



UNION PARK DISTRICT COUNCIL

1570 Concordia Avenue, Suite LL100, Saint Paul, MN 55104
p 651-645-6887 | f 651-917-9991 | e info@unionparkdc.org | w www.unionparkdc.org

December 14, 2011

FILE
11-306845

City of Saint Paul
Department of Safety and Inspections – Zoning Section
375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

Re: 1170 Selby Avenue – Major Variance Request

To the Members of the Board of Zoning Appeals,

At a meeting of the Union Park District Council Land Use Committee on December 13, 2011, the Committee passed the following motion regarding the request for two setback variances by Pizza Lucé, for a parking lot located at 1170 Selby Avenue:

The Union Park District Council Land Use Committee supports Pizza Lucé's request for two variances: 1) a variance of 25 feet for the driveway for the new parking lot that will have a zero setback from the residential district to the west, and 2) a variance of 3 feet for the side yard setback that will have a 1 foot setback from the east property line.

Thank you for your consideration during this process.

Sincerely,

Sarah Kidwell
Executive Director

Corinne Tilley - File # 11-306845

From: <Eunice.V.Smith@wellsfargo.com>
To: <corinne.tilley@ci.stpaul.mn.us>
Date: Wednesday, December 21, 2011 12:57 PM
Subject: File # 11-306845

I own a home at 1156 Dayton Avenue, St Paul MN 55104 and am strongly opposed to granting a variance to Pizza Luce for a new parking lot. Let me know if you are taking testimony at the Dec 27th hearing as I would like to testify.

Thank you.
Eunice

Eunice Smith

FILE
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Corinne Tilley - Objection to request at 1170 Selby

FILE
11-306745

From: <btpianostudio@comcast.net>
To: <corinne.tilley@ci.stpaul.mn.us>
Date: Thursday, December 22, 2011 5:28 PM
Subject: Objection to request at 1170 Selby
Attachments: PizzaLuce.CorinneTilley.12.22.2011.docx

See attached. Thank you very much for your work.

Brant Thomsen

FILE
11-306845

TO: Corinne Tilley, City of Saint Paul

FROM: Brant Thomsen
1196 Hague Avenue, Saint Paul, MN 55104
(651)387-5976

Date: 12/22/2011

RE: OBJECTION TO PARKING LOT / PROPOSED ZONING CHANGES
1170 Selby Avenue, Saint Paul, MN 55104

Why I am writing this:

My family lives on Hague, just south of the Pizza Luce business. This parking lot will be adjacent to a family we spend a significant amount of time with (1173 Hague). Currently there are 13 children who live in this block, and we all use this back yard for play time and for adults supervising the children. As families we spend quiet evenings during the warmer months outside in our back yards. Families who do not live here often bring children over for play dates. In total, 30-35 children a year regularly use this backyard at 1173 Hague Avenue.

We are against the request for zoning changes.

DRIVER AND PEDESTRIAN SAFETY

Pizza Luce is a for-profit business. Their goal is profit, increased revenue, increased customer base. This parking lot will have that effect. But, it will have three serious effects on traffic and safety:

1. Increase in volume of traffic, which already causes significant congestion.
2. A snafu effect. Not only with the North side at 1193 Hague have people coming in and out with minimal ability to see, and with u turns, 3 point turns, and sudden stops; exactly the same thing will be happening just 4 or 5 addresses down on the South side of Selby at 1170. It is already a tangled knot on the north side, and it will now be a double tangled not on the south side.
3. Driver frustration will increase along with unsafe driving.

A smaller parking lot will create a smaller problem.

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We are against the request for zoning changes.
RESPECT AND SAFETY OF RESIDENTS

Pizza Luce is a for profit business, at the expense of the residential neighborhood. For over 100 years these homes have been a private, quiet, neighborhood – NOT a commercial zone. Pizza Luce needs to recognize this. Changing the zoning will have the following effects:

1. Remove all privacy from homes adjacent to the lot.
2. Remove safety along the border of all homes adjacent. (Picture yourself going into your back yard smelling exhaust, hearing engines revving, listening to boisterous customers just inches from the fence you own and you built.)
3. Increase light and sound disruption to the families adjacent.

CLOSING

I am not able to be at the hearing on Tuesday, as I will be in Rhode Island. However, know that I speak for the majority of my neighbors and they have seen this letter.

RECOMMENDATION TO PIZZA LUCE: Remove the request

The impact of removing this request:

1. Begin rebuilding trust of your businesses neighbors.
2. Bring neighbors back as customers.
3. Show action that meets your 'neighborhood friendly' language.
4. Take away our consideration of publicly discouraging your customers from coming there.

RECOMMENDATION TO THE CITY: Do not allow this to happen

Keep Pizza Luce in check by not allowing these changes to set a precedent.

Although I am not able to be present at the hearing on Tuesday, this message is being provided to all of my neighbors and the public authorities that you see listed below.

Thank you for your time
Brant Thomsen

Cc: Melvin Carter, Saint Paul City Council

FILE
11306845

From: Will Sillman <wsillman_@msn.com>
To: "corinne.tilley@ci.stpaul.mn.us" <corinne.tilley@ci.stpaul.mn.us>
Date: Thursday, December 22, 2011 6:07 PM
Subject: Pizza Luce zoning appeal

Hello,

I am writing you to express that I am against changing the current zoning to accommodate a larger parking lot. The restaurant is open until the we hours of the morning and it serves alcohol. Having formerly lived behind another similar neighborhood restaurant, I have experienced late night noise, litter, vandalism, theft, sex in my back yard, vomit, urination and defecation. All from a "cozy neighborhood restaurant." The families whose property abuts the lot will likely experience the same issues at some point and they will likely get worse as I understand that Luce is attempting to get a variance to serve hard liquor.

Additionally, such a parking lot is likely to drive down the property values for several of the properties surrounding the lot. These people will suffer for the financial gain of the Luce ownership.

Lastly, I firmly believe there is no significant need for additional parking. On any given evening Luce is regularly filled to waiting lines while on-street parking is available within a block of the store. I invite you to come and see for yourself.

Thank you for taking the time to read this.

Will Sillman
1193 Hague Ave

651-523-0469

Corinne Tilley - Information for 1170 Selby Avenue Variance Hearing

FILE
11-306845

From: <jiriwal_11day@q.com>
To: <corinne.tilley@ci.stpaul.mn.us>
Date: Monday, December 26, 2011 8:14 PM
Subject: Information for 1170 Selby Avenue Variance Hearing

These are signatures collected through neighborhood of residents not wanting variances granted. The letter to Lex Ham by Robert McClain was requested to be sent to illustrate residents concerns since January, 2007. This was shortly after PL annouced its presence on 1183 Selby and initial phase of business. Concern about this commercial enterprise's impact on a residential street began from the start.

Corinne Tilley - Information Regarding 1170 Selby Variance Hearing

From: <jiriwal_11day@q.com>
To: <corinne.tilley@ci.stpaul.mn.us>
Date: Monday, December 26, 2011 8:24 PM
Subject: Information Regarding 1170 Selby Variance Hearing
Attachments: Letter to Lex Ham Board Regarding Impact PL.pdf; Position Statement Regarding 1170 Selby Avenue Variance Requests by Pizza Luce.pdf

Sorry about second email. Sent previous email before attached this letter and signatures.