



December 29, 2022

Trellis Treehouse Acquisition LLC
Attn: Dan Walsh
614 North First Street – Suite 100
Minneapolis, MN 55401

RE: Notice of Appeal of Zoning File #22-104-395 Trellis Treehouse Acquisition LLC Variance
Zoning File # 22-125-806, Trellis Treehouse Acquisition LLC Appeal

RE: Notice of Appeal of Zoning File #22-116-859 Trellis Treehouse Acquisition LLC Site Plan Review
Zoning File #22-126-026, Trellis Treehouse Acquisition LLC Appeal

Dear Mr. Walsh:

I am writing to notify you that the Zoning Section of the Department of Planning and Economic Development received an application from Chad Cutshall appealing the Planning Commission's decision to approve a variance for residential development on a steep slope with significant regrading, tall retaining wall, and creation of trough-shaped yards between a new building and the new retaining wall, on property located at 0 Madison Street (north of 2319 West 7th Street). In addition, the Department of Safety and Inspections received an application from Chad Cutshall appealing the Planning Commission's decision to approve a site plan on property located at 0 Madison Street (north of 2319 West 7th Street). The Saint Paul City Council will conduct public hearings on the appeals on January 25, 2023.

No building permits may be issued, and any permits that may have been issued prior to the appeals being filed are suspended, and any construction must cease until the City Council has made a final determination on the appeals.

For your information, a copy of the appellant's grounds for the appeals are attached as well as a copy of the Zoning Code relating to appeals to the City Council.

Minnesota Statutes 15.99 requires that all city action on zoning applications be completed within 60 days of the date the application is made. In a letter dated October 11, 2022 you agreed to extend the 60-day period for a decision under 15.99 to February 20, 2023. The process to make a final determination on the appeals should be able to be completed by February 20, 2023 so the city is not exercising its right to extend the decision period an extra 60 days at this time.

Please contact me at 651-266-6619 or by email at kady.dadlez@ci.stpaul.mn.us if you have questions.

Sincerely,



Kady Dadlez
Senior City Planner

cc: File #22-104-395 - variance
File #22-116-859 - site plan review
Zoning Administrator, DSI
Ashley Skarda, DSI
District 15 Highland District Council