

From: [*CI-StPaul_LegislativeHearings](#)
To: [Moermond, Marcia \(CI-StPaul\)](#)
Subject: FW: Feb. 16, 2022 Agenda Item, RLH VO 22-8, 346 Cleveland Ave. N.
Date: Monday, February 14, 2022 8:09:36 AM
Attachments: [image001.png](#)

Item #29 on Wednesday's Council Agenda. It's attached to Legistar.

Mai Vang

Pronouns: She/Her
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SAINT PAUL
MINNESOTA

From: Susan Damon <susandamon@rocketmail.com>
Sent: Sunday, February 13, 2022 10:42 AM
To: Jalali, Mitra (CI-StPaul) <Mitra.Jalali@ci.stpaul.mn.us>; Yang, Doua (CI-StPaul) <Doua.Yang@ci.stpaul.mn.us>; *CI-StPaul_LegislativeHearings <LegislativeHearings@ci.stpaul.mn.us>
Cc: Amy L. Gage <agage@stthomas.edu>; Brendmoen, Amy (CI-StPaul) <amy.brendmoen@ci.stpaul.mn.us>; Prince, Jane (CI-StPaul) <Jane.Prince@ci.stpaul.mn.us>
Subject: Feb. 16, 2022 Agenda Item, RLH VO 22-8, 346 Cleveland Ave. N.

Dear Council Member Jalali, Chief Legislative Aide Yang and Hearing Officer Moermond,

We own and reside in a home on Cleveland Ave. N. across the street from 346 Cleveland Ave. N. We are writing to clarify inaccurate information in the Feb. 1, 2022 hearing record regarding the landlord's request for an extension to comply with the revocation of the fire certificate of occupancy and order to vacate and to oppose the request. Unfortunately, Hearing Officer Moermond was not provided with relevant information about loud, disruptive parties on the property.

By way of background, we have resided on Cleveland Ave. N. since 1990. We like living in a university neighborhood and have not experienced any problems with the legal student dwellings on Roblyn Avenue and at the NW corner of Cleveland and Roblyn under their current ownership. In the 31 years we have lived here, we have only called the police once about a student rental disturbance. (That incident involved intoxicated individuals screaming vulgarities and breaking windows in the middle of the night.)

On September 25, 2021, there was an extremely loud, disruptive party at 346 Cleveland Ave. N. The party started in the morning and continued for several hours. Dozens of parties

streamed to and from the house and yard, many of them with drinks (presumably from a keg) in hand. Instead of calling the police, we contacted the director of neighborhood and community relations for the University of St. Thomas, as she is extremely responsive and effective in addressing complaints. We assumed the house was occupied by UST students, but were not aware at the time that 346 Cleveland Ave. N. was rented illegally. In addition to the party on September 25, there was another, albeit shorter, party at the property on a Saturday later in the fall of 2021 that also disturbed the peace. It is our understanding that neighborhood complaints led to the UST's complaint to the city.

We are opposed to granting the landlord an extension to comply with the fire certificate of occupancy and order to vacate. Although the student occupants caused our concerns about the property in the first place, our objective is not to see them get punished. Rather, as a matter of principle, the landlord should not be able to pocket the students' rent when their occupancy is illegal. The students should be absolved of any further liability for rent and the landlord should assist them in finding other housing. There are many rental property vacancies in the immediate vicinity—in fact, there are currently six rental signs on Cleveland, between Summit and Roblyn, alone—so finding alternative housing for the students for the rest of the semester should not be a problem. If the landlord does not agree to absolve the students of liability for rental fees at 346 Cleveland Ave. N. and help them find new housing, they should consult with legal counsel for assistance.

We fully intend to oppose the landlord's appeal to the City Council from the denial of a variance to the student housing neighborhood impact overlay district. Although we love living in our Merriam Park neighborhood, recent developments such as construction noise and related heavy truck traffic, cut-through traffic on east-west streets, a nearly complete lack of enforcement of speed limits and the pedestrian crossing law on Cretin and Cleveland and increases in crime are seriously diminishing the neighborhood's livability. The last thing we need is for the city to start down the path of granting variances to the overlay district, which has been very effective in preventing the proliferation of party houses in the neighborhood.

Thank you for considering our input.

Sincerely,

Susan and Paul Damon
355 Cleveland Ave. N.