

**Corinne Tilley - Letter for Variance Hearing1170 Selby Ave**

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FILE  
11-306845

**From:** <jiriwal\_11day@q.com>  
**To:** <corinne.tilley@ci.stpaul.mn.us>  
**Date:** Monday, December 26, 2011 10:05 PM  
**Subject:** Letter for Variance Hearing1170 Selby Ave  
**Attachments:** Opinion Letter to Zoning Board.doc

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I hope you receive this. I have sent 2 other emails for others and received an undeliverable message, even after checking address. I will be at work on Tuesday. Can call me to affirm receipt at 612-775-8960.

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I oppose the granting of the variances to 1170 Selby Avenue. I have owned the home at 1184 Dayton for 25 years. I have observed the neighborhood, built relationships with neighbors, and been active in civic organizations. The basis of my opposition is the neighborhood experiences with the existing parking lot alongside Pizza Luce. What happens there, not just its presence, demonstrates vividly why the request for the variances will not solve or alleviate the neighborhood parking situation as claimed. Aside from the logistical concerns of traffic movement, volume, congestion and delays, is the overlay of unpredictable behaviors of drivers. It is illusory to believe the variances requested, and the existence of a second mirror-image parking lot, ameliorates the parking situation or the many other introduced troubles. Rather, it would aggravate the parking and traffic situations and all the accompanying issues related to intensive vehicular usage in our neighborhood, streets and properties. One only needs to survey from the porches of Selby Avenue or stand on the sidewalks and to observe the problems that once did not exist before the arrival of Pizza Luce.

1170 Selby Avenue as a parking lot would duplicate what inherently occurs daily at the existing lot. 1170 Selby Avenue has the same dimensions and confinements as the existing Pizza Luce parking lot. Ingress and egress is through the same portal. There is one lane available for the maneuvering of cars entering and leaving. The majority of customers back out of the existing varianced lot. The act of backing out creates a critical hazard. As a customer backs out of existing lot, the traffic traveling on Selby Avenue has no indication of what the existing vehicle is intending. Is the driver backing out going to turn right or left east or west? Is the backing driver going to block the traffic lane and maneuver the corner to travel west, or instead cut across a lane of westward traffic to point his car east? The cars on Selby wait to continue their journey past, pass on right side, or queue up on the street or block a sidewalk to gain access to existing lot. Casual travelers approaching at speed undoubtedly are unaware of ever changing situation in the middle of Selby Avenue.

This violation of parking lot ordinances has been seemingly overlooked or dismissed by the city. I suspect, in the entire history of this section of Selby Avenue, this dangerous situation never existed until the arrival of Pizza Luce. One needs to ask the city why, why it would permit and replicate such a problem site on the opposite side of Selby Avenue and 120 feet from the existing hotspot.

Adding eleven spaces solves nothing. This destination bar-restaurant casts a huge geographical area in its aggressive, comprehensive advertising campaigns. I ask the city and neighborhood residents what is solved removing eleven cars off the street when 100, 200, 300.....new cars enter our neighborhood generated by advertising. The business plan demands auto-centricity for its business and demands the residential neighborhood to accommodate those vehicles.

For recent years several of our various city publications and neighborhood periodicals have touted the concept and promotion of traditional neighborhood zoning. A foundational premise of this is that decisions around new developments are to diminish the reliance/role of automobiles, dispersing rather than concentrating traffic and the demand for parking. Traditional neighborhood development invites pedestrians and bicyclists. It is to enhance a unique sense of place in development decisions. Neighborhood development should be in scale to existing structures and activities.

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Throughout the zoning codes is the statement: "the use will not be detrimental to the existing character or development in the neighborhood or endanger the public health, safety or general welfare". The existence of the present business parking lot demonstrates violation of this pervasive principle within the zoning codes. To duplicate what exists solves nothing but flies in face of this precept.

