

**From:** Jan Ballman [<mailto:JanBallman@paradigmreporting.com>]  
**Sent:** Monday, August 17, 2015 3:04 PM  
**To:** #CI-StPaul\_Ward3  
**Cc:** Diatta, YaYa (CI-StPaul); [dballman@performance-mastermedical.com](mailto:dballman@performance-mastermedical.com)  
**Subject:** RE: Zoning Board's decision to change lot lines in St. Paul

Dear Councilmember Tolbert:

I am a lifelong resident of Macalester Groveland, living in the house I grew up in on Goodrich Avenue. 1908 Goodrich. My parents bought the house in 1966; we bought it from them in 1994.

I wanted to express my grave concern regarding the Zoning Appeals Board's unprecedented decision to change a lot line in order to accommodate a homeowner's desire to build a structure on the unoccupied portion of their double lot located at 1616 Fairmont. I am also asking for your support in appealing that decision at the City Council hearing scheduled for September 2<sup>nd</sup>.

I'm sure all of this information will surface at the meeting, and you may already be aware of most of it, but it certainly appears that the process taken by the Zoning Appeals Board to arrive at their decision, as per their own minutes, was truly flawed.

- The Board openly admits that the variance request only met four of the six necessary criteria, yet they still granted it
- The Board clearly took not only "personal story" into consideration, but also the costs the homeowner would incur to build as they desired without getting the requested variance, something strictly prohibited in making these decisions
- The Board's own meeting minutes suggest that they felt they were not, in fact, creating any sort of precedent by voting on this variance; only "taking a vote." It is as if they were unwilling to take responsibility for the fact that they were, in fact, making an unprecedented decision.

With the mounting anxiety growing within our neighborhood regarding all of the recent tear-downs and up-building going on in our historic and heretofore highly favored "location-location-location" in which we live and you govern, we trust you have your finger on the pulse of your voters' concerns and understand the hot-button of an issue this is and the precedent the Zoning Board has set. We are counting on you, as the representative in the neighborhood in which this variance was granted, to hear the voice of the people living there and support our appeal of this ridiculous ruling of the Zoning Board.

Respectfully,

**Jan Ballman RPR, CMRS, DSA**

*President & CEO*



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