

November 20, 2015

To: Legislative Hearing Officer
310 City Hall
15 West Kellogg Blvd.
St. Paul, MN 55102

Objections to the application for a Rental Hall license at 627 Smith Av. S.

To Whom it May Concern:

There are many recommended license conditions for the new owner of the rental hall, but the burden falls on the individual neighbors to watch and document and report the violations—we've been through this long, tiring experience before with limited success.

Below are our comments/objections regarding some of the "recommended license conditions:"

#4. The 1:00 AM closing time with no patrons on the premises: While this sounds good, in reality, there is no private parking lot for this facility. Therefore, the side streets of Baker, King, and Ottawa become the parking lot. These streets are out of sight of the rental hall but essentially right in the front yards, boulevards, and streets of the neighbors. This is an older neighborhood and thus, houses are close to each other with shallow setbacks from curb side activity. Party goers will often linger and talk in the "parking lot," which is our street, and thus extend noise and behaviors which directly compromise/disrupt the peace, tranquility, and the normal, reasonable enjoyment of our properties on rental nights.

#5. Describes egress from the hall to be in a "quiet, orderly" fashion, so as not to disturb the neighbors: Question—How can this be enforced? It has not worked practically in the past with different owners. This is a low priority police call and typically the 20-50 minute wait is long enough for the problem to have dissipated. Yet, now it is 2:00 AM. Some examples from the past of noisy and disorderly egress from the building include horn beeping and shouting to friends, car doors slamming, and winter revving to warm up cars.

#6. Security should be independent of the owner's sphere of influence (i.e. an off-duty policeman as opposed to a relative): The term "area" referred to in this point should be modified to include the side streets where patrons may loiter. Additionally, regarding the statement that there should be no loitering around or near the building—in the past, the area by the back door has been used as a place to smoke and drink and publicly urinate. This was evidenced by the trash, including liquor containers, tossed between our garage and the back wall of the hall. And since the shortest distance from the back door and the parking on Baker Street is through our yard, trespassing has been a fairly common occurrence in the past, especially at "closing" time.

#8. Please clarify the statement regarding "no parking in the alley immediately south of the building." The alley is immediately NORTH of the building.

#12. No alcoholic beverages should be removed from the hall: This has been witnessed by neighbors with past rental hall use. The patrons would drink in their cars and then go into the hall. Sometimes we

witnessed a migration back and forth between the hall and the parked cars. We know this was the case because we would have to pick up empty liquor bottles/beer cans in the morning.

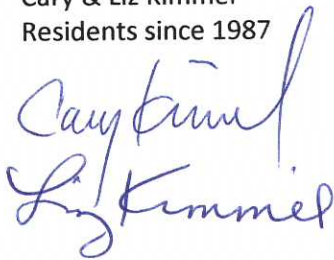
One indication of the new owner's desire or ability to follow conditions would be to look at how the owner has followed city policy concerning building and utility work.

- The current owner has done something new—he has run a white pvc drain line out of the back of his building and run it along the entire distance of the building to empty out near the alley. The owner did not ask permission to come onto my property to install this eyesore that extends over the property line into my yard.
- The lack of communication at using my yard without permission does not bode well regarding maintaining good relations with the neighbors. There is no easement agreement between this property (owner) and the rental hall property (pictures attached).
- We never witnessed the presence of a building permit for any of the external or internal work that has been done at this location.

In summary, these are some of the potential, net effects of disruptive noise, congestion and parking difficulties on the residents of this neighborhood:

- Less owner occupancy and more rental properties near the rental hall.
- Trash in the alley—inadequate trash receptacles. Max usage of the facility is concentrated on weekends. In the past dumpster capacity has been inadequate to handle the load. As a result, overflowing garbage in the alley was common on high usage nights and has the tendency to be stacked against the sides of the dumpster and thus be vulnerable to "critters" scavenging and making a mess.
- Parking for residents
 - Parking on the street is problematic for neighborhood residents on event nights.
 - Could we have parking permit stickers for residents?

Respectfully submitted,
Cary & Liz Kimmel
Residents since 1987



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