

From: [Gene Lapitsky](#)
To: [*CI-StPaul_LegislativeHearings](#)
Subject: 2383 Youngman Ave, St.Paul.October 26, 3:00 PM Appeal
Date: Monday, October 25, 2021 10:28:26 PM
Attachments: [Fence Variance Appeal.pdf](#)

Dear Madam or Sir:

My name is Yevgeny (Gene) Lapitsky. My home is located at 2383 Youngman Ave, St.Paul. On October 15, 2021 I sent an appeal regarding the denial of the Request for Fence Variance. The hearing on this matter is scheduled for tomorrow, October 26, 2021.

I believe that the description of reasons of appeal is not good enough to present my case properly. Because of that, I am sending a letter with more detail, documents, and pictures to support my statement.

I hope that reviewing the facts and circumstances I set out in this letter will help you to make a favorable decision.

I am looking forward to meeting you tomorrow.

Sincerely,
Yevgeny (Gene) Lapitsky

October 25, 2021

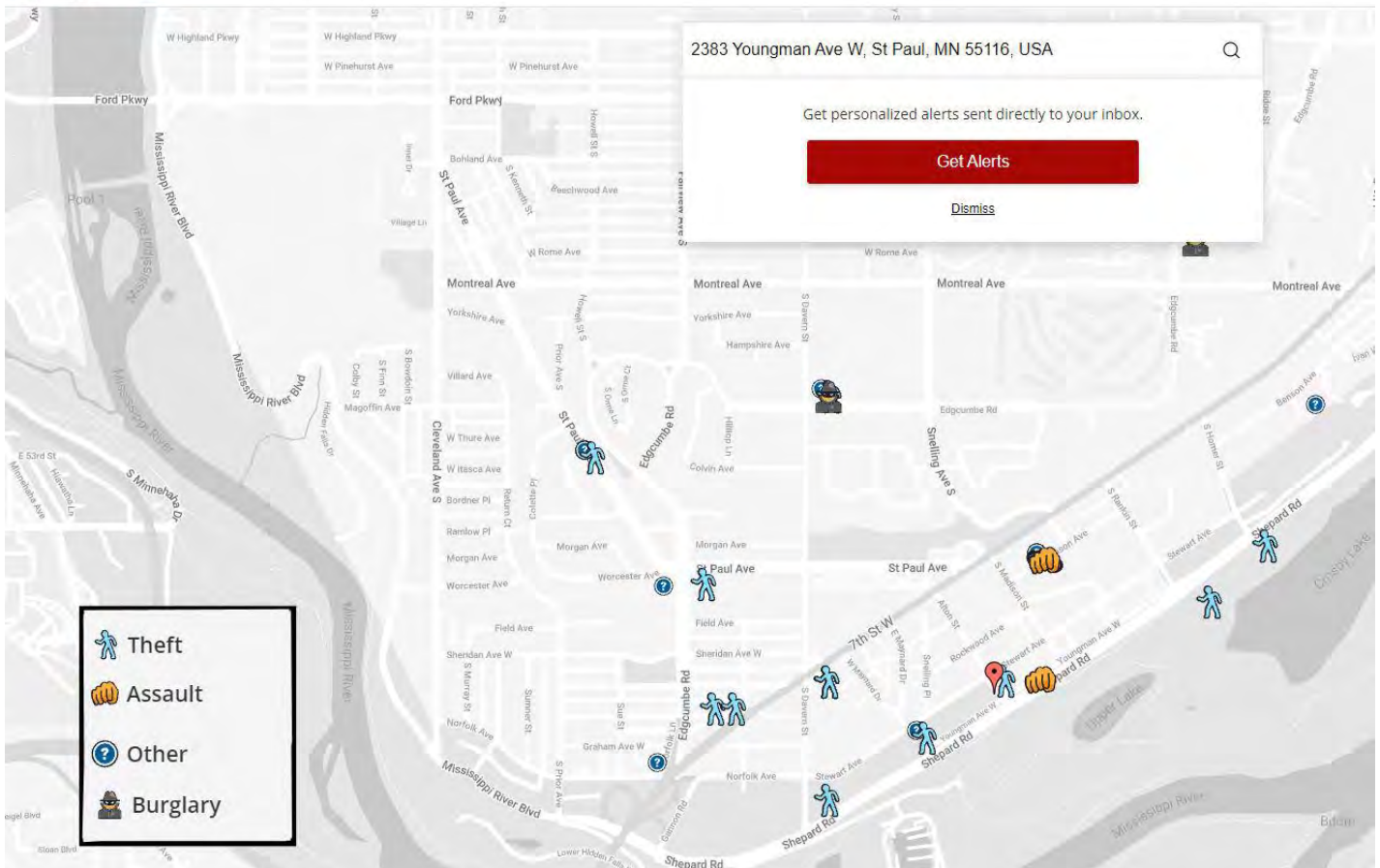
City of St. Paul
City Clerk's Office
310 City Hall 15 Kellogg Blvd. West
Saint Paul, MN 55102

