

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Vango Auto **FILE #** 17-033-549
 2. **APPLICANT:** Jordan Frank-Shannon **HEARING DATE:** May 25, 2017
 3. **TYPE OF APPLICATION:** Expansion of Nonconforming Use Permit and Variance
 4. **LOCATION:** 2599 7th St W, NE corner at Wheeler
 5. **PIN & LEGAL DESCRIPTION:** 21.28.23.13.0066; Lots 6 and 7, Block 5, Homecroft Addition
 6. **PLANNING DISTRICT:** 15
 7. **ZONING CODE REFERENCE:** § Sec. 62.109 (d); § 61.601 **PRESENT ZONING:** T2
 8. **STAFF REPORT DATE:** May 18, 2017 **BY:** Kady Dadlez
 9. **DATE RECEIVED:** April 28, 2017 **60-DAY DEADLINE FOR ACTION:** June 27, 2017
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- A. **PURPOSE:** Expansion of nonconforming use permit for camper van rental with existing auto repair and a setback variance for additional parking spaces.
- B. **PARCEL SIZE:** 10,454 square feet
- C. **EXISTING LAND USE:** Auto Repair Station (legal nonconforming use)
- D. **SURROUNDING LAND USE:**
 - North: Predominantly single family residential uses in an R3 district.
 - East: Restaurant, retail, and office uses in a T2 district.
 - South: Multi-family uses and West 7th Street-Highway 5 in a T3 district.
 - West: Predominantly single family residential uses in an R3 district.
- E. **ZONING CODE CITATION:** § 62.109 (d) lists the conditions under which the Planning Commission may grant a permit to expand a legal nonconforming use. § Sec. 65.706 lists the standards and conditions for outdoor auto sales and rental. § 61.601 lists the findings that are required to grant a variance of § 63.312, setback.
- F. **HISTORY/DISCUSSION:** A special condition use permit to allow auto repair was approved in 1992. At that time the property was zoned B3; the property was subsequently rezoned to T2, making auto repair a nonconforming use. Conditions attached to the permit in 1992 included 1) the applicant shall be required to erect an ornamental metal fence along the entire West 7th frontage with the exception of the driveway areas; and 2) the applicant shall be required to plant one tree in the West 7th sidewalk opening, the species of which shall be determined by the City Forester. Currently there is no fence along the West 7th frontage and there is space for one tree in the sidewalk opening. A site plan was approved in 1980 for an addition to the west side of the building. In 1959 a permit for an auto service station was approved.
- G. **PARKING:** The existing auto repair use requires 7 spaces (1 space per 400 square feet of gross floor area (building is 2,000 square feet) plus 1 space per auto service stall (of which there are two). There are 7 spaces on the property currently, including one handicapped space. The proposed expansion to allow camper van rental requires 1 additional customer parking space (1 space per 5,000 square feet of outdoor rental area) for a total of 8 required off-street spaces. The applicant proposes to add 3 parking spaces. If the requested variance to allow parking in the required side yard setback is approved, there would be a total of 10 off-street parking spaces on site. One of the new spaces would be for required off-street parking; the remaining 2 spaces could be used for camper van rental.
- H. **DISTRICT COUNCIL RECOMMENDATION:** The District 15 Council voted to support the permit and variance applications, see attached resolution.

I. **FINDINGS:**

1. The applicant intends to purchase the property and operate an auto repair and camper van rental business. The existing auto repair business is a legal nonconforming use. It has two service stalls, an office, parts rooms, restrooms, lobby-office area, and 7 off-street parking spaces. The main business will be auto repair; camper van rental will be a minor portion of the business with rentals occurring May through October. The proposed camper van rental portion of the business is the use that requires the expansion of nonconforming use permit. The camper van rental portion of the business will specialize in Volkswagen Vanagon campers that are outfitted with camping, sleeping, and cooking necessities. The vans are about the size of a large pick-up truck and fit in a normal-sized vehicle parking space. The applicant's business plans call for four campers for rent in the first year of business, five in the second year, and six in the third year. During the off-season, November through April, the campers will be stored at an off-site location and the parking spaces can be used for the auto repair business.

The site plan submitted with the application shows space on the property to park 2 camper vans for rent. The applicant's intent is to rent 4 camper vans in the first year and expand to 6 camper vans by the third year in business. Based on the current site plan, the number of camper vans that can be parked on the property at any time should be limited to 2. The applicant may have more than two camper vans available for rent as long as there are no more than two parked on the property at any time. The applicant should be prohibited from parking auto repair-related or camper van vehicles on the street.

If the applicant wishes to reconfigure the site plan to gain additional parking, he must meet all requirements and obtain site plan approval. Under this scenario the number of camper vans that can be parked on the property may be increased without the need to return to the planning commission. The number of additional camper van spaces allowed would be determined by the Zoning Administer based on an approved site plan.

The applicant's business plan contemplates adding a third service stall for auto repair sometime in the future. Such an expansion would require a separate application and additional off-street parking would be required.

