

I own the adjacent property to 1381 Cleveland Ave. N. and I support the conditional use permit for additional residents at Lambda Delta Phi Sorority.

Brian Olsen

1387 Cleveland Ave. North

St. Paul, MN 55108

612-839-6150

Bolsen09@hotmail.com

 5/10/18

From: [Jerve, Anton \(CI-StPaul\)](#)
To: [Englund, Cherie \(CI-StPaul\)](#); [Dermody, Bill \(CI-StPaul\)](#)
Subject: Fwd: File #18-054-553 - 1381 Cleveland Ave Conditional Use Permit Objection
Date: Thursday, May 10, 2018 7:30:51 AM
Attachments: [Lambda Delta Phi Letter to St Paul Zoning \(May 10\).pdf](#)
[Attachment A 1979 CUP Site Plan and Agreement.pdf](#)
[Attachment B Figure LU-L Generalized 2030 Land Uses Northwest Sector.pdf](#)
[Attachment C Block Density Overview.pdf](#)

For ZC tonight.

Get [Outlook for iOS](#)

From: David Burke <dburke@usfamily.net>
Sent: Wednesday, May 9, 2018 8:53:10 PM
To: Jerve, Anton (CI-StPaul); #CI-StPaul_Ward4; Kantner, Libby (CI-StPaul)
Cc: #CI-StPaul_Ward4; Kantner, Libby (CI-StPaul); 'John Wright'; Jack.steinmann@gmail.com;
chicodunlap@comcast.net; andrew@homemastersllc.com; xelwarto.pub@gmail.com;
jennifertoddie@gmail.com; ljenkins@entirafamilyclinics.com; tmhlts@msn.com;
smith375@umn.edu; snydermark@gmx.com; christopherson.charles@gmail.com
Subject: File #18-054-553 - 1381 Cleveland Ave Conditional Use Permit Objection

Mr. Jerve:

I am once again contacting you regarding the Zoning Committee meeting scheduled for tomorrow May 10, 2018.

Every single family homeowner contacted has voiced their opposition to the proposed expansion of the Lambda Delta Phi sorority.

Attached you will find four files (all in pdf format):

1. A letter from the Homeowners explaining the grounds for our objection;
 - A. 1979 Agreement and parking lot site plan as well as communication from the City of St. Paul regarding the CUP;
 - B. City of St. Paul NW Sector Density / Generalized Land Use
 - C. A block density overview showing the number of units, occupants, and cars for the block.

I plan on attending the meeting and possibly other of my neighbors as well.

I am providing these materials to you as a courtesy in case you would like to discuss the various issues prior to the scheduled meeting.

Regards,
David Matthew Burke
1384 Raymond Avenue
Cell: 651-357-2078

From: The Single Family Homeowners adjacent to 1381 Cleveland Ave. N.
To: The City of St. Paul Zoning Committee
CC: Samantha Henningson, City Council Member-Ward 4
St. Anthony Park Community Council (District 12)
Date: May 10, 2018
RE: Lambda Delta Phi Conditional Use Permit, 1381 Cleveland Ave. N. (18-054-553)

The owners of the single family homes living adjacent to the Lambda Delta Phi Sorority (collectively, “the Homeowners”), are adamantly opposed to granting of the conditional use permit for the proposed expansion from 17 to 25 occupants.

At a minimum, the neighborhood requests a postponement of the hearing based on inadequate notice.

*“All property owners within 350 feet of the subject property and the Citizen Participation District Council for the area are notified by mail **at least 10 days prior to the public hearing.**”*

- Notices sent to property owners are clearly postmarked April 30, 2018.
 - Notices were received in the mail on May 2, 2018.
 - Information regarding site plans for the proposed construction was provided to the Homeowners on May 3, 2018 upon Homeowners’ request.
-

A. HISTORY / DISCUSSION

In 1979, Lambda Delta Phi (“LDP” or “the Sorority”) purchased the building at 1381 Cleveland Avenue and sought a Conditional Use Permit (“CUP”) to convert it to a sorority house. Over the almost unanimous opposition of the neighborhood (primarily concerning traffic) the City granted the CUP. Mr. John Rutford who lived at 1384 Raymond Avenue at the time began the appeal process. To appease the neighborhood, the Sorority submitted a site plan specifying a maximum of 7 (seven) off-street parking spaces and 1 (one) garage parking. In exchange for the neighborhood waiving their right of appeal, LDP also entered into an agreement with the neighborhood limiting the dimensions of the parking lot and capping parking at a total of eight cars. LDP’s attorney at the time stated that the agreement was enforceable, had no expiration except upon sale of the property, and was transferable to other parties. The Sorority promptly moved in and never implemented the site plan used to gain the occupancy permit.

In 1999, the Sorority began construction to expand the parking lot with the intent of increasing to 12 spaces. Despite the LDP’s officers acknowledging the existence of the 1979 agreement, they continued construction. The neighborhood was forced to hire counsel which eventually was successful at halting further expansion. Attempts by LDP to submit off-street parking expansion plans did not get a recommendation from the District 12 Planning Committee.

