

**From:** [George Bounds](#)  
**To:** [\\*CI-StPaul>Contact-Council](#)  
**Cc:** [Iglehart Club](#)  
**Subject:** Rezoning of 2069 Marshall Avenue  
**Date:** Tuesday, March 2, 2021 11:42:57 AM

---

Board Chair and Council Members, Saint Paul City Council,

As neighbors on Iglehart Avenue immediately to the north of 2069 Marshall Avenue, we are writing to express our opposition to the proposed zoning change for that property which will permit construction of a 5-story building in our backyard. Not only will it be 3 stories taller than any of the surrounding buildings on either side of Marshall or Cleveland, but it will also put our home and backyard in the shade much of the year, depriving us of welcome sunshine when it's most needed. It will also dominate and degrade the "curb appeal" of our home when viewed from Iglehart, making it less attractive to prospective buyers and likely reducing its value.

We as neighbors have been portrayed as being opposed to construction of new apartment buildings and increased population density. In fact, we have lived for years with problem student rental houses along Marshall and realize we might benefit from new, better managed apartment buildings. The problem is that we, as the most impacted neighbors, had no say in the imposition of the zoning changes in 2018 which allowed the possibility of the proposed 5-story building taking up the entire lot from the front sidewalk all the way back to the alley. Nor have we had the opportunity for any significant input into the building being proposed. Maybe there could be a compromise: a three or even four-story building with larger setbacks which would serve to increase density while still reducing the visual impact on the neighborhood and its shadow impact on its neighbors to the north. As long-term residents of what is generally recognized as a desirable Saint Paul neighborhood, we feel entitled to a meaningful voice in determining its future and are disappointed that the city is imposing these zoning changes so arbitrarily.

Thank you for your careful consideration of this matter,

George and Linda Bounds  
2072 Iglehart Avenue  
Saint Paul, MN 55104  
651-659-9932