

2555 Oak Court
White Bear, MN 55110
October 29, 2015

City of St Paul
c/o Yaya Diatta
Dept of Safety & Inspections
375 Jackson Street, Suite 220
St. Paul, MN 55101

Re: City Council Appeal, FILE 15-172899
1174 Grand Avenue
Appealing Variances

The City of St Paul recently rezoned 1174 Grand Avenue to a multiple family zoning district for an 8 unit apartment building. That development is requesting variances of 3.4 ft in front closer to the street, 6 ft closer to the back in the alley, and 1.5 ft closer to both the east and west lot lines.

The city must not change variances which allow a larger building footprint. The city must not enlarge any limited lot space for the actual building construction itself, but instead, the city should be planning and thinking of how to require lot space be used to address any parking opportunity for that building's occupants/visitors (even if it is for bicycles), or the city should focus on that building's services demand like use any possible space for trash collection or snow-piling opportunity or potential health emergencies created by that building and its occupants.

Snow removal from the alley already is frustrating in normal snow years. The alley just plain does not have adequate open land to accommodate the piling of snow onto the sides of the alley. The side streets have curbs onto which some limited amounts of snow can be piled up over the curbs. The alley does not have this open space.

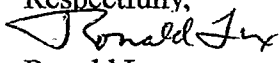
Parking in the entire neighborhood is already at a premium. There already exists significant competition between shoppers, visitors, and workers of Grand Avenue businesses for the adjacent residential neighborhood sidestreets. This 8 unit apartment building will only increase that competition.

If the city allows an 8 unit apartment building in a tight neighborhood, that neighborhood should expect the city to dimension that lot to minimize the parking impact on the neighborhood's existing residents and visitors already in that neighborhood.

City of St Paul: please do not allow more space to be used to make a larger building footprint. Instead, use the property's space to take care of that building's occupants needs and demands for space-taking services such as trash and parking and snow piling and safety/emergency needs.

Street Passage on Dunlap/Grand: In summer, cars are parked on each side of Dunlap and cars from opposing directions can still but barely pass each other. In winter, only one car can pass in the street, literally causing backup cars to park at the intersections and wait their turn---blocking both ends of the street AND blocking cars on Grand itself awaiting their turns to go down Dunlap. City Council: you should be figuring out how to handle the existing car issues of the neighborhood WITHOUT trying to figure out how to add more car blockage to an already overburdened street and neighborhood.

Respectfully,


Ronald L. Fox