

Vang, Mai (CI-StPaul)

From: Steve Stenzel <stevestenzelphotography@yahoo.com>
Sent: Tuesday, February 15, 2022 9:52 PM
To: Jalali, Mitra (CI-StPaul); Yang, Doua (CI-StPaul); *CI-StPaul_LegislativeHearings
Cc: Susan Damon
Subject: Feb. 16, 2022 Agenda Item, RLH VO 22-8, 346 Cleveland Ave. N.

Dear Council Member Jalali, Chief Legislative Aide Yang and Hearing Officer Moermond,

I'm writing in opposition to granting an extension to allow 346 Cleveland Ave N to comply with the revocation of the fire certificate of occupancy and order to vacate. The landlord is trying to skirt long-time zoning rules and is only doing so because he got caught in the first place.

From city meeting notes, the lawyer for the landlord was quoted saying that there were *"no complaints"* about the property. But then we went on to note how the city was contacted about trash laying in the front yard for a number of weeks. So that was a lie. (And his argument was that it wasn't the occupants trash - which may or may not be true, but it's still their issue because it's on their property.) St. Thomas has it on record that neighbors had contacted the St. Thomas neighborhood liaison and not the police during at least 1 of the big parties that took place at 346 Cleveland Ave N. this past fall. Then their lawyer goes on to say he's *"the associate here, it isn't my relationship."* So the landlord seemed to send someone ill-equipped to talk about the subject because (seemingly) if he didn't have all the facts then he could say what he "honestly" knew without lying about knowing all the issues at this house. Shady tactics.

The students who live/lived there are victims of this landlord's ignorance or incompetence. I do not wish to cause them problems. But the landlord cannot continue to try to exploit the route of *"oh, I didn't know the rules, so please make an exception for me,"* because we can all see through that. He either knew the rules and broke them purposefully and just tried for the variance once he got caught, or he's an incompetent landlord who just buys up properties and does whatever he wants to with them with no regard for anyone around him without looking into zoning rules. It's really only those 2 options.

Please do not allow him to do whatever he pleases to our neighborhood. Thank you!

Steve Stenzel
345 Cleveland Ave N.