2. The applicant proposes to add 3 off-street parking spaces along the eastern edge of the property. The spaces would be located within the required side yard setback. A 4-foot side yard setback is required, a 0-foot side yard setback is proposed. A variance is required to allow parking in the side yard setback.
3. Section 62.109(d) *Expansion or relocation of nonconforming use states that the planning commission may permit the expansion or relocation of a legal nonconforming use if the commission makes the following findings:*
 1. *In residential districts, the expansion or relocation will not result in an increase in the number of dwelling units.* This finding is not relevant to this case.
 2. *For expansion of a structure, the expansion will meet the yard, height and percentage of lot coverage requirements of the district.* This finding is not relevant to this case.
 3. *The appearance of the expansion or relocation will be compatible with the adjacent property and neighborhood.* This finding is met. The area proposed for parking the camper vans is currently a paved surface. The visible change resulting from the expansion is the parking of vehicles in the side yard. The commercial property immediately to the east has parking in the side yard as well. Ornamental metal fencing along the West 7th Street frontage and an additional tree in the sidewalk opening, as called

for in the 1992 conditional use permit, would enhance the appearance of the expansion of the nonconforming use and the gateway into Saint Paul.

4. *Off-street parking is provided for the expansion or relocation that meets the requirements of article 63.200 for new uses.* This finding can be met. The off-street parking requirement for the camper van rental business is 1 space. The applicant plans to add 3 spaces along the eastern property line. This would allow 1 space for required off-street parking and 2 spaces for camper vans rentals. However, the 3 proposed spaces are located in the required side yard setback. Consequently, a variance is required to allow the parking spaces.
 5. *Rezoning the property would result in a "spot" zoning or a zoning inappropriate to surrounding land use.* This finding is met. The property would need to be rezoned to B3 to permit the use. This would result in spot zoning and zoning inappropriate to surrounding land uses.
 6. *After the expansion or relocation, the use will not result in an increase in noise, vibration, glare, dust, or smoke; 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.
 7. *The use is consistent with the comprehensive plan.* The Shepard Davern Area Plan states, "Attract more neighborhood serving businesses to the area, to better serve the needs of residents in the area." Land use policy 1.53 of the comprehensive plan states, "Encourage changes to the design of auto-oriented commercial buildings and areas with elements of traditional urban form to minimize impacts on the pedestrian realm." This condition can be met with the addition of an ornamental fence and additional tree as required by the 1992 conditional use permit for the existing auto repair shop.
 8. *A notarized petition of at least two-thirds of the owners of the described parcels of real estate within one hundred (100) feet of the subject property has been submitted stating their support for the expansion or relocation.* This finding is met. The petition was found to be sufficient on April 6, 2017: 7 parcels eligible; 5 parcels required; 5 parcels signed.
4. Sec. § 65.706. Auto sales and rental, outdoor, standards and conditions are listed below. These would need to be met if the use were to be established in a less restrictive zoning district. They are included here for reference; they do not need to be met to grant the expansion of nonconforming use permit.
- (a) *A site plan shall be submitted showing the layout of the vehicles for sale or rent, employee parking, and customer parking. The lot or area shall be provided with a permanent, durable and dustless surface, and shall be graded and drained so as to dispose of all surface water accumulated within the area.* This condition is met. A site plan was submitted.
 - (b) *Vehicular access to the outdoor sales area shall be at least sixty (60) feet from the intersection of any two (2) streets.* This condition is met. Vehicular access is more than 400 feet from the nearest intersection of two streets.
 - (c) *No repair or refinishing shall be done on the lot unless conducted within a completely enclosed building.* This condition is met. Auto repair will take place within a completely enclosed building.
 - (d) *Except in the IT transitional industrial district, the minimum lot area shall be fifteen thousand (15,000) square feet.* This condition is not met. The lot is 11,224 square feet, 3,776 square feet short of the requirement.
5. Sec. 61.601, variances, states that the board of zoning appeals and the planning commission shall have the power to grant variances from the strict enforcement of the provisions of this

code upon a finding that:

- (a) *The variance is in harmony with the general purposes and intent of the zoning code. This finding is met.*
- (b) *The variance is consistent with the comprehensive plan. This finding is met.*
- (c) *The applicant has established that there are practical difficulties in complying with the provision, that the property owner proposes to use the property in a reasonable manner not permitted by the provision. Economic considerations alone do not constitute practical difficulties. This finding is met. The triangular shape of the lot and location of the building make it difficult to maximize the number of off-street parking spaces without a setback variance. The owner proposes to use the property in a reasonable manner. The property is designed for and has been used as an auto oriented business for nearly 60 years.*
- (d) *The plight of the landowner is due to circumstances unique to the property not created by the landowner. This finding is met. The triangular shape of the parcel makes it difficult to locate and maximize the number of off-street parking spaces on the lot.*
- (e) *The variance will not permit any use that is not allowed in the zoning district where the affected land is located. This finding is met. The variance will allow expansion of a legal nonconforming use.*
- (f) *The variance will not alter the essential character of the surrounding area. This finding is met. Parking in the side yard will not alter the essential character of the surrounding area.*
- (g) *The application for a historic use variance under title IX, city planning, at section 73.03.1 of this Code, as authorized by Minn. Stats. § 471.193, subd. 3(6), shall be granted only to a property that is a locally designated heritage preservation site and the use variance is the minimum needed to enable the property to be used in a manner that will have the least impact upon its historic character and the character of the surrounding area. This finding is not relevant to this case.*

