

April 15, 2022

St. Paul City Council Members,
City Council Chambers,
City Hall, Room 300

Re: Pfeifer Appeal on 525 Holly Ave ADU; agenda item #22

Dear Councilmembers:

I have reviewed the appeal filed by the Pfeifers on the 525 ADU, and am submitting this letter to support George and Sharon Pfeifer, 529 Holly Avenue, in their appeal of HPC's issuance on March 7, 2022, of a Certificate of Appropriateness for a new ADU at 525 Holly Ave. They are requesting only one *design* modification to the proposed ADU.

However, the Pfeifers identified in their appeal five Code Section 74 design issues that were not thoughtfully considered by the HPC, as well as a zoning violation contained in Code Chapter 73. It would seem that the HPC has not followed through on their own Historic District Guidelines. The matter should be remanded to them for a more thorough review, and a detailed explanation for the Code sections cited in the Pfeifer appeal, following that review, and any subsequent approval.

It is the duty of the City Council to honor the official controls on zoning ordinances found in Section **216C.06**. Such speedy approval of ADUs in an already dense historic neighborhood would seem to be at odds with the historic district mission, city zoning decisions and the city's 2018 ADU ordinance. The city must consider seriously these matters in order to support its ordinance that promotes health and welfare of city residents.

Whether remanded or not, the Pfeifers are seeking only one design modification that should be approved by the City Council. It is a simple request that causes no problems given the size of the ADU (which could even be much further east). They ask only for the new ADU to be positioned more than the required 3 feet from the interior corner lot line. A corner setback of at least 5 feet from the corner's interior lot line is requested so that a 25.75-foot ADU wall is further from their corner garden and its crops can still receive sufficient sun to sustain their fruit and vegetable garden and associated physical gardening activity. There should be no HPC concerns with the change, since the proposed structure will be viewable from the street, regardless of placement.

Cordially,



Patricia Callaghan
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