Dear Madam or Sir:

My name is Yevgeny (Gene) Lapitsky. My home (shown in the image below) is located at the corner of Alton St. and Youngman Ave. I own my home since 1995, and I am writing to respectfully appeal the denial of my request for fence variance. In the text below, I hope to clarify that (1) this request is important to ensuring my family's safety, and (2) the fence height I am requesting permission for is not only needed on the street where I live, but is also common in my vicinity. In other words, what I am requesting is both necessary and well-precedented by what is being allowed at nearby properties. Accordingly, I hope the initial denial of my fence variance request can be reconsidered.



Since I have moved into my home, there has been a significant escalation in crime in my neighborhood, perpetrated by teenage gangs, drug addicts, and other criminals. The map below shows the criminal activity in our neighborhood just during September 2021. Most of this crime occurred near my property.



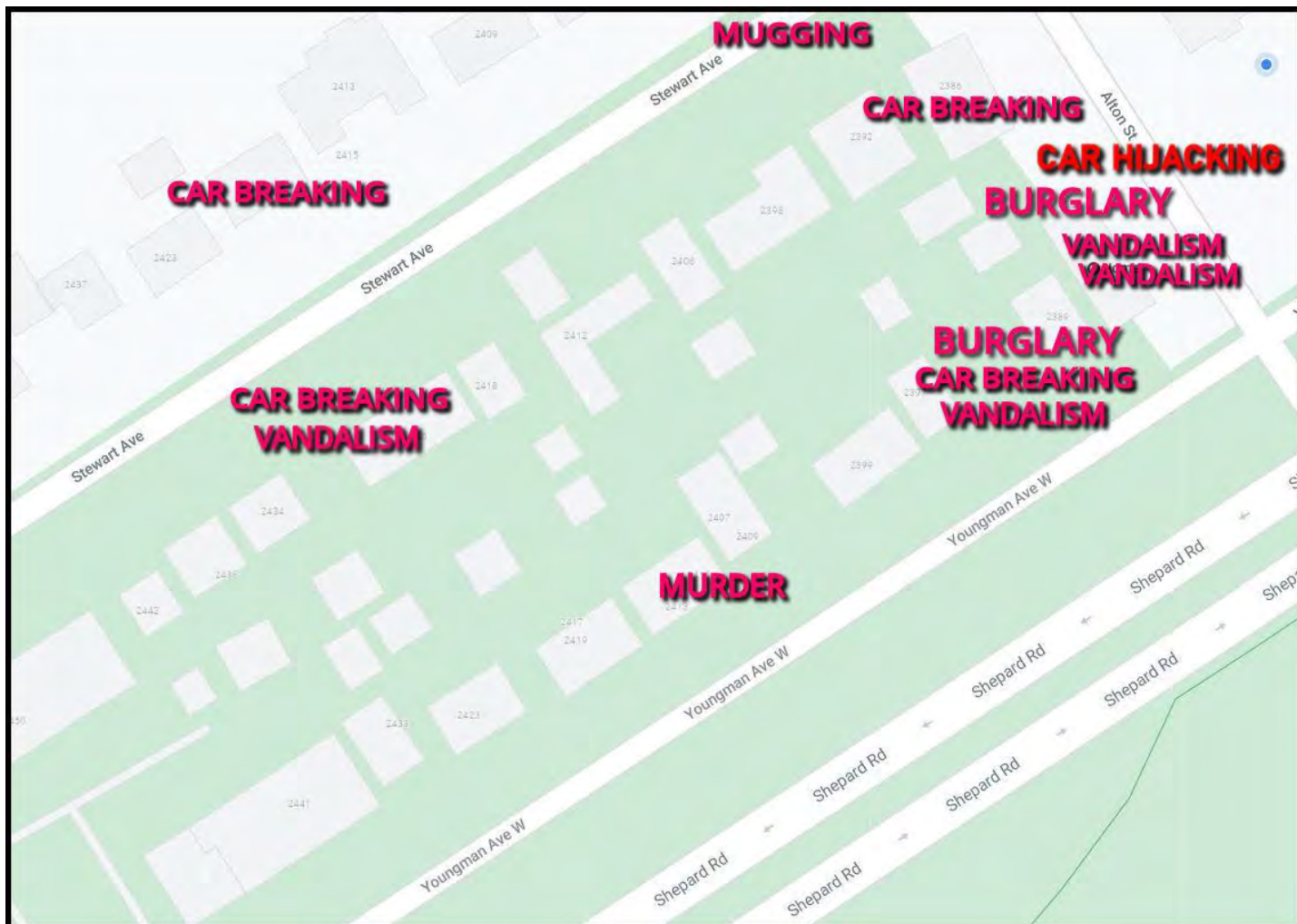
© OpenStreetMap Crime Grades



A+ (dark green) areas are safest

Some of this crime has targeted my property in particular. My home has been vandalized twice. In one of those incidents, my front side window was broken with a thrown rock, while in the other, someone broke my entrance screen door. There was also an attempted burglary, where someone broke into my home through the back door and fled when my girlfriend returned home. Since that time, my girlfriend is afraid to be in the house alone. On a separate occasion, my old minivan was stolen and disassembled into parts. There were also other criminal acts on or near my property. All of them happened on the front side of house from the Alton Street.

Police actions were not effective. The criminals were never arrested, and I did not receive any compensation. My neighbors have a similar experience with local criminal activity and helpless police. Shown on the map below are some of the crimes I personally witnessed.



Based on these troubling experiences, I realized that I must take care of my security by myself. I installed a new security system and put-up warning signs. I also ordered new doors and windows. My next concern was the fence. My old fence was 5 feet high, so pedestrians walking by could see inside my side yard. Thus, to avoid tempting potential criminals, I added another 1 foot and eliminated the gaps between the boards, by raising decorative grape vines. But over time the fence lost its integrity, and I decided to replace it with a sturdy private PVC fence.