- J. **STAFF RECOMMENDATION:** Based on the findings above, staff recommends approval of the expansion of nonconforming use permit for camper van rental with existing auto repair, and a side yard setback variance for additional parking subject to the following conditions:
1. No more than two (2) camper vans shall be parked on the property at any time.
 2. If the applicant wishes to reconfigure the site plan to gain additional parking, he must meet all requirements and obtain site plan approval. Under this scenario the number of camper vans that can be parked on the property may be increased without the need to return to the planning commission. The number of additional camper van spaces allowed would be determined by the Zoning Administer based on an approved site plan.
 3. No auto repair or camper van rental vehicles shall be parked on the street.
 4. The new parking area along the eastern property line shall be paved in accordance with § 63.301 of the zoning code.
 5. The applicant shall be required to erect an ornamental metal fence along the entire West 7th frontage with the exception of the driveway areas.
 6. The applicant shall be required to plant one tree in the West 7th sidewalk opening, the species of which shall be determined by the City Forester.



NONCONFORMING USE PERMIT APPLICATION
 Department of Planning and Economic Development
 Zoning Section
 1400 City Hall Annex
 25 West Fourth Street
 Saint Paul, MN 55102
 Telephone: 651-266-6589

Zoning office use only

File no. 17-033549
 Fee 735.00
 Tentative hearing date:
5-25-17

PD = 15

#212823130066

APPLICANT

Name Jordan Frank-Shannon
 Address 5716 41st Ave S.
 City Minneapolis St. MN Zip 55417 Daytime Phone 6125187838
 Name of owner (if different) _____
 Contact person (if different) _____ Phone _____

PROPERTY LOCATION

Address/Location 2599 7th St. W., St. Paul, MN, 55116
 Legal description Lot 6 and 7, Block 5 Homecraft Addition to the city of St. Paul
 Current Zoning T2
 (attach additional sheet if necessary)

TYPE OF PERMIT: Application is hereby made for a Nonconforming Use Permit under provisions of Chapter 62, Section 109 of the Zoning Code.

The permit is for:

- Change from one nonconforming use to another (para. c)
- Re-establishment of a nonconforming use vacant for more than one year (para. e)
- Legal establishment of a nonconforming use in existence at least 10 years (para. a)
- Expansion/Relocation of a nonconforming use (para. d)

SUPPORTING INFORMATION: Supply the information that is applicable to your type of permit.

Present/Past Use Auto Repair Garage / Auto Repair
 Proposed Use Auto Repair Garage + Rental of VW Camper Vans to the public.

Attach additional sheets if necessary:

Expansion to allow rental of Volkswagen camper vans to the public. In addition, to also allow parking for rental vans in parking lot.

Attachments as required: Site Plan Consent Petition Affidavit

Applicant's signature [Signature] Date 3-21-17 City agent _____

[Signature]

4-27-17

pdd
4-4-17



APPLICATION FOR ZONING VARIANCE
 Department of Safety and Inspections
 375 Jackson Street
 Suite 220
 Saint Paul, MN 55101-1806
 General: 651-266-9008
 Fax: (651) 266-9099

Zoning office use only
 File Number: _____
 Fee: \$ 315.00
 Tentative Hearing Date: 4/27/17
 Section(s) _____
 City agent _____

APPLICANT

Name Jordan Frank Shannon Company Vango Automotive L.L.C
 Address 5716 41st Ave S.
 City Minneapolis ST MN Zip 55417 Phone 612 518 7838
 Email Jordan@vangoautomotive.com Fax _____
 Property Interest of Applicant (owner, contract purchaser, etc) POURCHASE
 Name of Owner (if different) Richard Freeman Phone (651) 699-1845

PROPERTY INFORMATION

Address / Location 2599 7th. St. W. St. Paul, MN, 55116
 Legal Description (attach additional sheet if necessary) _____
Lot 6 + 7, Block 5 Homecraft Addition to the City of St. Paul.
 Lot Size 10454 sq ft Present Zoning T2 Present Use Auto Repair Garage
 Proposed Use Adding additional parking spots on north side of lot for
Auto Repair Garage, VW Campervan rental to public.

Variance[s] requested: Addition of three parking spots on north side of lot against property line. These spots used for rental vehicles and or auto repair vehicles during off season.
 Supporting Information: Supply the necessary information that is applicable to your variance request, provide details regarding the project, and explain why a variance is needed. Duplex/triplex conversions may require a pro forma to be submitted. Attach additional sheets if necessary.

