

31 January 2003

City of Minneapolis Department of Zoning and Planning  
Attn: Michael Orange  
250 South 4<sup>th</sup> Street #300  
Minneapolis, Minnesota  
55415

Re: 2601 Pleasant Avenue

Dear Michael,

In response to the concern with fumes from the garage below entering the apartment, there will be a three hour fire separation from the dwelling unit to the garage below. This fire separation will limit any fumes that would want to migrate through the building. As for exterior windows, Foreign Auto Specialties is a one person operation making the volume of work done there relatively small and thus the amount of fumes produced proportionate.

The existing curb cut on Pleasant has been a necessary part of the business since before the current zoning guidelines were implemented and continue to be. The size of the existing cut allows Mr. Thompson to maneuver cars safely from the parking area to the service bay. Additionally, a barrier placed along the sidewalk and the parked cars on the north west end of the property will create an undue hardship as it will not allow for car doors to be opened safely while maintaining a safe distance in front of the office entry-see site plan.

A barrier from the apartment entry to the parking area will be provided.

We realize there are a number of exceptions being requested in the scope of this project. These exceptions however, are not setting out to break rules. They are requested as a continuation of the existing conditions that were implemented before the current guidelines. Strict adherence to the guidelines creates a change that will adversely effect Mr. Thompson's business and property, but more importantly we believe it will adversely effect public safety. It should be noted here also that a site plan review was performed for Mr. Thompson in 1995 and approved by the city.

Mr Thompson has always tried to be sensitive to the needs and safety of his neighbors given the exceptional restrictions of his property and will continue to do so. We have great support for the existing parking situation as demonstrated in the petition included in our application and believe that support carries through to the issues addressed above.

Sincerely,

Steven R. Dwyer project designer and owner representative  
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