I received several estimates from professional fencing companies (shown below). But none of them mentioned the city regulations (restrictions) on the fence installation. Northland Fence — the last company I asked for an estimate — educated me about the special City of St. Paul regulation that limits the front fence height to 4 feet. By that time, however, I started demolishing my old fence.

KNO Woodworks
Minneapolis MN 55417
P) 612.226.5172
knowoodworks@gmail.com



Estimate Date:	Scope of Project:		
Lana Gene 2383 Youngman Ave W Saint Paul MN	Demolition/Removal of Existing Fence <u>Installation of New Craftsman Style Fence System/6 Foot Overall Height</u> Single Gate Install Along Street Side 100% Cedar Tone Pressure Treated		
Description	Quantity	Unit Price	Total
Materials to Include:			
4x4x10 Cedar Tone Treated Post	20	\$15.97	\$319.40
2x4x8 Cedar Tone Treated	59	\$5.67	\$334.53
1/2x6x6 Cedar Tone Picket	398	\$2.39	\$951.22
Quikrete 50LB Quikset	37	\$5.25	\$194.25
1x4x8 Cedar Tone Treated	73	\$5.43	\$396.39

Fence Estimate for 2383 Youngman Ave 55116

 derekv <derekv@midwestfenceco.com>
To: yl54@yahoo.com

Sorry for the delay,

Thanks for letting me bid your project. I hope all is well and the estimates make sense. I can provide a drawing with written estimate next time we meet.

Just to go over what's all included in the estimate:

Tax
Materials
Install
Specialized crew install (PVC only) no subcontractors
5 star certified Bufftech PVC installers
Foreman on site at all times
Direct Bufftech and Hartford dealers
Built on site sections and gate (Hartford gate fusion welded off site)
Gates with aluminum reinforced frame and post sleeves
All PVC posts are 5x5x9' set in a 90-100lbs belled commercial grade concrete footing
Warranty 5 years on labor life on PVC
Licensed bonded and insured in house installers
Fence permit
Property survey not included

86' of 72" Hartford PVC white smooth tongue and groove
1 walk gate 48" wide

\$6900

Please keep in mind a 30% deposit locks in your price and place in the installation queue

We have 12 months no interest no payment financing available.
PVC requires a 30% deposit with check or credit card
10% deposit if you finance

I hope this is helpful and makes sense. Let me know what more I can help with.

Thanks much

Derek Vocovich
Midwest Fence
Since 1947
651-210-4353

Sales Request [850f2b10](#)

Date Created: 5/17/2021

Thank you for your request!

Thank you for your Quote Request. You will receive an email with a firmer price using the specifications you have provided us (a 2nd email). Once you have had a chance to review the email and are interested in some one coming out to your property, please call one of our sales members. This budget summary only applies to estimated materials and installation costs. Additional fees may apply.