Additional parking is needed due to the size and layout currently established. Parking currently established is for auto repair vehicles and there is not enough parking for rental vans. In front of parking spots on east side of lot along 7th St. West landscaping would be installed to clean up look of property and provide barrier against 7th St. W. These additional parking spots would be used for rental and repair during off season. The parking spots would be striped and sized properly for parallel parking.

Attachments as required: Site Plan Attachments Pro Forma

Applicant's Signature

Jordan Frank Shannon

Date

3-3-2017

pd 4-4-17



New Owners: Jordan and Crystal Frank-Shannon
Address: 2599 7th Street West, St. Paul, MN 55116
Phone: 612.518.7838
E-mail: info@VanGoAutomotive.com
Website: www.VanGoAutomotive.com

City Planning and Economic Development Inquiry re: VanGo Auto

1. Days and hours of operation –
 - a. Auto repair – Monday through Friday 8am – 5:30pm
 - b. VW Vanagon Rental – Monday through Friday 8am – 5:30pm
Weekends – by appointment only (last appointment 5pm)
Seasonal – May through October
2. Number of employees – three in 2017 and four in 2018
3. Impact on the neighborhood –
 - a. As an automotive repair business, we are committed to responsibly recycle and proper disposal of waste materials.
 - b. Our business is on the popular West 7th Street and there is an importance to represent the neighborhood in a presentable and clean manner. We desire to improve the visual conditions of the property.
 - c. VanGo Auto is improving the welfare of the neighborhood by providing an outlet for honest and caring automotive repair.
4. Potential negative impacts on the neighborhood –
 - a. The few additional parking spots and Vanagon rental may produce a slight increase in traffic; however, the benefits outweigh the minimal negative impact. For example, VanGo Auto will create a professional and energized buzz that will excite people within the city and neighborhood; this will help enhance the sense of pride in the area.
5. Is VanGo Auto filling a niche?
 - a. Yes, VanGo Auto is an import automotive repair shop providing top notch service. Additionally, we are advanced working on European cars and SUVs.
 - b. There are few shops in the cities that specialize in the repair of VW Vanagon and Eurovans. VanGo Auto is filling this void.
 - c. There are no VW Vanagon rental businesses in the Midwest. Although, we are a small rental operation, this unique business brings a new flavor to Midwest travel.
6. How will the VW Vanagon rentals be serviced and maintained?
 - a. VanGo Auto will service the fleet assuring they are safe and reliable.
7. Overview of VanGo Automotive –
 - a. Automotive repair is our main generator of revenue and the VW Vanagon rental is small portion of the business to excite customers about traveling/camping in this unique fashion and additionally to attract them to our repair services. VanGo Auto believes these two departments complement each other.



Crystal & Jordan Frank-Shannon
Phone – 612-518-7838
info@VanGoAutomotive.com
Website – www.VanGoAutomotive.com

BOARD OF ZONING APPEALS - VARIANCE REQUEST ANSWERS

Request is for a variance from Section 63.312 - Setback Zoning Code

1. The variance requested of three additional parking spaces at 2599 7th Street West, St. Paul, MN 55116 is in harmony with the general purpose of the property and its current use, automotive repair and service industry. More specifically, the additional parking spaces requested is in harmony and identical with the business to the north of the property and the parking lot has sufficient space available to grant this request.
2. The variance requested is consistent with the comprehensive plan of alleviating a congestion problem within the parking lot and improving the safety and experience of the customer. The three proposed parking spaces will have a multi-purpose use. VanGo Auto has an ability and expertise to work on Volkswagen Vanagons. Our complimentary department of automotive repair is a small fleet of four Volkswagen Vanagon rentals. Only up to two Vanagon rentals will be on the property at any given time and the remaining fleet will be parked offsite to honor the larger department of VanGo Auto, the automotive repair. We will utilize two of the three spaces for the Vanagons during the rental season. When the season is not in session, the Vanagons will be stored off-site. The three spaces will then be used simply for customers, staff, and visitors. This necessary plan will enable us to wisely and efficiently utilize the parking lot to its full potential.
3. There are practical difficulties in complying with the current provision. The current provision does not allow parking on the north side of the lot within four-feet of another property line even though there is sufficient space in the lot and the space is underutilized. The proposed use of this new parking spaces would be used in similar manner as to automotive repair that is already in use at this property. These extra spaces would discourage customers from double parking and causing safety issues; rather they will have options to legally park in the spacious lot.
4. The condition and layout of the parking lot is a result of the original design and construction. Currently, there is limited parking available when in compliance at the north side of the lot with Section 63.312 zoning code and this does not serve the business or customer well. In allowing the variance, the full space would be properly and safely utilized to its logical and fullest potential.
5. The variance will not permit any use that is not allowed in the zoning district that the property is located. The property is allocated for industrial use and has been in the same use since the building was established in 1959. Allowing these additional parking spots allows the business to serve its customers properly by having adequate space and does not affect the surrounding area in a negative way.
6. The character of the property and its relation to the surrounding area will not change to be a negative impact. As an established new business, it is in our interest to improve the appearance and character of the property. VanGo will be investing a good amount of money in the property to provide it with a facelift; these property improvements include activities such as landscaping, parking lot striping, concrete improvements, building maintenance and painting, etc.

