







The following are comments to Board of Zoning Adjustment staff Matthew Graybar, copied to HPC staff. Senders assumed that these would be included in the HPC packet to commissioners. They were not since these emails were not addressed to the HPC.


Included are all emails copied to HPC staff from:


- 1. Gar Hargens/Missy Thompson
- 2. Ann Schroder/Nick Marcucci
- 3. Jason Patalonis
- 4. Cathy Maes
- 5. Patty Voje

Re: Comments on Requested Variance for 540 Portland Avenue

 Gar Hargens <gar@closearchitects.com>  
To  Graybar, Matthew (CI-StPaul)  
Cc  martinslacey@gmail.com;  Ann Schroder And Nick Marcucci;  Claire Wahmanholm;  Dan Roth;  Daniel Chouinard;  Daniel Lupton;  Elena Esters;  Jason Patalonis;  John Sularz; +13 others

Retention Policy Inbox and Inbox sub-folders (6 months) Expires 3/29/2021

 You forwarded this message on 9/30/2020 10:57 AM.

 542 Portland!.docx  
141 KB

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Wed 9/30/2020 9:11 AM

**Think Before You Click: This email originated outside our organization.**

Hi Matt,














Please find below Missy's and my comments about the proposed variances. Please let us know if you have any questions. We intend to be on the call Monday but, as you requested, we will only offer any new material we might have.

Thanks!

# Gar

Gar Hargens AIA, NCARB  
President/Owner  
Close Associates Incorporated, Architects

Re: Comments on Requested Variance for 540 Portland Avenue

 Ann Schroder/Nick Marcucci <alsnjm@gmail.com>  
To  Graybar, Matthew (CI-StPaul)  
Cc  Gar Hargens;  martinslacey@gmail.com;  Claire Wahmanholm;  Dan Roth;  Daniel Chouinard;  Daniel Lupton;  Elena Esters;  Jason Patalonis;  John Sularz;  Laura Kindseth;  Mary Wiley; +9 others

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Wed 9/30/2020 10:57 AM

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Matthew

I would like to express my agreement with Gar and Missy's comments. I am an architect with 37 years experience and have asked for variances in the past throughout the Twin Cities but everytime it has been a request regarding one issue. I think that asking for 6 variances only proves that this proposal is out of scale for this parcel of land and it's placement on the site. Please include this email in with the variance request.

Nick Marcucci/Ann Schroder  
552 Portland

## RE: Comments on Requested Variance for 540 Portland Avenue



Jason Patalonis <jtpatalonis@earthlink.net>

To Graybar, Matthew (CI-StPaul)

Cc 'Ann Schroder & Nick Marcucci'; 'Gar Hargens'; martinslacey@gmail.com; 'Claire Wahmanholm'; 'Dan Roth'; 'Daniel Lupton'; 'Elena Esters'; 'John Sularz'; danchoui@icloud.com; 'Laura Kindseth'; 'Mary Wiley'; +9 others

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Fri 10/2/2020 12:40 PM

**Think Before You Click: This email originated outside our organization.**

Matthew-

To be brief, I know you have received numerous comments about the proposed triplex at 540 Portland Avenue. I too want the record to show I am very opposed to this plan for ALL the reasons stated by Miss Thompson, Gar Hargens, Nick Marcucci, Ann Schroder, Martin and Jenn Lacey and most recently these well thought out comments from Dan Chouinard and John Sularz. I feel no further need to reiterate the same concerns, they are all too apparent.

I will state for the record that the lack of neighborhood feedback prior to the recent last minute announcement of the postponed hearing in late September sets a very bad precedent for the development process set in place by the city. Add to that the excessive variance requests and a design which only nods at period architecture while in reality more closely resembling a suburban attempt at Victorian design does not compliment the historic integrity of Ramsey Hill.

While I am not opposed to development, it must make sense. This proposal does not belong on Portland Avenue as it is currently designed.

Thank you for passing these comments on.

Jason Patalonis  
506 Portland Avenue

## Re: Comments on Requested Variance for 540 Portland Avenue



cathy maes <timcathymaes@gmail.com>

To Jason Patalonis

Cc Graybar, Matthew (CI-StPaul); Ann Schroder & Nick Marcucci; Gar Hargens; Martin Lacey; Claire Wahmanholm; Dan Roth; Daniel Lupton; Elena Esters; John Sularz; +11 others

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Fri 10/2/2020 1:41 PM

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Dear Matthew,

I too am opposed to the development as it is currently slated and designed. I believe that the volume of the triplex is far too massive and the extra variances added to the project says that it simply does not fit. I agree with all of the neighbors who have cited design issues and I applaud them for the time that they have put into this on short notice. That brings me to my second concern: **the process**. The project had a pre-application in February and then "popped up" fully developed without notice or neighborhood knowledge, this points to a flaw in the city's development and zoning system. One may state that the pandemic is to blame, I would think that during such a time an even higher level of communication is imperative.

I do not have a problem with density when it is done right. 540 Portland is a square peg trying to fit in a round hole too quickly.

Cathy Maes  
501 Portland Ave  
952.992.0000

## Re: Comments on Requested Variance for 540 Portland Avenue



Patty Voje <patty@spotcreates.com>

To tcmaes@comcast.net

Cc Jason Patalonis; Graybar, Matthew (CI-StPaul); Ann Schroder & Nick Marcucci; Gar Hargens; Martin Lacey; Claire Wahmanholm; Dan Roth; Daniel Lupton; Elena Esters; **+ 11 others**

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Sat 10/3/2020 4:47 PM

**Think Before You Click: This email originated outside our organization.**

Hi Matthew,

I'm also very opposed to this plan for the same reasons already numerated - too many variances, no real notice, lack of parking, etc. I don't see how this building would possibly fit into this historic neighborhood. It certainly wouldn't be adding any value.

Patty Voje

22 Kent Street