While the Sorority has 17 residents, the current parking lot has a total of 8 (eight) cars parking on the surface lot and there are 12 on-street parking permits issued for a total parking capacity of 20 cars for 17 residents.

B. OBJECTION SUMMARY:

The objection is largely based on several factors that focus on density, traffic, parking, and quality-of-life issues which can be summarized as follows:

1. **§63.305** Parking lot dimensions do not meet requirements for eight parking spaces.
 - i. The Sorority converted 1 garage parking space to living space;
 - ii. In 1999, the Sorority did not expand the existing lot to meet minimum parking lot dimensions for 8 cars;
 - iii. As currently configured, off-street parking under the current CUP is 7 parking spaces and resident capacity would be 22 residents based on a 3-to-1 ratio.
 - iv. The current CUP application incorrectly assumes 8 spaces have been grandfathered.
2. **§61.501** The conditional use permit will not be in substantial compliance with the following general standards:
 - i. The proposed use conflicts with stated density guidelines of the City's Comprehensive Plan and Zoning for an "Established Neighborhood";
 - ii. The use will be detrimental to the existing character of the development in the immediate neighborhood primarily due to parking, congestion, and noise issues.
3. DISTRICT 12 COMPREHENSIVE PLAN: Conflicts with stated objectives of the District-12 Comprehensive Plan with respect to:
 - i. Reduced reliance on the auto;
 - ii. The existing housing stock of the community is maintained and updated with good design sensitive to appropriate historic character and scale of the neighborhoods;
 - iii. Incorporate Transportation Options into All New Development. All new development in St. Anthony Park will be designed to encourage and facilitate the use of transit, bicycles, and walking for work and leisure; and
 - iv. Create better student transit options, parking options, and access to the St. Paul campus that reduces impacts on the community and the environment.

C. §63.305 The conditional use permit and site plan does not meet minimum parking lot dimension requirements for eight cars:

1. The Zoning Committee Staff Report is inaccurate that the Sorority is providing eight parking spaces. However, the Sorority's parking lot is not in compliance with their existing CUP. The site plan for the proposed CUP is a non-conforming parking lot.
 - i. In 1979, in exchange for the neighborhood waiving their right of appeal, the Sorority also entered into an agreement with the neighborhood limiting the dimensions of the parking lot and capping parking at a total of eight cars. The Sorority submitted a site plan specifying a maximum of 7 (seven) off-street parking spaces and 1 (one) garage parking. [Site Plan and Agreement collectively as Attachment A].
 - ii. **§60.111 Private easements or covenants** states that "... zoning code is not intended to abrogate any easement, covenant or any other private agreement, provided that where the regulations of this zoning code are more restrictive or impose higher standards..."

- iii. The Sorority never implemented the original site plan as part of its original CUP. That site plan, specified a maximum of 7 (seven) off-street parking spaces and 1 (one) garage parking. In subsequent years, the 1 car garage was converted to living space.
- iv. In 1999, the Sorority expanded and paved the lot to the current configuration which is accurately described in the site plan as being 48 feet wide.
- v. Assuming a 45° parking angle, the minimum dimensions for 8 cars is 50 feet wide. Therefore, the Sorority is only approved for 7 off-street parking spaces on the lot and maximum occupancy would be 22 residents.

D. §61.501 The conditional use permit will not be in substantial compliance with the following general standards:

1. **DENSITY:** The cumulative density for the block is already higher than the City's recommended guidelines. St. Paul's Comprehensive Plan designates this area as an "Established Neighborhood" with density of 3-20 units per acre [See Attachment B: City of St. Paul Comprehensive Plan]
 - i. The current density of this block already exceeds the City's Comprehensive Plan. Approximately 142 people currently live on this block with approximately 101 off-street parking spaces. There are approximately 83 units on 3.42 acres for an average of 24.3 units per acre [See Attachment C: Overview of Block Site Plan.]
 - a. The east half of the city block (facing Cleveland Ave) on which Lambda Delta Phi is located, is zoned "RM-1" and is dominated by multi-family and student housing. There are 9 lots totaling approximately 1.71 acres. Eight of the lots are multi-family or student housing. By our estimates, there are currently 56 units and 89 individuals with 55 cars. ***Density for this half of the block is currently at 32.7 units per acre.***
 - b. The west half of the city block (facing Raymond Avenue) is zoned "RT-2" has 6 single family, 2 apartment buildings, and one student housing totaling 1.71 acres. By our estimates, there are currently 27 units and 53 individuals with 46 automobiles.
2. **The use will be detrimental to the existing character of the development in the immediate neighborhood.** The increased density already brought on with other recent fraternity expansions is having a detrimental impact on quality of life issues for the Homeowners.
 - i. Demand for parking far exceeds supply.
 - a. Lambda Delta Phi has parking capacity for 20, despite only currently having 17 residents. They have indicated they will seek additional on-street parking if they desire.
 - b. The City is allowing expansion of student housing and forcing parking onto the public streets:
 - Alpha Gamma Rho ("AGR") recently doubled the size of their fraternity house to 64 residents with a decrease in parking spaces. AGR currently is approved for 48 on-street parking permits.
 - The FARMHOUSE fraternity just completed a house expansion from 36 to 44 occupants also with a decrease in parking capacity.