CITY OF SAINT PAUL

CONSENT OF ADJOINING PROPERTY OWNERS FOR A NONCONFORMING USE PERMIT

We, the undersigned, owners of the property within 100 feet of the subject property acknowledge that we have been presented with the following:

A copy of the application of Jordan R. Frank - Shannon,
(name of applicant)

to establish a allowance for rental and parking of VW Campers to the public.
(proposed use)

located at 2599 7th. St. W. St. Paul 55116,
(address of property)

requiring a nonconforming use permit, along with any relevant site plans, diagrams, or other documentation.

We consent to the approval of this application as it was explained to us by the applicant or his/her representative.

ADDRESS OR PIN	RECORD OWNER	SIGNATURE	DATE
2599 7th. St. W. 55116	Richard Freeman	<i>[Signature]</i>	3-22-17
2583 7th. St. W. 55116	Fasil Agegnehu	<i>[Signature]</i>	03/22/17
1344 Wheeler St. S	<i>[Signature]</i>	<i>[Signature]</i>	3-22-17
1347 Wheeler St. S. 55116	Terry R. Snyder		
1759 Munster Ave 55116	Jason L. Holm	<i>[Signature]</i>	3/24/17
1745 Graham Ave 55116	Andy Chase		
1375 DAVEN St. 55116	River Pointe Lofts Land Partner Andy Chase		

NOTE: All information on the upper portion of this application must be completed prior to obtaining eligible signatures on this petition.

CITY OF SAINT PAUL

CONSENT OF ADJOINING PROPERTY OWNERS FOR A NONCONFORMING USE PERMIT

We, the undersigned, owners of the property within 100 feet of the subject property acknowledge that we have been presented with the following:

A copy of the application of Jordan R. Frank - Shannon
(name of applicant)

to establish a allowance for rental and parking of VW Campers to the public.
(proposed use)

located at 2599 7th St. W. St. Paul 55116
(address of property)

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We consent to the approval of this application as it was explained to us by the applicant or his/her representative.

ADDRESS OR PIN	RECORD OWNER	SIGNATURE	DATE
2599 7th St. W. 55116	Richard Freeman	Richard Freeman	3-22-17
2583 7th St. W. 55116	Fasil Agegnehu	Fasil Agegnehu	03/22/17
1344 Wheeler St. S	Richard Freeman	Richard Freeman	3-22-17
1347 Wheeler St. S. 55116	Terry R. Snyder		
1759 Munster Ave 55116	Jason L. Holm	Jason L. Holm	3/24/17
1745 Graham Ave 55116	Andy Chase	Andy Chase	3/29/17
1375 NAREM ST. 55116	River Brite Lofts Land Partner Andy Chase	Andy Chase	3/29/17

NOTE: All information on the upper portion of this application must be completed prior to obtaining eligible signatures on this petition.

CITY OF SAINT PAUL

AFFIDAVIT OF PERSON CIRCULATING PETITION

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

Jordan R. Frank-Shannon, being first duly sworn, deposes and states that he/she is the person who circulated the consent petition consisting of 2 pages; that affiant is informed and believes that the parties described on the consent petition are the owners of the parcels of real estate described immediately before each name, and that each of the parties described on the consent petition is an owner of property within 100 feet of the subject property described in the petition and all property contiguous to the subject property that was owned, purchased or sold by the petitioner within one (1) year preceding the date of the petition; that the consent petition was signed by each said owner; and that the signatures are the true and correct signatures of each and all of the parties so described.

Jordan R. Frank-Shannon

NAME

5716 41st Ave S. Minneapolis, MN 55417

ADDRESS

612518 7838

TELEPHONE NUMBER

Jordan R. Frank-Shannon

4-4-2017
JRS

Subscribed and sworn to before me this
4 day of April, 2017.