A role of our various governing bodies is to function as equalizer and enforcer/protector of all rights and responsibilities to all parties and not tilt the scale to favor predatory commercial behavior. It should not pretend to do so for bad business decisions. The Pizza Luce business plan does not appear to have been tailored to the needs of this highly residential neighborhood.

Walter Jirik  
1184 Dayton Avenue  
Saint Paul, MN

We, as residents of the neighborhood in which 1170 Selby Avenue is located, are opposed to granting the two variances requested by Pizza Luce in order to build a new parking lot. The variance requests are as follows: 1) Access to a parking facility must be at least 25 feet from the nearest residential district; the driveway for the new parking lot will have a zero setback from the residential district to the west, for a variance of 25 feet. 2) A side yard setback of 4 feet is required for parking spaces and a 1 foot setback is proposed from the east property line, for a variance of 3 feet.

Name	Address	Signature
Adam & Barbara Randall	1177 Dayton Ave St. Paul	Adam Randall - Barbara Randall
Sharon Lee	1205 Selby Ave St. Paul	Sharon Lee
John & Kim	1208 Selby Ave St. Paul	John & Kim
Bekene Hermanson	1173 Hague Ave St. Paul	Bekene Hermanson
Ella Hermanson	1173 Hague Ave, St. Paul	Ella Hermanson
Al Palumbo	1200 Selby Ave	Al Palumbo
Cornell Smith	1156 Dayton Ave	Cornell Smith
Greg Smith	1156 DAYTON AVENUE	Greg Smith
RICHARD ZAJAC	1198 DAYTON AVE	Richard Zajac
ATUL VIDYARTHII	1204 DAYTON AVE #1	Atul Vidyarthi
Jim Rebas	1209 Selby Ave	Jim Rebas
JUSTIN SUBITSCHKA	1197 Selby Ave	Justin Subitschka
JOAN SKAFEM	1211 SELBY AVE	Joan Skafem
Mark Dunlop	1201 Selby Ave	Mark Dunlop
Catherine Hanson	1201 Selby Ave	Catherine Hanson
Marie Joison	1185 Hague	Marie Joison
TOMMY OISON	1189 Hague Ave	Tommy Oison
David Woodland	1201 <del>Hague</del> Hague Ave	David Woodland
Ann Steyer	1204 Hague Ave	Ann Steyer
Shirley Johnson	1180 Hague Ave	Shirley Johnson
DIVANE L. PEKRY	1172 HADDE AVE	Divane L. Pecky
Walter J. Jack	1184 Dayton Ave	Walter J. Jack
Deanne DiMeglio	1148 Selby Ave	Deanne DiMeglio
Russell KATHSM	1148 selby Ave	Russell Kathism

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We, as residents of the neighborhood in which 1170 Selby Avenue is located, are opposed to granting the two variances requested by Pizza Luce in order to build a new parking lot. The variance requests are as follows: 1) Access to a parking facility must be at least 25 feet from the nearest residential district; the driveway for the new parking lot will have a zero setback from the residential district to the west, for a variance of 25 feet. 2) A side yard setback of 4 feet is required for parking spaces and a 1 foot setback is proposed from the east property line, for a variance of 3 feet.