- c. Parking is already severely limited because of daily UofM student commuter parking, (daily and throughout the evening Monday-Friday), campus event parking (including TCF bank stadium events as people park on residential streets near the St Paul Student Union and take campus connector buses to the stadium) and State Fair parking.
 - d. Permit parking rules have become out-of-date and only restrict Mon-Fri daytime parking. Residents arriving home after 5 pm will find the street in front of their house completely full. Residents, single family home owners and residents of boarding houses alike and their visitors, must compete for scarce parking spots at all times of day. There are more cars and loud trucks driving around looking for open spots at all times of the night, often parking illegally (too close to corners, for example). This reduces the pedestrian-friendly and safe quality for which the neighborhood is known. Elderly residents and children are especially affected by increased traffic.
 - e. Permit parking is rarely enforced. This often results in improperly plowed streets in winter when cars are not moved, ticketed, or towed during a snow emergency. Poorly cleared spots on the street further reduce winter parking options.
 - f. Many in the neighborhood suspect that on-street parking permit privileges are being abused.
- ii. With the multiple student housing and congestion on Cleveland Avenue, many student residents elect to use the alleys as their primary means of driving between Carter Ave to Buford Ave and up to the FARMHOUSE Fraternity near Dudley Ave (3 blocks away).
 - a. There are a number of young children that live and play in this alley. Despite posted speeds in the alley of 10 mph, it is not uncommon to see cars driving in excess of 20 mph (and texting, etc).
 - b. In the past, the City has denied requests for a speed bump or other traffic calming measures.
 - c. Maintenance of the alleyways has sorely fallen short of keeping up with the excessive deterioration from high traffic volumes.
 - iii. In 2012, the City Council established the Student Housing Overlay Zone for the Mac-Groveland neighborhood [§67.700] stating the following rationale: *"...College students tend to generally occupy homes for periods shorter than typical for occupants of owner-occupied homes, the Council understands that student-tenants are highly likely to have different lifestyle and outlook towards property stewardship and living within the community than would more "permanent residents"...and that concentrations of student occupied housing within an established neighborhood will...disrupt the intent and purpose of the zoning code...for these established neighborhoods by overcrowding, excessive vehicular traffic, demand for available parking, noise, and other nuisance conditions..."* [City Ordinance 12-34]

In addition to the parking issue cited earlier, the sheer number of transient residents in the immediate vicinity has had an enduring impact on the Homeowners:

- a. While property maintenance has been generally acceptable at LDP, there are recurring issues of late night noise, underage public drinking, and partygoers traversing the alleys between fraternity houses and apartment buildings.
- b. Cleanup responsibility of garbage overflow and discarded drink containers falls mainly to the homeowners.
- c. The cost of alley snow removal in the alley has been borne by the Homeowners for at least 20 years.

E. DISTRICT 12 COMPREHENSIVE PLAN

1. The District 12 Overall goals can best be summarized as increasing the efficiency of land use while minimizing the impact of automobiles as evidenced in the following four objectives:
 - a. *"In the next 10-15 years, environmental and public health in St. Anthony Park improve as a result of increased walking and biking, reduced reliance on the auto, sustainable development opportunities posed by light rail transit (LRT), and industrial land conversion. The existing housing stock of the community is maintained and updated with good design sensitive to appropriate historic character and scale of the neighborhoods."*
 - b. *"Study potential locations to rezone around commercial and industrial areas to establish a gradual transition between land uses and building forms to assure compatibility of adjacent land uses and densities. Goal is to buffer single family uses with more appropriate uses (multi-family) near commercial and industrial areas."*
 - c. *"Incorporate Transportation Options into All New Development. All new development in St. Anthony Park will be designed to encourage and facilitate the use of transit, bicycles, and walking for work and leisure."*
 - d. *"Work with the University to create better student transit options, parking options, and access to the St. Paul campus that reduces impacts on the community and the environment."*
2. The District 12 Council has not discussed the proposed zoning yet. Notice was not received in time for the Council to meet prior to the scheduled Zoning Committee Meeting. The District 12 Land Use Committee approved the zoning request with recommended restrictions on parking at existing levels:
 - a. The Land Use Committee's stated rationale was that not approving the request "wouldn't be fair" in light of recent approvals for Alpha Gamma Rho and FARMHOUSE. With all due respect, compounding two bad decisions with a third is not a sound planning process.
 - b. The District 12 Land Use Committee did recommend a cap on the existing number of on-street parking to the current number of 12 permits.