[Signature]

NOTARY PUBLIC



10-01

ZONING PETITION SUFFICIENCY CHECK SHEET

REZONING

SCUP

NCUP

FIRST SUBMITTED

RESUBMITTED

DATE PETITION SUBMITTED:

4-4-17

DATE PETITION RESUBMITTED: _____

DATE OFFICIALLY RECEIVED:

4/6/17

DATE OFFICIALLY RECEIVED: _____

PARCELS ELIGIBLE:

7

PARCELS ELIGIBLE: _____

PARCELS REQUIRED:

5

PARCELS REQUIRED: _____

PARCELS SIGNED:

5

PARCELS SIGNED: _____

CHECKED BY:

Paul Dubrnick

DATE:

4-6-17



Highland District Council
1978 Ford Parkway Saint Paul, Minnesota 55116
Phone: 651-695-4005
Email: info@highlanddistrictcouncil.org

Resolution in Support of the CUP and License for Vango

WHEREAS, the Community Development Committee of the Highland District Council met on April 18, 2017 to discuss the Expansion of a Non-Conforming Use Permit, a setback variance, and License Application for Vango Automotive, LLC doing business as Vango Auto, at 2599 West 7th Street, and

WHEREAS, the Highland Park Shepard Davern Plan amendment states that we should *attract more neighborhood serving businesses to the area, to better serve the needs of residents in the area, and*

WHEREAS, this business will be locally owned and operated, providing automotive repair services for the neighborhood and a unique Camper van business that has been very successful in other areas of the Country, and

WHEREAS, the neighbors have signed a petition to agree with the Non-Conforming Use Permit, therefore

BE IT RESOLVED, that the Highland District Council Board of Directors recommends support for the request by Vango Automotive, LLC, in their application for a Non-Conforming Use Permit, Setback Variance to the Zoning Code, and license application in order to operate their business at 2599 West 7th Street.

Approved May 4, 2017
By Highland District Council Board of Directors

Resolution 2017-11D

The Highland District Council's mission is to foster opportunities for the people that live, learn, work, and play in Highland Park to engage and connect with neighbors, businesses and local government and to help build a more vibrant, welcoming, and safe neighborhood.

The HDC is a registered 501(c)3 non-profit.

2599 West 7th Street

Front of property



Rear of Property



North of the property



South of the property



East of property

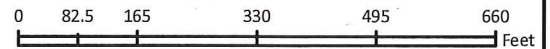
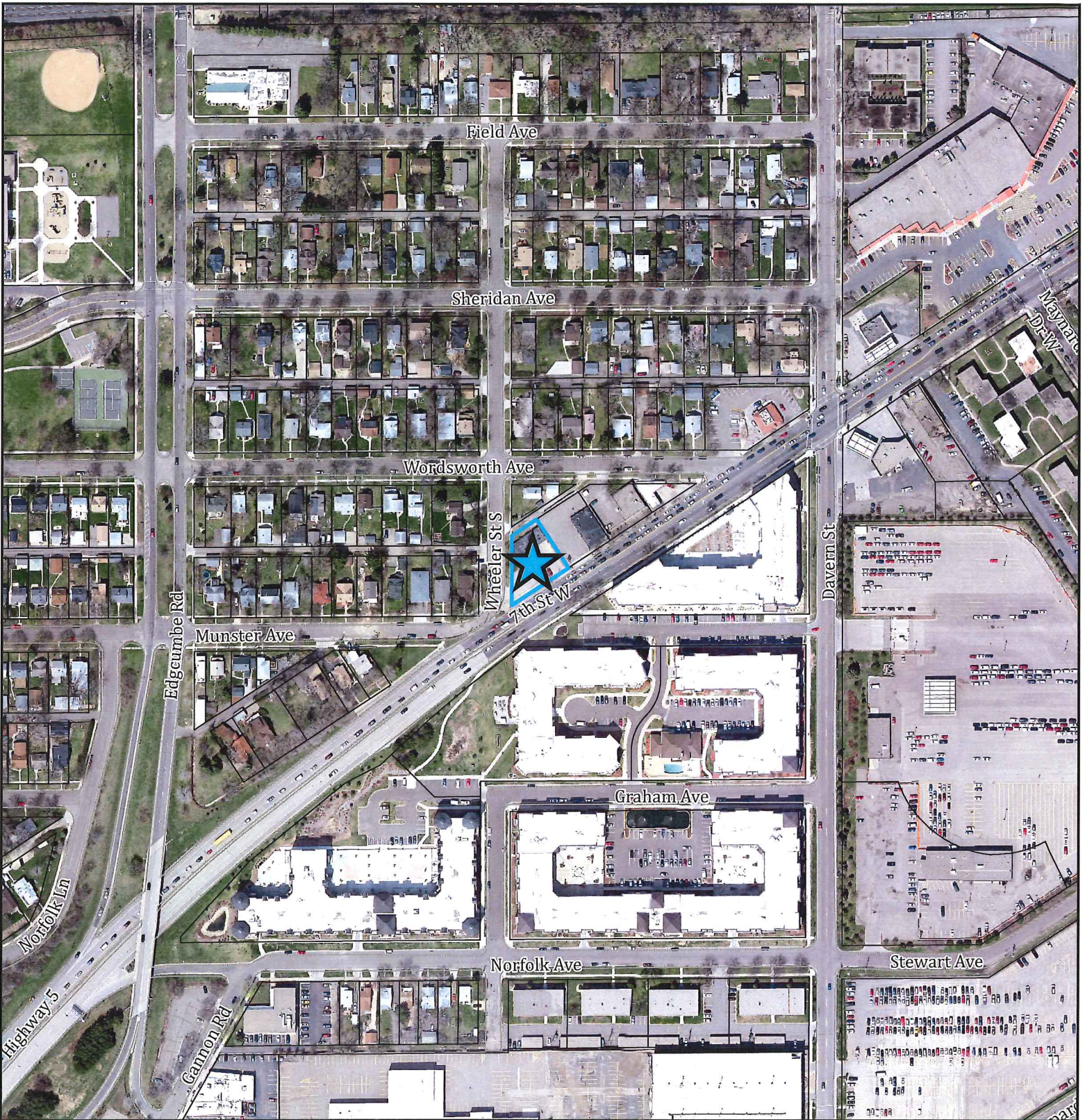


