



August 27, 2019

Michael Martin  
Assistant Community Development Director  
City of Maplewood  
1902 County Road B East  
Maplewood, MN 55109

**RE: TGK Automotive Specialists – Building Addition @ 2545 Conway Avenue  
Application for CUP Amendment and Zoning Variance**

Dear Michael,

KOMA is pleased to submit this application on behalf of TGK Automotive Specialists for the construction of an addition to their existing automotive repair shop in Maplewood. TGK owns several auto repair shops throughout the Twin Cities and employ ASE Certified technicians who've been providing top-notch services to the community for over 21 years. Their commitment to automotive excellence is supported using state of the art tools and equipment which complement their skills and experience.

At their Maplewood location, TGK is looking to provide increased services to their existing facility. The proposed addition is approximately 2,000 square feet and will include 2 repair/service bays. There will also be renovations to the interior of the existing space to include a new accessible restroom for customers and staff. The new addition requires a higher roof than the existing due to the working clearance of hoist equipment that will be used. The exterior cladding will be comprised of EIFS and will have a similar panelized appearance as the existing building's metal panels.

Other components of the project include a new trash enclosure located at the north-west corner of the parking lot and a relocated accessible parking stall and unloading area. The proposed enclosure will be constructed with concrete masonry units on 3 sides and steel with wood gates on the east side. The trash enclosure will eliminate 2 existing parking spaces and the unloading zone for the accessible stall will eliminate 1 existing parking space. There will still be enough parking per zoning requirements (23 total stalls, 17 required).

The property is zoned as Business Commercial (BC) and under current zoning, "Motor fuel stations, motor vehicle wash or maintenance garages" are allowed under a Conditional Use Permit (CUP). Since the existing building was built before the most current zoning code, there is not a CUP on file. Consequently, this application serves as a way to bring the use into compliance. Also, under the CUP regulations, the property is within 350 feet of a residential zoned parcel which requires a variance to allow the use. Again, since the existing building was built before the most current zoning code, this application serves as a way to bring the use into compliance.

We look forward to working together with the city to make this a successful project for TGK Automotive Specialists and the community of Maplewood!

Sincerely,

Stephen T. Iaria, AIA  
KOMA