

Westenhofer, Sean (CI-StPaul)

From: Kathleen Deming <kanndeming@yahoo.com>
Sent: Tuesday, January 3, 2017 6:31 PM
To: Westenhofer, Sean (CI-StPaul)
Subject: Re: Variance for 1562 Lincoln Ave. Variance

Dear Mr. Westenhofer ~

I am writing to ask that you NOT grant a variance for Wayne Fischer's application to expand his garage space from the allowed 1000 sq. ft. size permitted to 1,251 sq. ft.

The latter size is huge - bigger than my house's square footage.

What does someone need a 25% increase variance for? That is, quite frankly, ridiculous. This is a neighborhood of a historical time period -approximately 100 years here. Many have expanded from single- to double-car garages when so many lifestyles changed int the 1960's.

But I would like to point out that every time a permit is issued for more building to cover the available ground, there is less dirt to take up rain, and we have more run-off into storm drains.

As an aside, I'd like to see all replaced sidewalks replaced over time with those 6-8" narrower, as they used to be. If that were done city-wide, imagine how much more ground would be open to take up rain and diminish run-off.

Please deny this variance. If Mr. Fischer, whom I do not know, needs that much garage, perhaps he should consider a move to the suburbs.

Sincerely,
Kathleen A. Deming
1562 Goodrich Ave., 55105

P.S. The house and monstrous garage which were permitted to be built on the NW corner of Sargent and Saratoga, where

there was a complete tear-down, is a horrid monstrosity, completely out of keeping with the character of the neighborhood.

FILE
16-109677

Westenhofer, Sean (CI-StPaul)

From: mu224@aol.com
Sent: Thursday, December 29, 2016 7:43 AM
To: Westenhofer, Sean (CI-StPaul)
Subject: 1560 Lincoln Avenue variance request

Dear Sean,

I am a property owner at 1561 Lincoln Avenue and do not object to Wayne Fisher receiving a variance to construct a three-car garage on the rear portion of his lot. We of course want to retain the residential nature of our MacGroveland Lincoln Avenue block, but I do not feel this variance request would compromise that.

Thank you.

Michelle Ulrich
1561 Lincoln Avenue
St. Paul, MN 55105

Westenhofer, Sean (CI-StPaul)

From: Denton Peterson <dentonrp1@gmail.com>
Sent: Wednesday, January 25, 2017 5:30 PM
To: Westenhofer, Sean (CI-StPaul)
Subject: 1560 Lincoln garage variance

Sean, I see that Mr. Wayne Fisher's request for a variance for his garage at 1560 Lincoln is still undecided. My alley, north side of Lincoln has a four car garage, 3 car garage and two two car garages on 3 car foot prints. Why is Mr. Fisher being denied his request for variance? I saw the plans he had developed and it is for a brick garage, in the style of his house and Macalester for that matter. A very visually appealing garage.

I am including my written support for this variance.

January 25, 2017

Sean Westenhofer, City of St Paul Inspector

Re: Request for variance for garage at 1560 Lincoln Ave, Wayne Fisher

I am responding to the Public Hearing Board of Zoning Appeals notification I received January 19, 2017. I live across the street from 1560 Lincoln, 1555 Lincoln. I support his request for a variance for the garage he is proposing for the following reasons.

- Lincoln Avenue has a parking restriction of 2 hour parking which effectively eliminates any over night street parking for this block of Lincoln.
- There is a rain garden in front of 1560 Lincoln which further reduces the parking options.

- There are several garages that are served by the alley and in the neighborhood which exceeds this square footage requirement and I think they fit in.
- The property is a large duplex, a three car garage sounds appropriate to meet the needs.
- Currently, there is often a car parked in the backyard on a parking pad. I think that having enclosed space for these cars would improve the neighborhood.