West of property





Proposed parking area



FILE NAME: Jordan Frank-Shannon

Aerial

APPLICATION TYPE: CUP/w variance

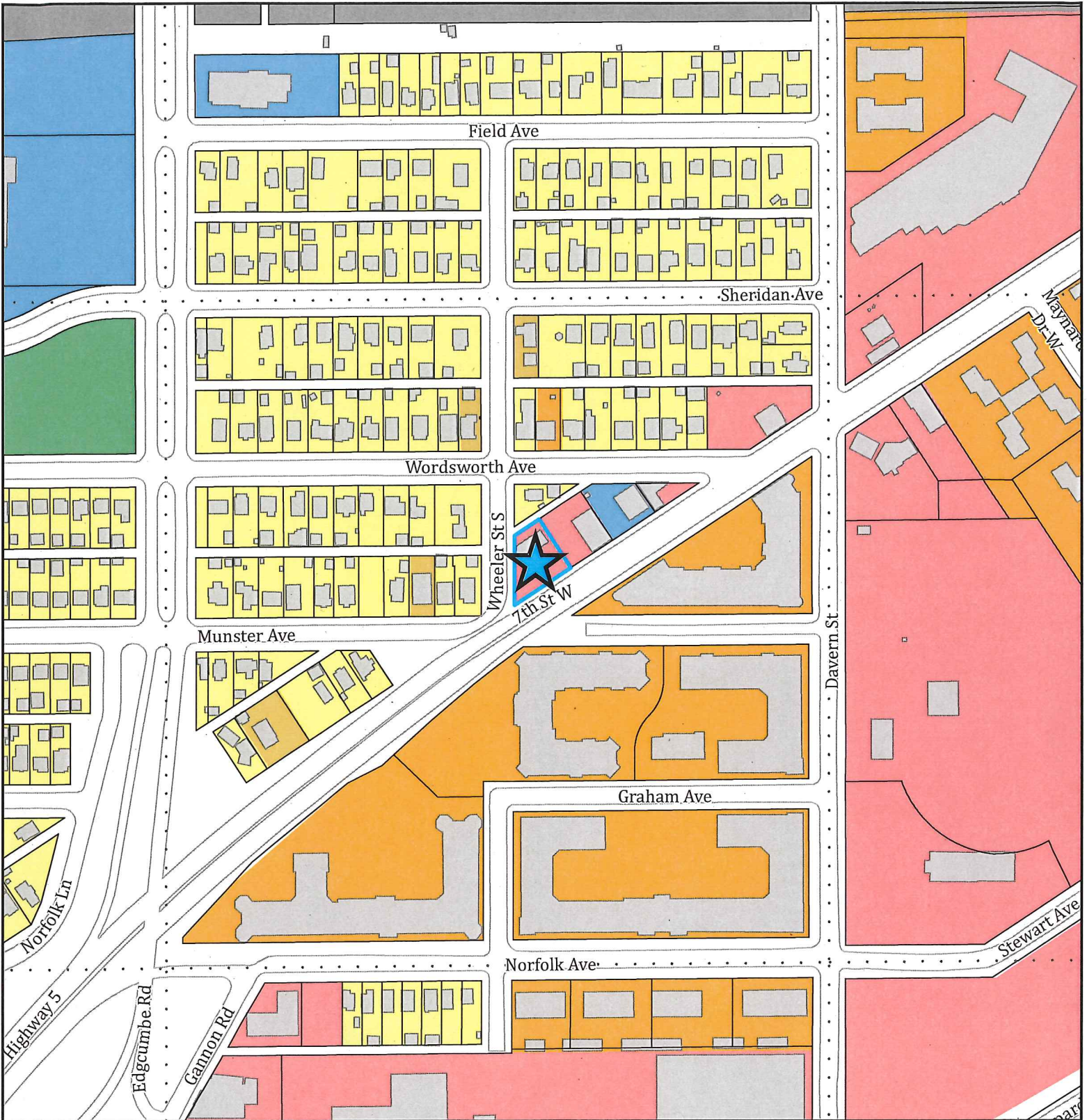
 Subject Parcels

FILE #: 17-033549 DATE: 4/28/2017

PLANNING DISTRICT: 15

ZONING PANEL: 30





FILE NAME: Jordan Frank-Shannon

APPLICATION TYPE: CUP/w variance

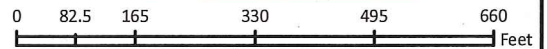
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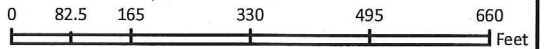
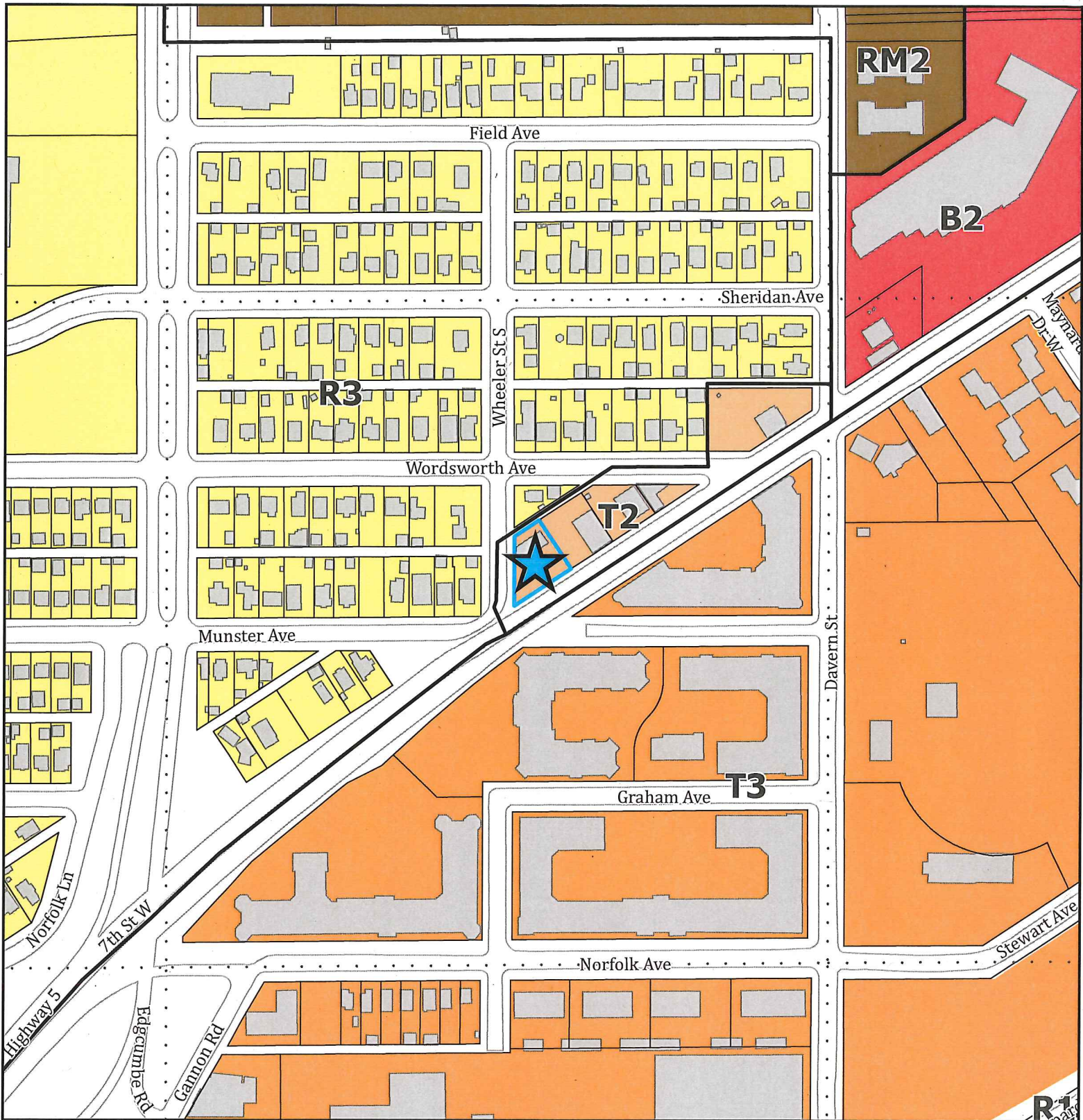
PLANNING DISTRICT: 15

ZONING PANEL: 30

Land Use

- Single Family Detached
- Single Family Attached
- Multifamily
- Retail and Other Commercial
- Institutional
- Park, Recreational or Preserve
- Railway
- Subject Parcels
- Section Lines





FILE NAME: Jordan Frank-Shannon

APPLICATION TYPE: CUP/w variance

FILE #: 17-033549

DATE: 4/28/2017

PLANNING DISTRICT: 15

ZONING PANEL: 30

Zoning

-  Subject Parcels
-  Section Lines
-  R1 One-Family
-  R3 One-Family
-  RM2 Multiple-Family
-  T2 Traditional Neighborhood
-  T3 Traditional Neighborhood
-  B2 Community Business

