

June 6, 2018

To whom it may concern at City of Blaine,

Subject: Objections to Conditional use Permit for Abra Auto Body Repair – 8620 Central Ave NE – Stated in writing from Scott Uram (Owner of adjoining vacant property) two of three lots that are part of 8634 Central Ave NE, Blaine, MN

1. Value of surrounding vacant property
 - a. Appraisal from 2015 shows that City employees were spoken with on land at 8634 Central Ave NE and the property that is the subject of Conditional Use Permit Hearing
 - b. This would make the area industrial rather than B-2
 - c. This would significantly reduce the value of my vacant land that surrounds this location
2. This location is the "Gateway" to Blaine.
 - a. Hwy 65 (Central) is the main "artery" into Blaine, where we have:
 - i. The TPC Golf Course,
 - ii. The National Sports Center
 - iii. The training facility for US Olympic Curling
 - iv. Anoka County airport that can receive jets
 - v. AND NOW POSSIBLY a PGA event at the TPC.
 - b. Nothing against body shops, but is this really the first thing that we want visitors from all across the country to see in our "Gateway to Blaine?"
 - i. BTW, there is two other body shops within 1 mile of this area that have been around for over 30 years – Blaine Auto Body is two blocks away....
3. After hours drop offs of wrecked vehicles via tow trucks – possibly 7 days a week, 24 hours a day.
 - a. According to ABRA's flier that was in City of Blaine file:
 - i. "100-120 cars serviced per month for and average shop"
 - ii. "Approximately 75-80% of vehicles are driven in by customer for service, with the balance being brought in by tow truck/wrecker" – that is a minimum of 20 cars towed in per month – accidents do not just happen during normal business hours.
 - iii. "There may be an occasional need to do some minor work outside to make vehicle able to move inside"
 - iv. "Car storage is for vehicles waiting for service or waiting to be picked up by customer" – this means there will ALWAYS be car storage, as that is the business ABRA is in, fixing wrecked cars..

If for some reason the Blaine City Council should allow this "Conditional Use permit" (CUP) to be granted, Please review following:

1. I, Scott Uram (the neighboring property owner of approximately 2/3 of this land) request that there be NO variances granted for distances from neighboring properties, etc. The Applicant has failed to identify any practical difficulties to justify a variance, because this is vacant land, any variance request is self imposed.
2. If CUP is granted:
 - a. Limit location of the "outside storage area
 - b. NO inoperable vehicles can be stored outside
 - c. NO vehicles can be worked on outside
 - d. Appropriate fencing/screening
 - e. Limit amount of time for any one vehicle to be stored outside
 - f. Limit hours of operation
3. I also am notifying the City of Blaine, the Mayor and it's Council Members that I plan to pursue (legally if necessary) the City of Blaine for any and all value depreciation in my adjoining vacant property.

Folder with information showing (in writing-emails) that some of the City of Blaine staff and personnel has also acted in bad faith on their own objectives and accord for the past couple of years is part of this letter.

Respectfully and Sincerely,



Scott Uram
8634 Central Ave NE
Blaine, MN 55434
Office 763-785-2031 Cell 612-387-3898

CC: Attorney:
Robert B Bauer Esq.
Dougherty, Molenda, Solfest, Hills and Bauer, P.A.
14985 Glazier Ave, Suite 525
Apple Valley, MN 55124
Office 952-953-8847