P.S. It is extremely busy right now, some of our quotes are taking at least 2 business days to email back. Please be patient with us during this time.

Customer Information

Address

2383 Youngman Avenue West
Saint Paul , MN 55116

Primary Contact

YEVGENY LAPITSKY
yl54@yahoo.com
651-690-5239

Budget Summary


Fence #1	\$5,340 - \$8,300
Type:	Vinyl
Style:	Zachary
Color/Species:	White
Height:	6 ft
Total Length:	132 LFt.
Gate(s):	Single, Single

Est. Budget:

\$5,340 -
\$8,300

Our Sales Team

Renee Smith

 Renee@atozqualityfencing.com
262-346-6100

Questions? Comments? Concerns?
Please don't hesitate to contact us for any reason

General Sales Information

262-346-6100

5717 Black Walnut Dr Hartford, WI 53027

tanya@atozqualityfencing.com

The 4-foot maximum fence height required by the City of St. Paul endangers my family and property for the following reasons:

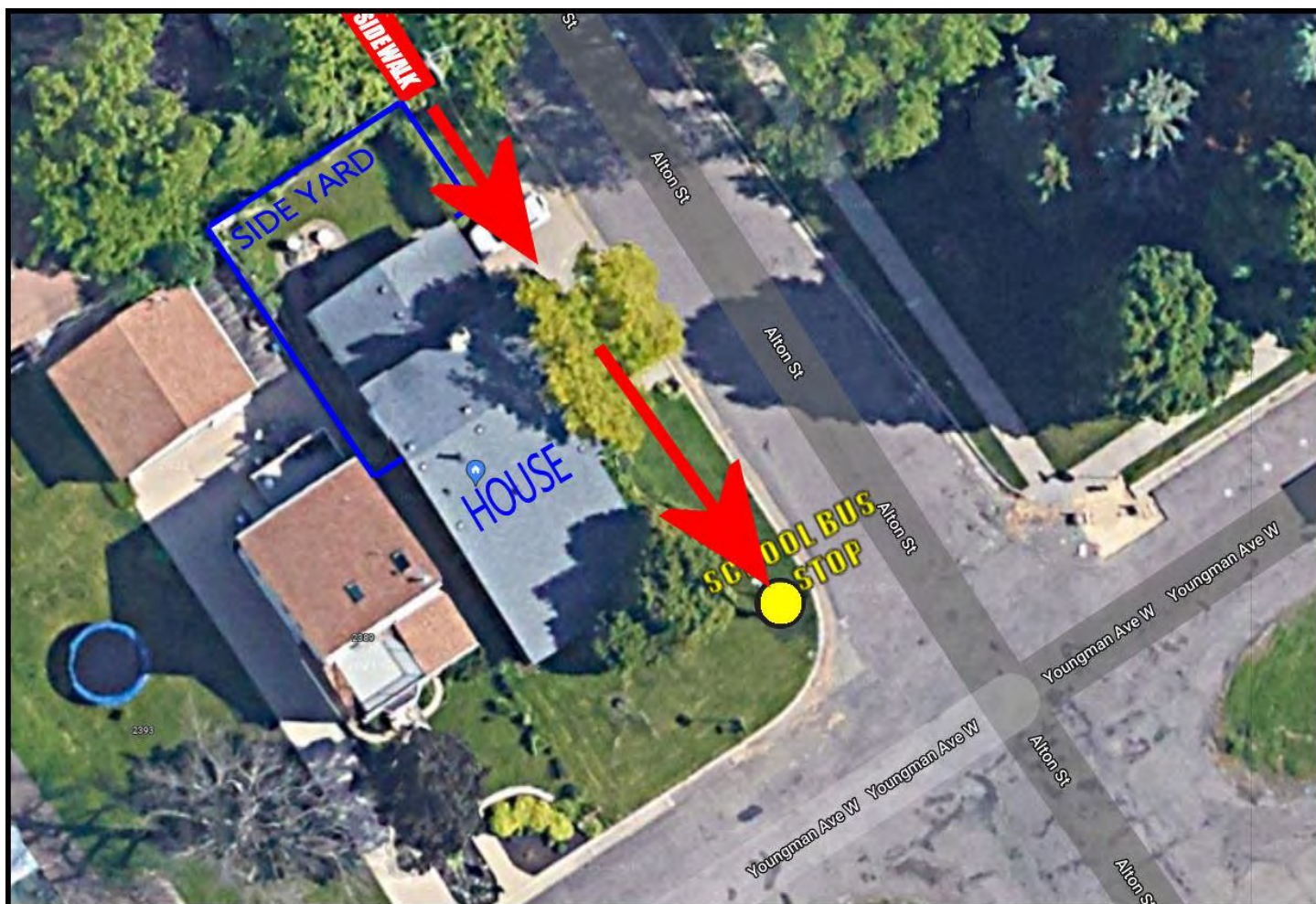
1. I don't have a backyard, but a side yard only, and the fence is the sole barrier protecting my side yard from being visible to all (including potential criminals) on Alton Street. And as I mentioned before, all criminal activities I experienced over the years happened right in front (on the Alton Street side) of my home.