Without an accompanying cap on off-street lot capacity and on-street parking permits, the current Conditional Use Permit and Site Plan does nothing to restrict the Sorority's request for additional on-street parking permits.

**Respectfully Submitted,
The Homeowners**

| Name | Address | Name | Address |
|---------------------------------|--------------------|---------------------------------|------------------|
| Peggy Dahl | 1375 Cleveland Ave | John Wright and Jane Gehan | 1385 Raymond Ave |
| Charles and Tara Christopherson | 1346 Raymond Ave | Ted Elwartoski and Diana Karwan | 1388 Raymond Ave |
| Steve and Jennifer Toddie | 1352 Raymond Ave | Mark Snyder | 1391 Raymond Ave |
| Ken and Tina Hughes | 1374 Raymond Ave | Nancy Smith and Murray Johnson | 1394 Raymond Ave |
| Andy McNattin | 1380 Raymond Ave | John and Lisa Steinman | 1395 Raymond Ave |
| David and Cathleen Burke | 1384 Raymond Ave | Mary Pat Dunlap | 1399 Raymond Ave |

NEIL B. DIETERICH

ATTORNEY AT LAW

100 MCCOLL BUILDING (5TH AND JACKSON)
SAINT PAUL, MINNESOTA 55101

TELEPHONE
(612) 291-7007

September 6, 1979

291-0713

Mr. John Rutford
1384 Raymond Ave.
St. Paul, MN 55108

Re: Lambda Delta Phi
File No. 554

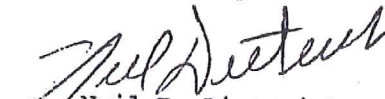
Dear John:

Enclosed is the executed original of the Agreement restricting the expansion of the Lambda Delta Phi Parking Lot. This Agreement conforms with the previous unexecuted copy, except that I have inserted a legal description for the parking lot in paragraph 1.

I am also enclosing three copies. Please execute these and if you desire, have your neighbors execute them and return them to me.

Thank you for cooperation in this matter, and please call me if you have any questions.

Yours truly,


Neil B. Dieterich

Enc.
NBD/sdm

AGREEMENT

THIS AGREEMENT, made and entered into this _____ day
of _____, 1979, by and between Lambda Delta Phi, Inc.,
a Minnesota non-profit corporation, hereinafter called the "Corporation"
and John Rutford,

hereinafter called "Property Owners".

W I T N E S S E T H

WHEREAS, the Corporation has purchased the property located at
1381 North Cleveland Avenue, St. Paul, situated in the County of Ramsey,
and State of Minnesota, legally described as follows:

Lot Five (5) and all of Lot Six (6) except the South
one-fifth (S.1/5) thereof, in Block Thirty-four (34)
in St. Anthony Park North, according to the recorded
plat thereof on file and of record in the office of
the Register of Deeds in and for said County.

WHEREAS, the Property Owners own property adjacent to and in
the vicinity of the property of the Corporation;

WHEREAS, the Corporation made application to the Planning
Commission of the City of St. Paul for and obtained a special conditional
use permit to use the aforesaid property as a sorority or fraternity;

WHEREAS, the Property Owners have the right to appeal the
decision of the Planning Commission of the City of St. Paul, which
right of appeal expires August 13, 1979;

WHEREAS, the Corporation is desirous that the Property Owners
waive and not exercise their right of appeal; and

WHEREAS, the Property Owners are desirous that the Corporation
not expand its parking lot beyond the dimensions required by the Planning

Commission of the City of St. Paul;

NOW, THEREFORE, IT IS hereby agreed as follows:

1. The Corporation hereby agrees that it will not expand the dimension of the parking lot beyond the following described area:

West Seventy-three (73) feet of the South Thirty eight (S-38) feet of the North Four-fifths (N-4/5) of Lot Six (6), Block Thirty-four (34) in St. Anthony Park North, according to the plat and parcel on file and of record in the office of Register of Deeds, Ramsey County, Minnesota.

2. Nothing herein shall restrict the Corporation from improvement of the parking lot within the aforesaid area including but not limited to resurfacing, repairing, repaving, painting, snow removal or other repairs or improvements to said lot.

3. Nothing herein shall restrict the Corporation from modification of said parking lot to comply with the existing Zoning Codes or subsequent amendments to the Zoning Code of the City of St. Paul or to convert said property to use as a five-unit residential dwelling under zoning codes in force at the time of said conversion.

4. In consideration of the foregoing, the Property Owners hereby give up, waive and relinquish any right to appeal, which they may have from the granting of the special use permit, provided that this agreement shall be subject to and conditional upon no appeal being made by any other property owner or person and the expiration of said appeal period and in the event an appeal is taken from the granting of said permit or legal action is commenced to enjoin or otherwise restrict the issuance of said permit, this agreement shall be null and void.

5. Nothing herein shall restrict the Property Owners from attempting to obtain changes in the zoning ordinances or the classifications of their own property or other property in the vicinity of said property.

