

FILE

17 7215020

Benner II, Jerome (CI-StPaul)

From: Nancy Hone <phonehone@igc.org>
Sent: Friday, November 17, 2017 2:04 PM
To: Benner II, Jerome (CI-StPaul)
Subject: 2083 Marshall

Jerome,

I vote to revoke the land lord license!!!! for 2083 Marshall.

I was given your email to comment on the problem student house at 2083 Marshall.

I cannot attend the public meeting but would like my input to count.

This house has been a huge problem since it became a student house a few years ago Wild drunken parties DURING THE DAY even going into the night with passed out girls in the alley and on the sidewalk from assuming drunkenness.

The student noise and vandalism problem from St. Thomas has been difficult for us homeowners for years and years, and oh, did I mention the drug dealing.

But the upshot is, for those students to write us a letter saying that they thought it ok to jam all of those students in that house makes us homeowners think again, that st thomas students think they are above the law.

8 bedrooms?? I live in a similar house in the neighbor hood and unless he put a bunch illegally in the basement without egress windows, and some in the attic, how is that possible?

I say GO FIRE INSPECTOR!! If that is what it took to shut this house down, YEAH FIRE INSPECTOR.

Respectfully
Nancy Hone
2098 Carroll Ave.
St Thomas Alum and Homeowner here for 41 years

FILE
17-215020

Benner II, Jerome (CI-StPaul)

From: Julie Reiter <julie@unionparkdc.org>
Sent: Monday, November 27, 2017 8:46 AM
To: Benner II, Jerome (CI-StPaul)
Subject: Fwd: Public Hearing - Board of Zoning Appeals, 2083 Marshall Avenue

Jerome:

Thanks again for attending our committee meeting last Monday. I received this email from a neighbor of 2083 Marshall. Could you ensure that it is included in the appeal file for the BZA? I'm not sure whether BZA members ever watch YouTube videos as part of their review, but the links are pretty informative -- I even saw "2083" on the house in one of them.

Thank you,
Julie

Julie Reiter
Executive Director
Union Park District Council
651-645-6887
julie@unionparkdc.org
unionparkdc.org

On Sun, Nov 26, 2017 at 5:04 PM, Jason Dalebroux <jjdalebr@hotmail.com> wrote:
Julie,

I'm not certain if you remember, but we met at one of the community meetings held at St. Thomas last spring regarding the behavior of students living off-campus, I sat immediately to your right.

I read with great interest the Public Hearing Notice received regarding the property in the subject line, across the street from our home. My wife and I want to offer any help that we can to prevent an appeal from being granted.

My wife Deb and I have resided at 2090 Marshall Avenue since August of 2014. When purchasing and moving into our home, we were well-aware of our proximity to St. Thomas, and that there would be student rentals in our immediate neighborhood. We feel that we have a reasonable tolerance for the "things that typical college students do", we were both 22 and foolish at one time. However, the behavior we have observed from the students living at 2083 Marshall Avenue, going all the way back to 2014 when we moved into the neighborhood, has been nothing short of concerning, disruptive, and offensive.

Thankfully, during the past 3+ years, we have rarely needed to call the St. Paul Police Department to report inappropriate or illegal behavior from our St. Thomas student neighbors. In the 2-3 episodes where we have, every single instance has been regarding 2083 Marshall. The inhabitants of that address have regularly held large house parties until early hours of the morning, occasionally in the middle of the week, played loud music, shouted obscenities at passersby, and left trash and bodily fluids all over the property and surrounding neighborhood. This has continued year after year, since 2014. Fortunately, we have not been victim to what

17-215020

I consider the most egregious activities, the intimidation and retaliation acts towards our fellow neighbors for reporting said behavior.

FILE

It is apparent that the property owner, Mr. Coglitore, in addition to being cited by the city several times for various infractions, has tolerated, and even celebrated this type of behavior from his tenants. Mr. Coglitore fancies himself as some sort of hip-hop "artist", recording audio tracks and making music videos glorifying the drinking to excess, illegal drug use, and other disruptive behavior that the tenants of 2083 Marshall have exhibited regularly. See the links below for examples, and please note that these videos were very clearly recorded inside and on the 2083 Marshall property, as well as the surrounding neighborhood. Also, I would not recommend viewing these with your children nearby, as they do contain explicit lyrics and concerning images.

<https://www.youtube.com/watch?v=ngmNbEavoU>

<https://www.youtube.com/watch?v=qEk5pGS1I9w>

Since early October, when the tenants of 2083 Marshall were forced to relocate due to the over occupancy violation of the Student Dwelling ordinance, the prevalence of disruptive behavior has been dramatically reduced, and has made our block much more "livable". I ask that the Union Park District Council and City of St. Paul Board of Zoning Appeals take this into consideration and deny the appeal request by Mr. Coglitore. It is obvious that Mr. Coglitore is not able or willing to sufficiently screen student tenants, nor enforce his lease agreements and/or city ordinance.