2. As shown below, the sidewalk on my block ends directly on the border of my lot. Ninety percent of pedestrians do not bother crossing to the other side of the street but continue walking on my lawn along the street side of the fence. Without a tall fence, all of them get a very close view of what is going on my property.



3. At another corner of my property (at the intersection of Alton St. and Youngman Ave.), there is a school bus stop. All children and teenagers who ride the bus walk across my front lawn right along the fence.



4. My daughters and grandchildren often spend time in my side yard, and I am sure that their privacy and security will be compromised by not having high enough private fencing.

I am 67 years old, and I can't be sure I can protect myself and my loved ones like I could years ago in case of an assault.

5. I own a small business and, in the warm season, I spend a lot of time in the side yard repairing and performing routine maintenance on my equipment. Making this expensive equipment and tools visible from the street will further tempt criminals.

In light of the above, reliable private fencing is a matter of safety for me, my family, and my belongings. Moreover, fencing of similar height to what I am requesting is (likely due to similar safety concerns) already commonplace along Alton St. Two private properties and The Alton Memory Care facility on the Alton St., for instance, have fences that are at least 6 feet high and high (please see the images below). Each of these properties are located on the same block between Rockwood Ave. and Benson Ave. This block is less than 500 ft up Alton St. from my home, and, to ensure equitable treatment, I hope that my family and I will be allowed the same protection.



To conclude, I am certain that the opportunity to submit requests for fence variance exists to ensure the safety of St. Paul's citizens and emphasize that safety is the sole purpose of this request. I truly believe that the denial of my request for fence variance both endangers me and my family and departs from the well-precedented fencing practices on my street. Therefore, I kindly ask for my request to — for the reasons enumerated in this letter — please be reconsidered and to be granted permission to keep the height of my fence on the street side of my side yard at 6 feet, just like it was before the renovation.

Yevgeny Lapitsky
2383 Youngman Ave N.
St. Paul (651) 690-5239
September 21, 2021

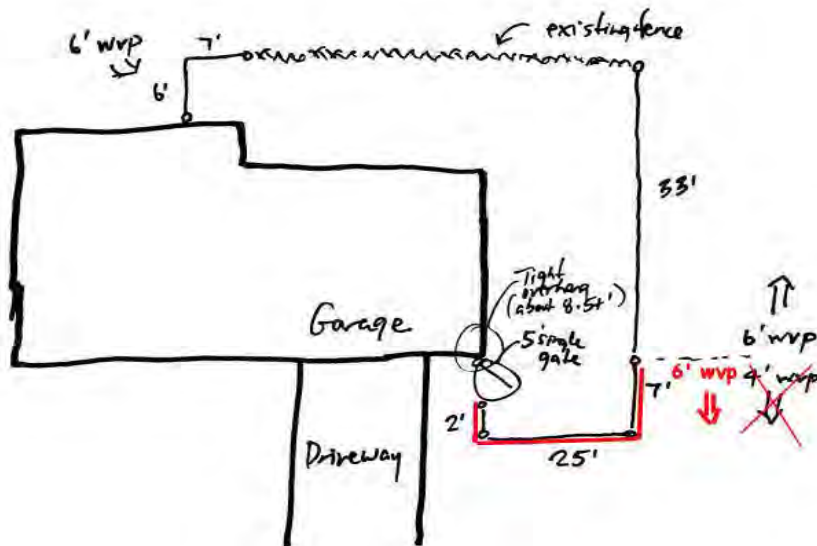
= He will clear out
old fence =

Fence in front of 6'
house can only be 6' tall.

* 46' of 6' white vinyl
* 36' of 4' white vinyl
* 1-5' single gate

If he can swing
deal with the
city, then:

* 82' of 6' white vinyl
* 1-5' single gate



I thank you for your consideration and look forward to meeting you.

Sincerely,

Yevgeny (Gene) Lapitsky