6. This agreement shall inure to the benefit of the parties, their heirs, their successors and assigns except that this agreement shall terminate upon the sale of the property by the Corporation.

IN WITNESS WHEREOF, the parties hereto have set their hands the day and year first above written.

LAMBDA DELTA PHI, INC.

By _____
President

Secretary

Owner

6. This agreement shall inure to the benefit of the parties, their heirs, their successors and assigns except that this agreement shall terminate upon the sale of the property by the Corporation.

IN WITNESS WHEREOF, the parties hereto have set their hands the day and year first above written.

LAMBDA DELTA PHI, INC.

By Lynn E. Talbert
President

Carol B. Williams
Secretary

John K. Purford
Owner



CITY OF SAINT PAUL
INTERDEPARTMENTAL MEMORANDUM

DATE: October 16, 1980
TO: Glenn Erickson, Zoning Administrator
FROM: James Bellus, Planning Administrator JB / AT
RE: Site Plan #271: Lamda Delta Pi Sorority, 1381 N. Cleveland Ave.

A Special Condition Use Permit for Lamda Delta Pi Sorority was issued by the Planning Commission on July 13, 1979. One of the Special Conditions attached to that permit was the provision of eight (8) paved off-street parking spaces. We approved a site plan for the 8 required spaces on August 21, 1979. The approved site plan has not been implemented, however, in violation of the Special Condition Use Permit. We would request that the parking lot be constructed according to the site plan we approved.

JB/AT/cc

cc: Steve Grochala



CITY OF SAINT PAUL
DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT

DIVISION OF PLANNING
421 Wabasha Street, Saint Paul, Minnesota, 55102
612-298-4151

George Latimer
Mayor

July 13, 1979

Charles Knudsen
Knudsen Realty
2190 Como Avenue
St. Paul, Minn. 55108

Dear Mr. Knudsen:

You requested a Special Condition Use Review in order to establish and operate a sorority house (Lamda Delta Phi) at 1381 North Cleveland Avenue.

On Thursday, June 21, 1979 the Current Planning & Zoning Committee of the Planning Commission discussed this Special Condition Use at their public hearing, and found that your application met all required conditions. The Committee voted 4 to 2 to recommend approval of your Special Condition Use Permit with the further stipulations that:

1. All the recommendations of the University of Minnesota Environmental Health Officer be carried out.
2. A Certificate of Occupancy be issued prior to occupation of the premises.
3. A site plan be submitted showing eight (8) paved off-street parking spaces.

The Committee's recommendation was heard by the Planning Commission on June 22, 1979. The Commission laid the matter over until July 13th so Staff could provide further information to the Commission regarding the appropriateness of locating a sorority at this location, investigating parking requirements, to obtain input from District 12, and comment on the requested site plan.

On July 13, 1979, on a 16 to 2 vote, after obtaining from Staff the required information, the Planning Commission approved the Special Condition Use Permit subject to the above three conditions.

Your Special Condition Use Permit is hereby granted.

Sincerely,

Laurence J. Jung
Laurence J. Jung
City Planner

LJJ/gf

cc: Joseph Carchedi, License Inspector
Glenn Erickson, Zoning Administrator
Bill Jungwirth, Finance Dept.