Denton Peterson

1555 Lincoln

651-357-0195

Dentonrp1@gmail.com

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THIS APARTMENT HAS BEEN VACANT SINCE



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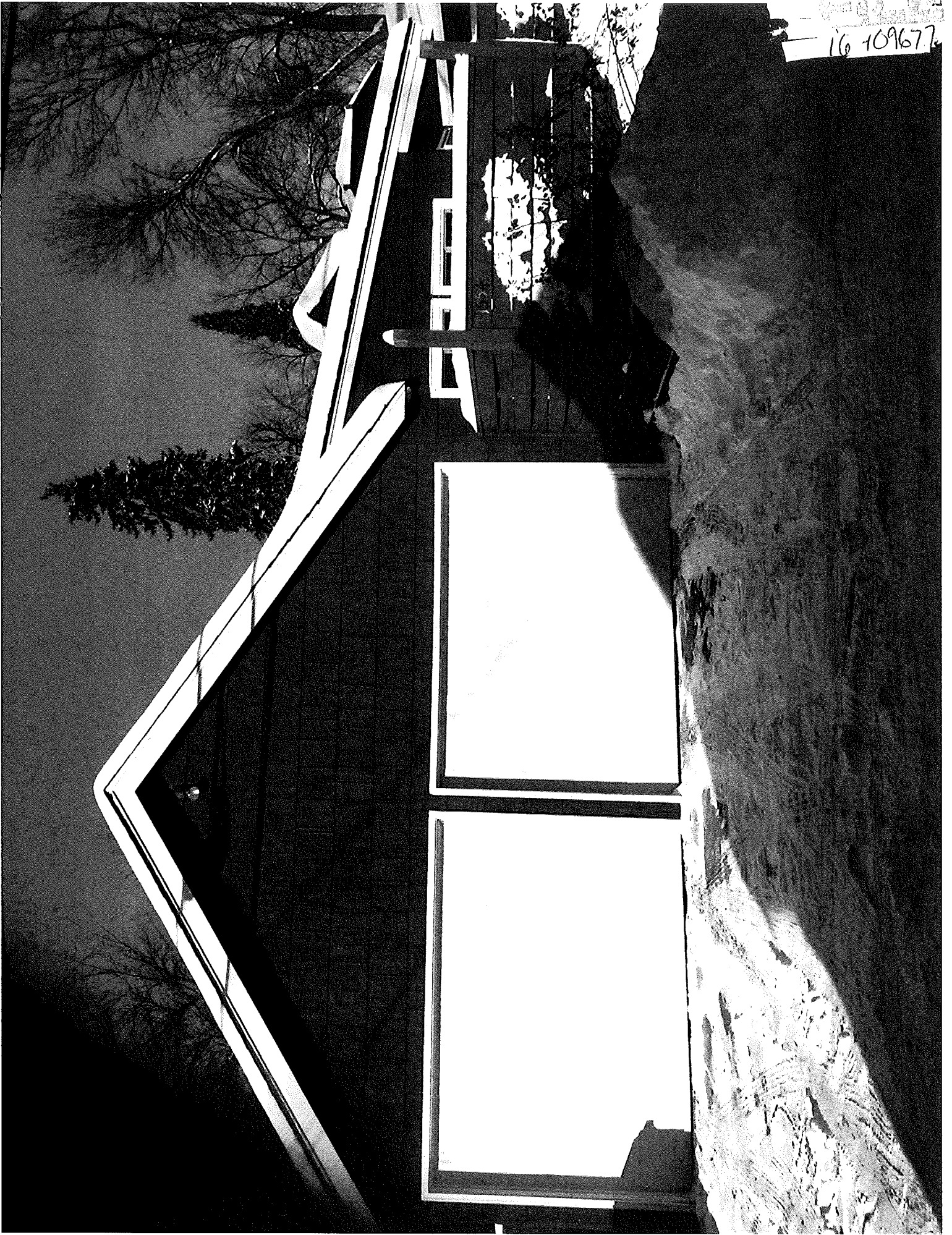
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100 METERS NORTH OF BOILING GARDEN 1551 LINCOLN AVE



