

October 26, 2020

Dear City Council,

Contrary to BZA Staff Report last week re: 1493 Highland Pkwy,

A) PETITIONS: 21 of 27 Petition signers are homeowners on the block, two live just off the block (Pascal and Eleanor), three live within Highland 0.8 miles of the property – two whom had a similar situation happen next door to them -- and one lives in West 7th neighborhood. In sum, 27 homeowners have said no to the variances requested compared to only 3 in support.

21 PETITIONS SIGNED BY HOME OWNERS ON THE BLOCK

1471 Highland Pkwy	Pete Walters		
1485 Highland Pkwy	Cynthia Skally		
1509 Highland Pkwy	Sue Orensteen	Bruce Orensteen	
1501 Highland Pkwy	Amy Huerta		
1465 Highland Pkwy	James Bares	Janice Bares	
1477 Highland Pkwy	Margaret Isom	Jon Isom	
1521 Highland Pkwy	Kate Hanley		
1470 Eleanor Ave.	Shannon Scanlon	Paul Scanlon	
1460 Eleanor Ave.	James Webster		
1524 Eleanor Ave.	Adam Bliss	Katherine Bliss	
1508 Eleanor Ave.	Steve Hyland	Sarah Hyland	
1518 Eleanor Ave.	Anumpa Sharma	Paras Kumar	
1482 Eleanor Ave.	Jenny Malek		
1512 Eleanor Ave.	Patti Hade		

**TWO PETITIONS SIGNED BY HOME OWNERS JUST OFF THE BLOCK,
AT PASCAL AND ELEANOR**

1456 Eleanor Ave.	Niels Billund	Anne Stevens	
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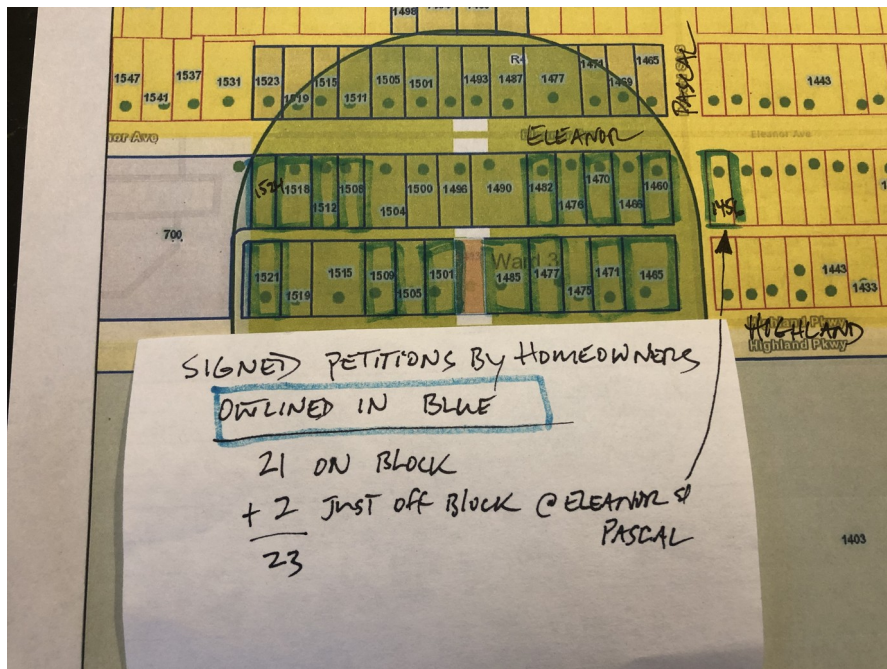
**THREE PETITIONS SIGNED BY HIGHLAND HOMEOWNERS WITHIN
0.8 MILES OF THE BLOCK**

1405 Edgecumbe Ave	Denise Roush	Jonathon Punksack
1315 Hartford Ave	Sherri Quinn	

**ONE PETITION SIGNED BY HOMEOWNER IN WEST 7TH ST.
NEIGHBORHOOD**

407 Duke St.	Juan Torres	
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AERIAL OF PETITION SIGNING HOMES ON THE BLOCK



B) GARAGES ON THE BLOCK

Falsely represented in both Staff Report and by Applicant, so clarified below.