PARKING LOT REVISIONS

7-6-79

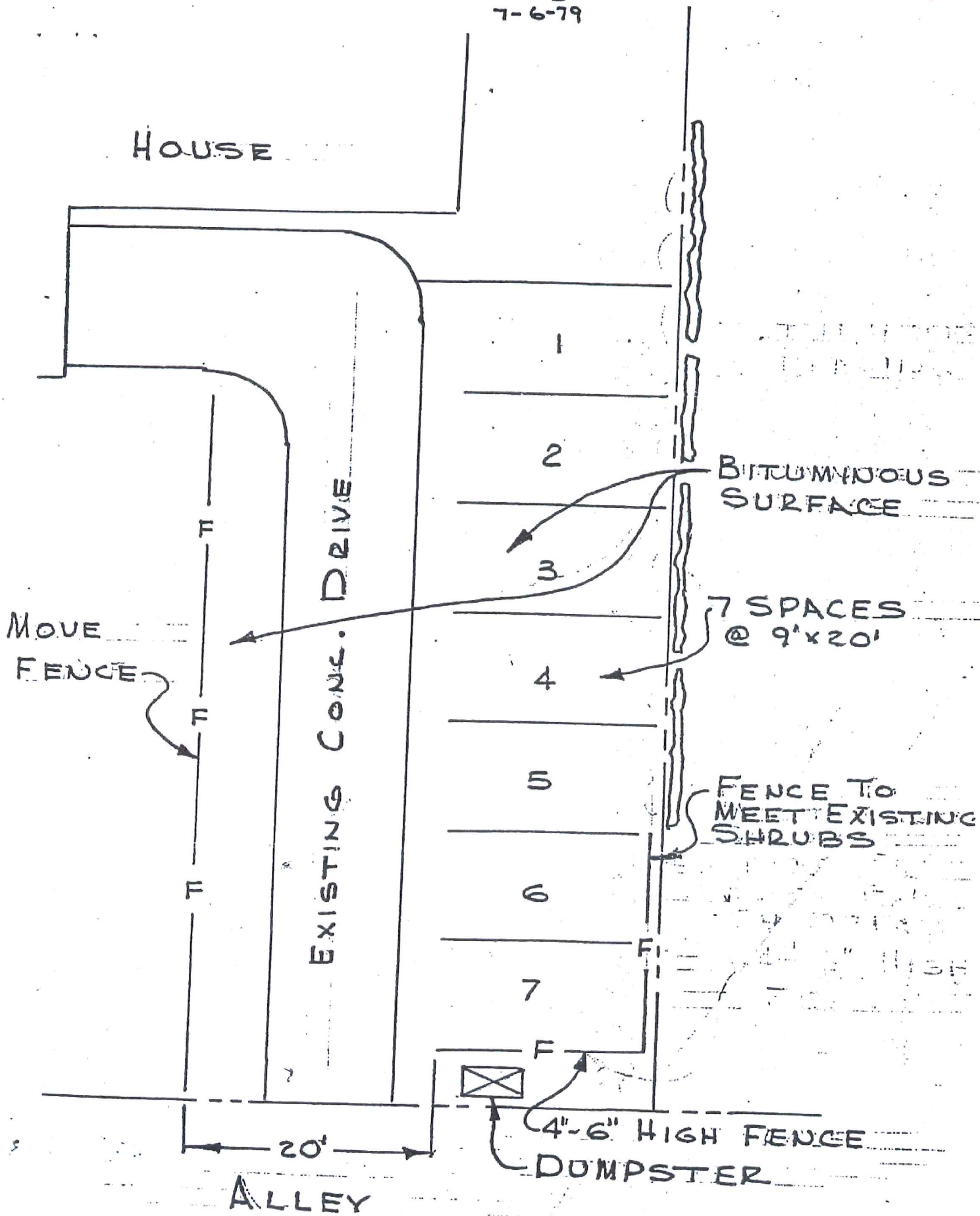