Sincerely,

Jason J Dalebroux
Deborah E Dalebroux

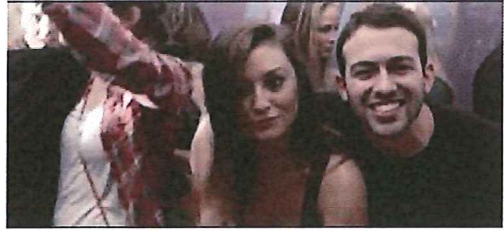


Kyle Coglitore - Time 2 Party

www.youtube.com

TIME 2 PARTY DOWNLOAD THE MIXTAPE (FREE) (15 TRACKS) <http://www.datpiff.com/Kyle-Coglitore-Collection-Of-Thoughts-mixtape.638873.html> Kyle Coglitore First Single off ...

FILE
17-215020



Kyle Coglitore - LVLC (ft. Mod Sun)

www.youtube.com

LVLC (Let's Vibe Let's Chill) DOWNLOAD THE MIXTAPE
(FREE) (15 TRACKS) <http://www.datpiff.com/Kyle-Coglitore-Collection-Of-Thoughts-mixtape.638873.html> Purchase on ...

FILE
17-215020

Benner II, Jerome (CI-StPaul)

From: Sventek <Sventek@comcast.net>
Sent: Saturday, December 30, 2017 4:56 PM
To: Benner II, Jerome (CI-StPaul)
Subject: 2083 Marshall Ave.

Hi,
This property is a nuisance. The over occupancy is just part of the lack of care the owner has in managing the property. They should not get license. Property needs repairs. Sidewalk doesn't get shoveled, its a party house, its a trash house.

Please don't allow this to continue.

Thanks,

Bruce Sventek
2082 Marshall.
651-260-7767

Sent from my Samsung Galaxy S@4

Benner II, Jerome (CI-StPaul)

From: Helen Holtti <hholtti@yahoo.com>
Sent: Tuesday, January 16, 2018 8:49 AM
To: Benner II, Jerome (CI-StPaul)
Subject: 2083 marshall

Jerome and other committee members,

Please , please , please DENY Mr. Kyle Coglitore's appeal to renew his student rental status. We don't need landlords like him who are irresponsible and can't follow rules. Rules are there for a reason. Rules help communities run safer and better. Mr. Coglitore still owns the house and can rent it to families. We don't need any more Saint Thomas students in this area, we have TOO many already. Every other house is Saint Thomas rental - TOO MANY!!!!

Helen holtti (mother of Heidi holtti - 1999 iglehart)

Sent from my iPhone

Benner II, Jerome (CI-StPaul)

From: BERNARD EGAN <bmeganmn@msn.com>
Sent: Monday, January 15, 2018 10:55 AM
To: Benner II, Jerome (CI-StPaul)
Subject: Hearing for 2083 Marshall Ave

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Dear Mr. Brenner,
2083 Marshall Ave is no different than any of the college houses we have clustered so near campus; they just were caught. We have 3 college houses across the alley and four across Marshall Ave. I am tired of the fight with these houses, I tolerate them or call the police when necessary. I wish all permits would be checked. Thank you for listening,
Michele Egan
2078 Marshall Ave.
St Paul, Mn

Sent from my iPad

Benner II, Jerome (CI-StPaul)

From: Rachel Westermeyer <weste065@umn.edu>
Sent: Tuesday, January 16, 2018 7:54 PM
To: Benner II, Jerome (CI-StPaul)
Subject: 2083 Marshall REQUEST DENIAL of REINSTATEMENT

Dear Chair and Members of the Board of Zoning Appeals,

I am writing to request that you deny the reinstatement of the student rental registration to the above named property at 2083 Marshall Avenue. I have read Mr. Coglitore's 2017-2018 lease for this property and it has no teeth, leaving one to believe he does not fully understand or accept his obligations as a landlord and his responsibility to diligently oversee his above referenced property.

Thank you for considering my request for denial of reinstatement of Mr. Coglitore's student rental registration status.

Sincerely,

Rachel M. Westermeyer
1935 Summit Avenue
Co-chair WSNAC
Sent from my iPad

Benner II, Jerome (CI-StPaul)

From: Laura O'Brien Smith <o_brien_la@hotmail.com>
Sent: Tuesday, February 20, 2018 3:56 PM
To: *CI-StPaul_Contact-Council; Benner II, Jerome (CI-StPaul)
Subject: Denial of Student Rental at 2083 Marshall Avenue

Hello,

I am writing to you to ask for a denial of Kyle Coglitore's appeal for losing his student rental at 2083 Marshall Avenue in St. Paul. I am not used to writing the council about such things, so please forgive the awkwardness of the letter.

