

From: Mark Gerlach
Sent: Tuesday, June 02, 2015 6:39 PM
To: #CI-StPaul_Ward3
Subject: Shepard Development (1475 Davern) Variance

Council Member Tolbert,

Please know that I am against allowing the height variance of the Johnson Brothers' proposed building At 1455 Davern Street. I believe we all (citizens and businesses) have to follow the zoning laws unless there is a compelling reason to grant a variance. There is no compelling reason that has been provided for a variance for this development, except to accommodate the Johnson Brothers. I strongly urge you to vote to deny the variance and prevent this building's height of 73.5 ft from being attained. Please note that is a variance that is **33+% higher than the current zoning height**

Johnson Brothers are not asking for this variance due to the need to make this a financially viable development. If Johnson Brothers knows they can provide a financial viable development with in the current zoning standards why do they need a variance of 33+%? Also, how can Johnson Brothers in good conscience call this a mixed use development when less than 1% of the space is considered commercial space. Common sense would say this is not mixed use.

This will be the first of many additional variances the Johnson Brothers will be requesting as they further develop this land. They have not provided a comprehensive plan and proposed structures as I am sure they do not want to share their high density buildup of the area with larger and larger structures . One variance will lead to many more variances and Johnson Brothers is not willing to commit to not requesting future variances and have any additional buildings comply with the zoning laws

Sensible development with sizes consistent with property across the street is very reasonable. We should not be creating the same mistake the city is dealing with now; having all of the teardowns of single family homes being replaced with significantly larger structures. The citizens of the city have clearly spoken loudly on this topic.

Most of the letters in support of this development are developers who care more about maximizing their profit than the livability of the area for the residents in the near by neighborhood. The residents in the area end up having to live with the aftermath and the negative impact it has on their community and property values

Too many times democracy fails for ordinary citizens. I hope you listen to the citizens that voted for you and show that the City of St Paul is a democracy that listens to their citizens versus supporting back office deals made by high powered politically connected developers. I urge the City Council to deny the height variance for the project to allow a 73.5 foot tall building

Thank you for your time.

Sincerely,

Mark Gerlach
Pinehurst Ave
St. Paul, MN 55116