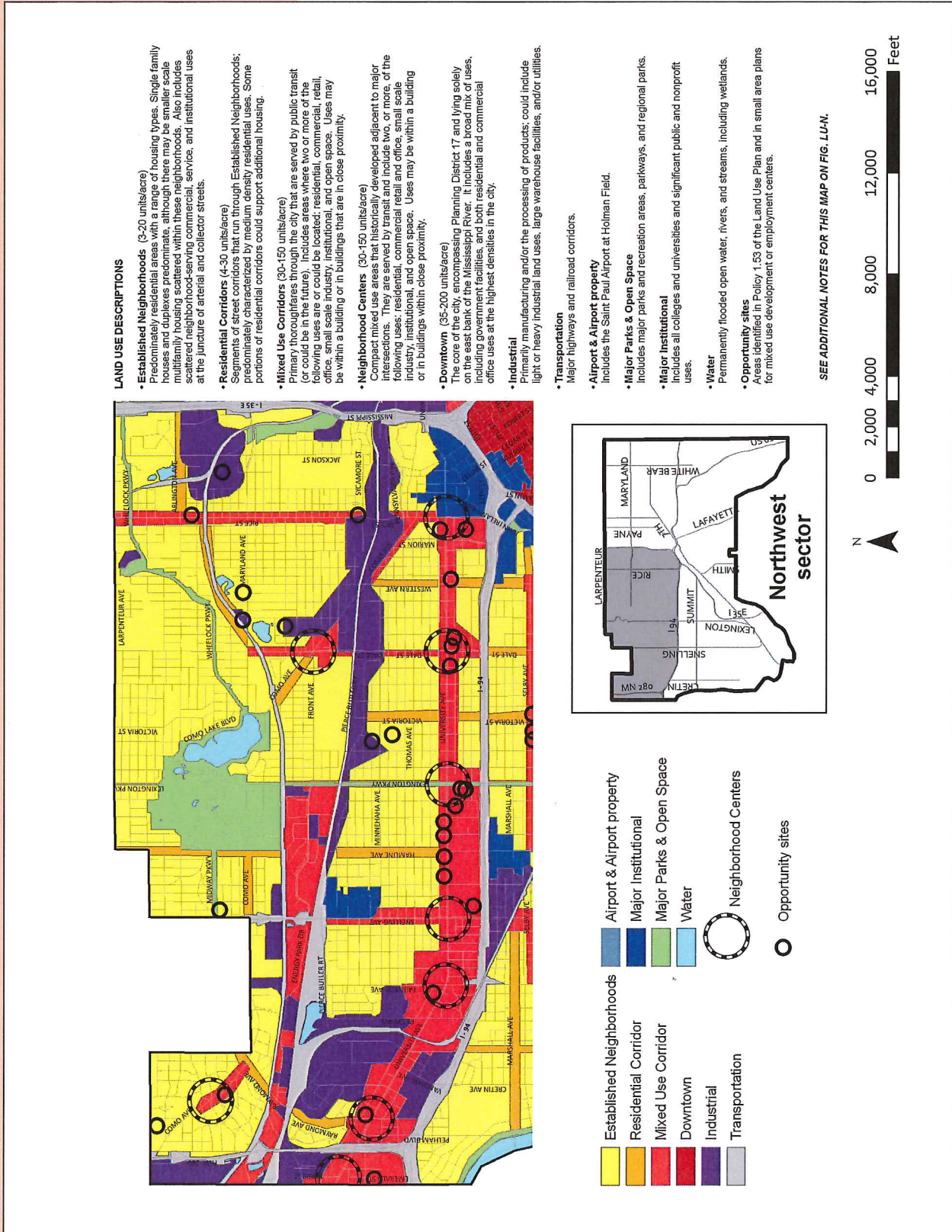
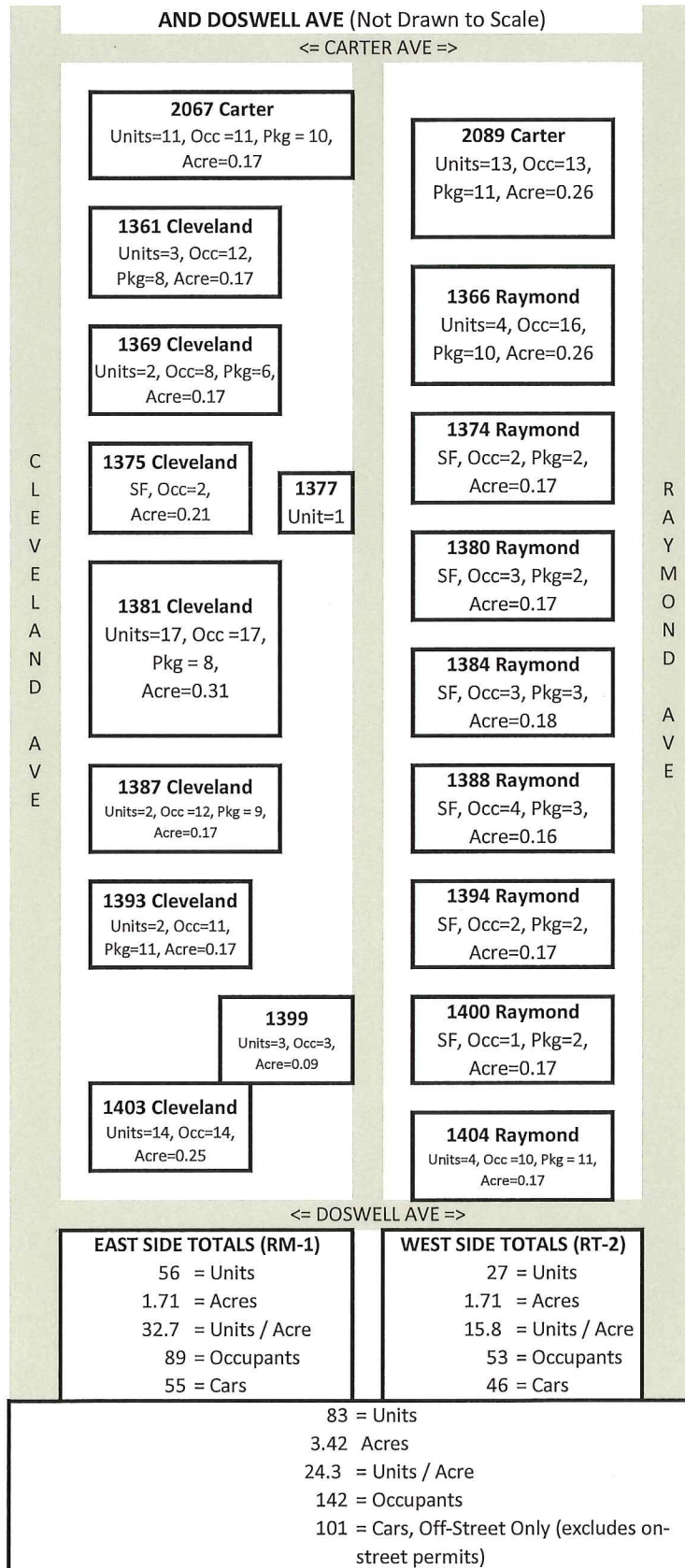