Name	Address	Signature
David Goodwin	1179 Dayton Ave	Larry Gardner
C Parker Steyer	1170 Dangle Ave	[Signature]
Heather Johnson	1170 Dayton Ave	[Signature]
Janet Lotzer	1168 Dayton Ave	[Signature]
Lenora R. Jones	1178 Dayton Ave	VERNON HARMS
PROPRIOETOR COMMON	1184 MANSFIELD	MARCOLOTT COLEMAN
Wills: [unclear]	1193 Hague Ave	[Signature]
Margaret Leary	1188 Selby Ave	[Signature]
Ashley Smedley	1188 Selby Ave	[Signature]
Account: [unclear]	1190 Selby Ave	[Signature]
NICOLE BLOOMQUIST	1190 SELBY AVE	[Signature]
GARY THOMAS	1142 Selby	[Signature]
Charles [unclear]	1153 Hague Ave	[Signature]
How [unclear]	1153 Hague Ave	[Signature]
Dorothy Keenan	1168 Laurel Ave	[Signature]
ANGELIQUE KEDEN	1212 MARSHALL AVE	[Signature]
MARK ROBINSON	1212 MARSHALL AVE	[Signature]
Julie C. New [unclear]	1190 MARSHALL AVE	[Signature]
Brent [unclear]	1196 Hague Avenue	[Signature]
Rochelle Thomas	1196 Hague Ave	[Signature]
MILLAN MCKOVAK	1121 Selby Av.	[Signature]
William Jones	1125 Selby Ave	[Signature]
Christopher Jewell	1137 Selby Ave	[Signature]
WAVE CARE	1145 SELBY AVE	[Signature]
Tom Ward	1153 SELBY AVE	[Signature]

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1196 Selby Avenue  
Saint Paul, Minnesota 55104

January 29, 2007

TO: Lexington-Hamline Community Council (LHCC)

My name is Robert McClain. I live at 1196 Selby Avenue. I understand that the LHCC had at least one "pocket meeting" regarding the new business know as Pizza Luce' at 1183 Selby, which I was not in attendance. I did not receive notice of the pocket meeting because I am a renter and notices were sent only to property owners.

First, let me say that not all renters are created equal. Many have been positive and active members of this community for a number of years, and have a vested interest in its growth and development. There is a valid concern of both owners and renters concerning the long term impact of the direction Pizza Luce' seems to be headed.

The vision of many of my neighbors was one of a new, family oriented and residentially compatible restaurant where one could sit down and have a quality meal (pizza), while getting to better know their neighbors. Also where visitors can do the same, and appreciate the quality and peaceful lifestyle the Lex-Ham community has to offer.

When initially talking with residents Pizza Luce's ownership and/or management was promoting that family oriented, neighborhood friendly business too highlighted in their sells pitch. This may be somewhat true between the hours of opening and 8:00 p.m. Afterwards, a whole different crowd is marketed to and expected...a drinking/partying crowd...upscale or not.

A bar/restaurant was certainly not part of our vision. I acknowledge that an establishment serving food, hard liquor and opening until 2:00 a.m. appeals to some of my neighbors. I frequent such from time to time. But only those located on commercial corridors and not in a residential area.

We are not that naive to think that Luce' was going to be simply a "mom and pop" pizza parlor. Nor are we that stupid not to know about problems and conflict experienced by other neighborhoods having a bar/restaurant, open until 2:00 a.m., directly in their midst.

The million dollar investment Pizza Luce's ownership invested in the reconstruction of 1183 Selby should not be the determining factor for whether a liquor license and late night hours should be granted. It is the priceless investment that residents have made in home ownership, property upkeep, privacy and quality of life that should have the greatest priority. Pizza Luce's rights to financial success must not supersede the rights of Lex-Ham residents' pursuit of happiness.

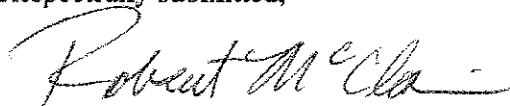
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I understand that this council in a previous meeting voted in support of the liquor license and a 2:00 a.m. closing time requests by Pizza Luce'. I ask you to look at the photos provided and tell me what you see. Is it a restaurant, a bar or bar/restaurant? Is this what you supported?

I sincerely request that LHCC rescind their previous support of Pizza Luce's application for a full liquor license and a 2:00 a.m. closing, and notify the City and St. Paul School District of such action.

I also request that a community impact study be conducted by LHCC to determine the long-term effect an establishment serving hard liquor until 1:00 a.m. will have on the neighborhood, its residents and property values.

Respectfully submitted,



Robert McClain