1. Garages Photos

Attached Garages on the Block

1508 Eleanor



1512 Eleanor



1500 Eleanor



05/05/2019

1460 Eleanor

– note side walk was put in a couple years ago, making front set back different than prior.



1465 Highland



Two Detached Garages Misrepresented as Attached by BZA Staff Report and Applicant

1477 Highland Pkwy



1485 Highland Pkwy



3. Neighbor Niels Billund and Anne Stevens at 1456 Eleanor, showing detached garage and backyard, representative other detached garages on the block. While they sit close to the alley, there are back and side yards unlike proposal at 1493 Highland Pkwy.



4. Garage Measurements (pg 24 Opposition Packet)

Exhibit C

Existing Garages – Clarification

Address	Garage distance	Attached	Garage type
1477 Highland Pkwy	On alley	No	
1485 Highland Pkwy	On alley	No	
1465 Highland Pkwy	50 ft from street	Yes	At front
1512 Eleanor	68 ft from alley	Yes	Tuck under at back
1508 Eleanor	40 ft from alley	Yes	Tuck under at back
1500 Eleanor	56 ft from street	Yes	At front
1460 Eleanor	28 ft from street, 17 ft to alley (though this is to side of	Yes	At front

Address	Garage distance	Attached	Garage type
	garage, not door entry)		

As the data shows, attached garages all meet respective rear and front yard set backs. Two homes, 1477 and 1485 Highland Pkwy are not attached as repeatedly depicted by BZA Staff Report and Applicant. They sit 6 ft from the home, thus detached per City ordinance.

(I) Accessory buildings shall be located at least six (6) feet from the principal structure or shall be considered attached for purposes of the zoning code.

https://library.municode.com/mn/st._paul/codes/code_of_ordinances?nodeId=PTIILECO_TITVIIIZOCO_CH63ZOCOEGGEAP_ARTV63.500.ACB_U_S63.501ACBUUS

Finally, while there are a number of garages that sit just off the alley, none of these are attached and have significant green space. No other home on the block covers a lot like the one proposed, with home/attached garage stretching from 1 ft off the alley forward to a 32 ft. front set back, with the minimal 4 ft set backs on either side leaving little green space.

3. *Lot size -

Both Staff Report and Applicant comment the lot at 1493 is narrow, resulting in design and lot coverage issues. As you can see below, it's not significantly different than many surrounding properties, with 12 of 25 measuring this width or narrower.

*Data procured from Ramsey County property information site

<https://www.ramseycounty.us/residents/property-home/property-tax-and-value-lookup>

Highland Pkwy addresses on the block

1465 - Barnes 86x119

1471 - Walters 50x119

1475 - Public 48x119

1477 - Isom 50x119

1485 - Skally 75x119

1493 - MB 47x119
1501 - Huerta 47x119
1505 - Duncan 47x119
1509 - Orensteen 48x119
1515 - Blum 84x119
1519 - Clarice 48x119
1521 - Hanley 58x119

Eleanor Address from end of block

1460 - Webster 47x121
1466 - Rausch 47x121
1470 - Scanlon 47x121
1476 - vacant 46x121
1482 - Malek 47x121
1490 - Mark's 90x121
1496 - Miller 53x121
1500 - Taubert 55x121
1504 - Anfinson 66x121
1508 - Shields 42x120
1512 - Hade 42x120
1518 - Sharma 56x120
1524 - Bliss 40x120

This measurable and objective data summarized here points to the proposed home for 1493 Highland Pkwy NOT in keeping with surrounding homes, We and neighbors hope you conclude the same, and deny variances consistent with the BZA Committee.

Thank you for the attention you've given this matter and the time and energy you give to the citizens and City of St. Paul.

Sincerely,

Margaret and Jon Isom and Petition signing neighbors
1477 Highland Pkwy
St. Paul, MN 55116
612/251-7441 mobile