My biggest complaint is that when the students are overcrowding their apartments, they pose a risk to many people in the neighborhood. Specifically, they drive down Iglehart between Cretin and Cleveland like NASCAR drivers, without the skill. The students whip through the alleys and fail to stop at stop signs. Then, because they have nowhere to park, they park in front of sidewalks and driveways on our block. Even when they could easily pull up 5 feet to avoid the sidewalks they fail to do so. Then my small children have to climb through snowbanks to get into the car, and I am inconvenienced when carrying loads into the house. I know this is a small thing, having my sidewalk blocked, but cumulatively it adds to my conviction that these "adults" are careless and thoughtless individuals. Curiously, when Mr. Coglitore's house was over-occupied this happened weekly. Now, with the house vacant, I'm having less trouble with inconsiderate parking. Coincidence? Maybe.

I don't know why there are so many students of poor character living in our neighborhood, but this has to stop. Sadly a permit was granted at 2073 Iglehart Avenue, and I am disappointed that the families on that end of my street will now have to deal with students in that house as well as the students at 288 Cleveland Avenue, 2063 Marshall Avenue, 2069 Marshall Avenue, and 2087 Marshall Avenue. Poor 2072 Iglehart Avenue will have rentals directly in front of them and across the alley on either side. This is crazy!

Please deny Mr. Coglitore his rental permit AGAIN. Our neighborhood is NOT a suitable place for this many students. He purchased a bad investment that naturally draws over-occupation, and the sooner he gets rid of it or rents it to a nice family the better. I'm sorry he won't get his money back, but you know what? My property value won't ever get back to the 2005 price I had to pay if the neighborhood can't stabilize.

Enough students. Enough problem houses. ENOUGH. Let's focus on getting University of St. Thomas to build more dormitories and get these 19 and 20 year-old inconsiderates out of our neighborhoods. They are lousy renters and worse neighbors.

Thank you.

--Laura Smith
2127 Iglehart Avenue

Benner II, Jerome (CI-StPaul)

From: Mike and Benita <warns@pmlink.com>
Sent: Wednesday, January 17, 2018 1:06 PM
To: Benner II, Jerome (CI-StPaul)
Cc: Julie Reiter
Subject: 17 Jan 18 BZA Meeting - File # 17-215020
Attachments: 17 Jan 18 BZA Meeting - File # 17-215020; 17 Jan 18 BZA Meeting - File # 17-215020

Follow Up Flag: Follow up
Flag Status: Flagged

Please enter this email message into the official record for the public hearing before the BZA for File # 17-215020. This is to revoke the student dwelling status for a property at 2083 Marshall Avenue in St. Paul.

I wish to go on record to support the City's decision to revoke the student dwelling status for this property. I attended a community meeting where this property owner answered questions. It was clear from the information provided by the property owner that he does not do his due diligence in monitoring his property with regard to over-occupancy. The neighbors of this property reported that the students placed a lot of furniture and belongings in a trailer the day before the inspection, then parked the trailer a block or two away from the property. The day after the inspection the students were observed moving items from the trailer back into the house. Based on the statements from the property owner, as well as reports of nearby neighbors, it is obvious that this landlord does not exercise appropriate control of tenant behavior through conditions written into leases, following up on complaints, and evicting tenants when necessary. I have owned and managed residential properties, and I know that this landlord has not done all in his power to address community concerns.

Denying student rental status to this landlord will not prevent him from renting this property to others, such as young families, young professionals, seniors, etc. With the current shortage of available housing, there are plenty of people out there looking, so denying student status shouldn't deprive this landlord of income. What it will do is prevent him from renting to the population that seems to generate the most complaints in the Union Park neighborhood – transient undergraduate students.

I urge the BZA to uphold the City's decision to revoke the student dwelling status for 2083 Marshall Avenue.

Benita Warns
1440 Lafond Avenue
St. Paul, MN 55104
651-641-1037
warns@pmlink.com

Benner II, Jerome (CI-StPaul)

From: Tina May <tinamariemay@gmail.com>
Sent: Monday, January 15, 2018 11:46 AM
To: Benner II, Jerome (CI-StPaul)
Subject: Board of Zoning Appeals Meeting for 2083 Marshall Ave

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Department of Safety and Inspections
Jerome Benner II

I am sending this letter to ask the board to deny the reinstatement of student rental status to landlord Kyle Coglitore, property 2083 Marshall Ave. as defined in SEC.67.702. This status was revoked for over-occupancy. I cannot attend the Board of Zoning Appeals meeting, Wednesday, January 17, 2018, but am in full support of the neighbors who can attend and speak on my behalf for the denial of the applicant's appeal of revocation under Sec.67.708.

Below is my name, address, and email.

Thank you,

Tina May and Dave Townsend
2078 Iglehart Avenue (we share an alley with the property in question)