FIGURE LU-L. GENERALIZED 2030 LAND USES, NORTHWEST SECTOR



**ATTACHMENT C:
OVERVIEW OF BLOCK SITE PLAN BETWEEN CARTER AVE
AND DOSWELL AVE (Not Drawn to Scale)**

<= CARTER AVE =>



Jerve, Anton (CI-StPaul)

From: Butler, Sonja (CI-StPaul)
Sent: Friday, May 11, 2018 8:07 AM
To: Englund, Cherie (CI-StPaul); Jerve, Anton (CI-StPaul); Torstenson, Allan (CI-StPaul)
Subject: FW: 1381 Cleveland Ave. N CUP

From: Kathryn Murray [<mailto:kathryn@sapcc.org>]
Sent: Thursday, May 10, 2018 5:15 PM
To: Englund, Cherie (CI-StPaul)
Cc: Natalie Velez; Drummond, Donna (CI-StPaul); Butler, Sonja (CI-StPaul)
Subject: 1381 Cleveland Ave. N CUP

I apologize for the delay in getting this letter before the Zoning Committee. Please provide this information to the members for Lambda Delta Phi's CUP open application.

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To whom it may concern:

On behalf of the St. Anthony Park Community Council (SAPCC), I am writing in support of the Lambda Delta Phi request for a Conditional Use Permit at 1381 North Cleveland to add an addition to their building and increase the number of beds from 17 to 25. We also recommend that the number of off-street parking permits be limited to 12 as a condition of the Conditional Use Permit.

This motion passed with 7 affirmative votes and one abstention at the May 3 Land Use Committee meeting, and the resolution was approved by the Executive Committee via electronic vote on Friday, May 4, 2018.

--

Kathryn Murray, Executive Director
St. Anthony Park Community Council - District 12

651-649-5992 | sapcc.org
2395 University Avenue West, Suite 300E
Saint Paul, MN 55114

Lambda Delta Phi response to D12 letter

May 14, 2018

RE: Lambda Delta Phi Sorority Conditional Use Permit File # 18-054-553, address - 1381 N. Cleveland Ave., St. Paul, MN 55108

To Whom it May Concern,

I received the following from Kathryn Murray, Executive Director, St. Anthony Park Community Council – District 12.

On behalf of the St. Anthony Park Community Council (SAPCC), I am writing in support of the Lambda Delta Phi request for a Conditional Use Permit at 1381 North Cleveland to add an addition to their building and increase the number of beds from 17 to 25. We also recommend that the number of off-street parking permits be limited to 12 as a condition of the Conditional Use Permit.

This motion passed with 7 affirmative votes and one abstention at the May 3 Land Use Committee meeting, and the resolution was approved by the Executive Committee via electronic vote on Friday, May 4, 2018.

--

Kathryn Murray, Executive Director
St. Anthony Park Community Council - District 12

We want to thank the District 12 Community Council for their support for our Conditional Use Permit at 1381 N. Cleveland Ave. to add onto our building and to go from 17 beds to 25 beds. We appreciate greatly all the work you have done.

However, the limiting to our current off-street parking is going to be a hardship. It would be discriminating to deny a contract to live in because we do not have an off-street parking pass to go with her lease. This year the girls that lived in were from Pipestone, Hastings, Roseau, Brainard, Moose Lake, Lakeville (she worked in a vet clinic in Lakeville and had to drive), Lester Prairie, Windom, Caledonia, Chisago City, 3 girls from Faribault (1 went home every couple of days to take care of a sick grandmother-this grandmother raised her from when she was very small) (1 worked at Land O Lakes as in intern) (1 had to drive to schools for her education degree), Brooklyn Park (worked in a vet clinic), and 3 girls from Wisconsin.

We were under the impression that we were to follow the rules of City of St. Paul. We understand that there is a formula in place about off street parking spaces. That formula is: we have 25 beds minus the 8 parking spaces in the back=17 street passes needed. We current have 12 off street passes, which leaves 5 more needed. The city also said we would get 3 more. We would have a total of $12+5=17+3=20$ off street parking passes.

We feel like we are being discriminated against. We are not getting the same treatment as other multi dwelling residence in our area. The laws of the City of St. Paul should be fair to all not to the beliefs of one or a few residents

Lambda Delta Phi has been in the St. Anthony Community since 1960. We first rented a house at 1276 Raymond Ave. from Mr. Keller and then purchased the house in 1970 or 1971. We sold that house to move to 1381 N. Cleveland Ave in September of 1979. We have been in the Community for 58 years and lived at our current address for 39 years.

[PORTION HERE REDACTED BY STAFF- OFF TOPIC]

We would also like to ask that the council take into consideration the hardship it would cause for the 17 girls that are planning to return to the renovated house in advance of the school year this fall. If the CUP is delayed further due to appeals that do not pertain to the zoning laws, as documented by the City Planner, Bill Dermody, our builders will not have time to complete the construction.

We feel that Lambda Delta Phi is being singled out because of Mr. Burke and being held to higher standard than other multiple dwellings in close proximity.

Thank you for your time and energy that you have put into this project.

Sincerely,

Sandra Ducharme signed by Louise Anderson due to her family emergency

Sandy Ducharme
Lambda Delta Phi Sorority Property Manager
Louise Anderson
Louise Anderson
Alum- Building project