notice or regard for my interest. I would like to know how and why this happened.
2. **Petition.** How is it that this Project has been allowed to move forward without the requirement of Petitioning neighbors to inform them that this plan is being proposed?
3. **Ally Condition and Use.** When the narrow alleyway had been used in the past by garbage trucks and neighboring garage access my property suffered significant damage and the current state of the alley continues to not be suitable for use. Is the proposed plan to use the Front Street entrance as the exclusive entrance for residents, visitors, staff and commercial vehicles including garbage trucks?
4. **Fencing.** Is a 6' fence along the east side of this property included in this plan?

5. **Security.** Will there be security lights and security cameras around the perimeter of this property?
6. **Parking.** The current plan appears to accomodate only two parking spaces, but is allowing for up to 17 residents to reside at the facility with additional daily staff - what is the plan for resident, visitor, and staff parking?
7. **Securing Current Customer Parking.** There are two street parking spaces in front of my business on Front Avenue and I would like to keep them exclusively for my customer parking. What accommodations would the City make to protect my interest in securing my current customer parking? It is possible to provide some street signs securing these spaces for St. Paul Auto Body Customer Parking Only?
8. **Property Maintenance.** The 402 Front Avenue property has been poorly maintained for the past few years, which makes me leary about how it may be maintained going forward. Mr. Kingdom informed me that he has similair facilities throughout St. Paul, I would like to know what those address are so I can see how they are being maintained.

Thank you for consideration of my concerns.

Tom Mike
St. Paul Auto Body
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