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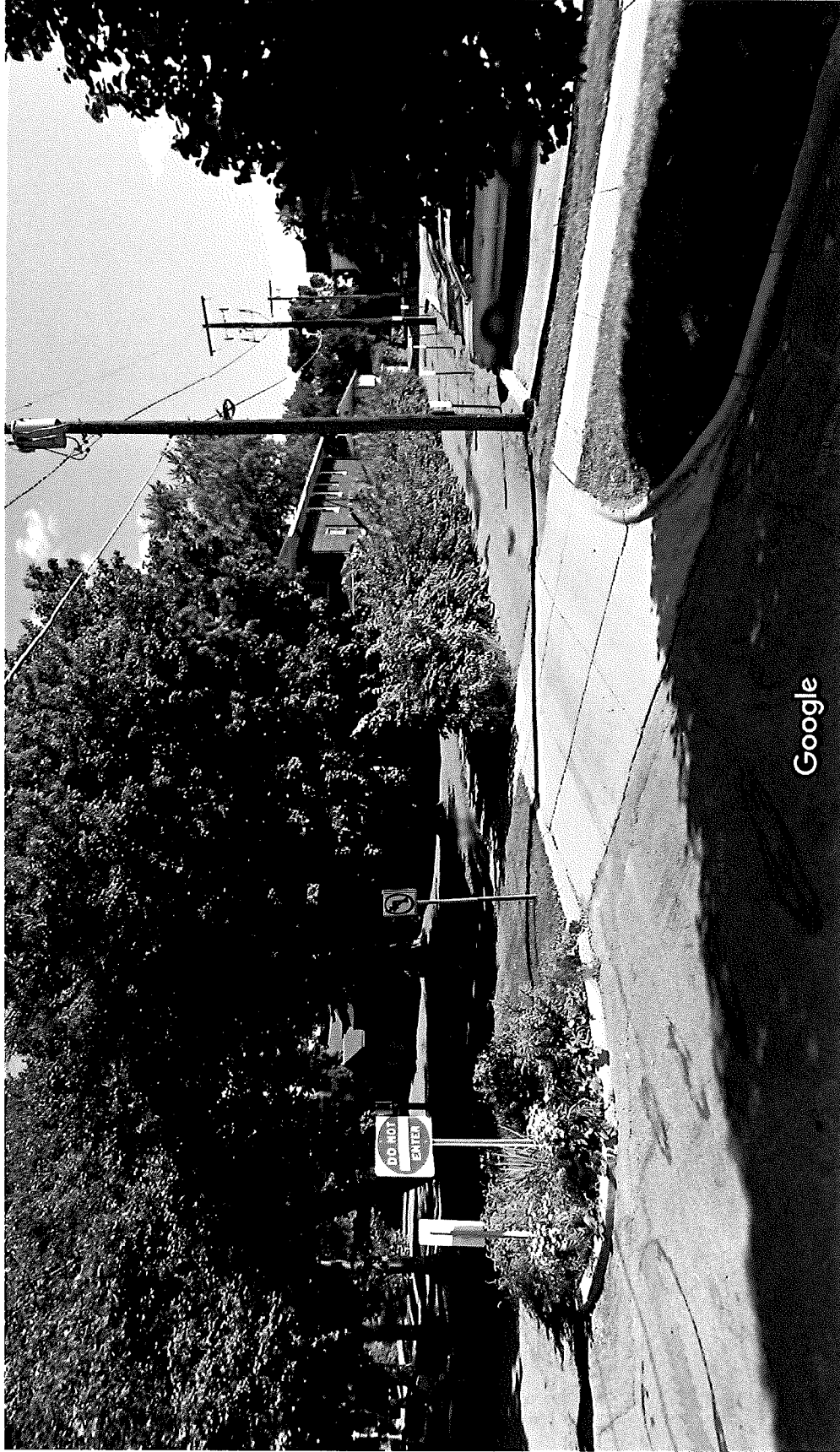
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NEIGHBORING 5 CAR GARAGE 1275 WALKER



Rain garden - 1560 Lincoln Ave

Google Maps Lincoln Ave



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FILE

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NEIGHBORING
4 CAR GARAGE
1560 GRAND AVE

