

Shari Moore, MMC, Saint Paul City Clerk
15 W. Kellogg Blvd. 310 City Hall
St. Paul, MN 55102

November 13, 2021

RE: [RES PH 21-288](#), Ratifying the assessment for the 2021 Street Maintenance Service Program (SMSP) for sweeping and lighting. (File No. 2021SMSP, Assessment No. 210025) \$122.76 Assessment for 10 W Delos St (PIN 08-28-22-22-0001)

Dear Ms. Moore,

We object to the assessment for the reasons listed below.

As background, our lot was platted in 1855 as a reversed frontage interior lot, meaning the interior lot has street frontage that is at right angles to the general pattern in the area and is not a corner lot.

The lots in our area are generally 50' wide (street frontage) x 125' deep. Our lot is in the reverse, 125' wide x 50' deep.

The reason for this plat design was due to the adjacent bluff line running to the southeast which prevented a normal 50' x 125' lot dimension.

By reversing the interior lot frontage, the surveyor was able to create two buildable lots instead of just one (please see Lot 7 and Purdy Lot 8 on Exhibit 1).

The westerly 10' of Purdy lot 8 was ceded to the owner of lot 7 in order to provide them street access for an automobile garage.

The owners of Lot 7 purchased Lot 6 and the combined lots with the ceded driveway meet the definition of a flag lot as found in [Section 60.213.-L.](#) of the Saint Paul Zoning Code.

Purdy Lot 8 is an interior parcel, not situated on a corner, and is unique within St. Paul, having no legal definition within the Zoning Code, which also limits further building additions due to the irregular shape.

City ROW assessments for Purdy lot 8 during years 2011-2016 were adjusted to 50' of assessable street frontage in recognition of the reversed frontage of the interior lot.

In 2017 the city discontinued the frontage adjustment for Purdy lot 8 but at the same time continues to subsidize SMSP assessments for the owners of multi-frontage (corner lot) parcels.

2021's SMSP is charging us an entirely disproportionate 55% of the fees invoiced on our block, consisting of eight households, seventeen residents and fourteen automobiles (please see Exhibit 2).

It is unreasonable to assess one group of property owners by a different method from that used to assess others when the results are entirely disproportionate.

It is also unreasonable to use the front-foot assessment method when a different method could be used that would easily remedy this grossly disproportionate result (e.g., City Storm Sewer Policy that charges on an equal per parcel basis for residential lots).

We request that City Council recognize the uniqueness of the lot configuration by applying a 50 front-foot assessment which is in proportion to the benefit received.

Such consideration was given to our 2018 SMSP assessment when Ramsey County District Court Judge Jennifer Frisch set aside the City's 2018 unreasonable \$124 SMSP assessment against our property and ordered a lawful assessment of \$50.

Similarly, our 2019 SMSP sweeping and lighting assessment was re-assessed under [RES PH 19-352](#) based upon 50' of frontage.

In 2021, our SMSP sealcoating assessment was re-assessed under [RES PH 21-58](#), again based upon 50' of frontage.

We thank CM Noecker and the Council for amending these assessments and request that the City Council re-assess 10 W Delos St by setting a reasonable amount of \$49.50. (50' x \$.99) for 2021 SMSP assessment.

Since this public hearing is virtual, we welcome any questions Councilmembers might have prior to the hearing.

We also request accommodation for a telephone public hearing allowing us to verbally explain the exhibits.

Respectfully submitted by property owners,

John Purdy Mary Purdy
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