

Hello,

I am writing to you to ask for a denial of Kyle Coglitore's appeal for losing his student rental at 2083 Marshall Avenue in St. Paul. I am not used to writing the council about such things, so please forgive the awkwardness of the letter.

My biggest complaint is that when the students are overcrowding their apartments, they pose a risk to many people in the neighborhood. Specifically, they drive down Iglehart between Cretin and Cleveland like NASCAR drivers, without the skill. The students whip through the alleys and fail to stop at stop signs. Then, because they have nowhere to park, they park in front of sidewalks and driveways on our block. Even when they could easily pull up 5 feet to avoid the sidewalks they fail to do so. Then my small children have to climb through snowbanks to get into the car, and I am inconvenienced when carrying loads into the house. I know this is a small thing, having my sidewalk blocked, but cumulatively it adds to my conviction that these "adults" are careless and thoughtless individuals. Curiously, when Mr. Coglitore's house was over-occupied this happened weekly. Now, with the house vacant, I'm having less trouble with inconsiderate parking. Coincidence? Maybe.

I don't know why there are so many students of poor character living in our neighborhood, but this has to stop. Sadly a permit was granted at 2073 Iglehart Avenue, and I am disappointed that the families on that end of my street will now have to deal with students in that house as well as the students at 288 Cleveland Avenue, 2063 Marshall Avenue, 2069 Marshall Avenue, and 2087 Marshall Avenue. Poor 2072 Iglehart Avenue will have rentals directly in front of them and across the alley on either side. This is crazy!

Please deny Mr. Coglitore his rental permit AGAIN. Our neighborhood is NOT a suitable place for this many students. He purchased a bad investment that naturally draws over-occupation, and the sooner he gets rid of it or rents it to a nice family the better. I'm sorry he won't get his money back, but you know what? My property value won't ever get back to the 2005 price I had to pay if the neighborhood can't stabilize.

Enough students. Enough problem houses. ENOUGH. Let's focus on getting University of St. Thomas to build more dormitories and get these 19 and 20 year-old inconsiderates out of our neighborhoods. They are lousy renters and worse neighbors.

Thank you.

--Laura Smith  
2127 Iglehart Avenue

Please uphold the decision to revoke the Student Rental Certificate for 2083 Marshall Avenue. Regretfully, I have a prior commitment which will prevent me from testifying at the upcoming hearing. When the matter was before the BZA, I testified that the behavior of this Landlord, as manifested in the transcript of the hearing in September on other property deficiencies, shows that the Landlord does not use proper procedures and oversight of his property, and does not deserve to have a student rental certificate for this property. The Student Rental Ordinance can be a great help in reducing the concentration of student rentals and improper management. Student renters benefit from strict oversight of the registered properties because the ordinance helps to provide for safe and sanitary conditions. In this instance, the Landlord has failed to follow the rules and has attempted to blame his neighbors for his failings. Revocation of the certificate is appropriate in this instance, and I ask that you uphold the BZA's decision. Thank you.

FYI, my wife and I reside at 2136 Goodrich Avenue; there is a registered student rental directly across the street from our home. In this instance, I am not representing any third party; my request is on behalf of my wife and I and in the interest of our neighborhood.

**Marc J Manderscheid**

Dear City Council,

I am writing to provide my comments on the appeal to the City Council filed by Kyle Coglitore, owner of 2083 Marshall Avenue, of the decision made by the Zoning Board of Appeals to support the revocation of the student dwelling status for this property. Unfortunately neither my wife nor I can attend the hearing on March 7th, however I did want to make my voice heard. 2083 Marshall Avenue is located almost directly behind our home (2086 Iglehart). I am a university faculty member, grew up in a college town, and have lived most of my life in student neighborhoods. I was even briefly a landlord for other students. I simply do not find it credible that the owner of this property was not aware of and/or could not control the violations occurring on his property. Landlords - particularly those renting to young people - have an obligation to perform due diligence and insure that rental contracts and city laws are respected, and it was obvious to me this fall that this landlord was not able to perform these tasks. We observed all kinds of shenanigans as the residents of this home tried to hide their illegal occupancy from the fire inspectors. For several days they had a moving truck parked in the alley blocking traffic - where they were hiding their extra furniture. I can't believe that the property owner was not aware of such obvious activities. Like several other families in our block, we are raising young children and want our neighborhood to remain safe for children. I encourage you to deny this appeal.

Thank you!

-Forrest

Forrest Fleischman

Dear Council members: Please uphold the decision of the Board of Zoning Appeals to affirm the fire inspector's decision to revoke the student dwelling status of the above address due to over-occupancy within the Student Housing Overlay District. I believe the landlord, Kyle Coglitore, makes little effort to maintain the property or monitor the tenants. There are apparently many rooms used as bedrooms since there were nine tenants in a house where four are permitted. If the registration is restored, I think it is very likely that future student tenants won't be able to resist inviting more students to live there, thus lowering the rent for all tenants. The over-occupancy issue would continue. Thank you for your consideration.

Linda Bounds  
2072 Iglehart Avenue  
St. Paul, MN 55104

**From:** Taylor, Daniel J. [<mailto:DJTAYLOR@stthomas.edu>]  
**Sent:** Monday, March 5, 2018 5:37 PM  
**To:** Benner II, Jerome (CI-StPaul) <[jerome.benner.ii@ci.stpaul.mn.us](mailto:jerome.benner.ii@ci.stpaul.mn.us)>  
**Subject:** 2083 Marshall Avenue Appeal to the City Council  
**Importance:** High

Dear Mr. Benner:

I had planned to attend the public hearing section of the City Council Agenda but other commitments will prevent me from being there on Wednesday evening.

I'm writing to **speak out against** reinstating this landlord's ability to rent to college students at 2083 Marshall Avenue. I am hoping that the City Council will uphold the decision of DSI to revoke his certificate of occupancy that allows him to rent to undergraduate college students.

This landlord has shown us neighbors over and over again just how inexperienced he is at managing his property and how woefully unable he is to follow the laws and ordinances of the City of St. Paul. His property has been repeatedly overoccupied. His property is unsightly from broken windows, unkept lawn and excessive trash. His property is a public nuisance from loud parties, underage drinking and party buses. Some of this is documented from the landlord's own postings on social media:

<https://www.youtube.com/watch?v=ngmNbEavoaU>

<https://www.youtube.com/watch?v=qEk5pGS1I9w>

My home is one block from this property where I have raised my family for fourteen years. Please don't burden our neighborhood with irresponsible landlords. Please deny the appeal of Mr. Kyle Coglitore.

Sincerely,  
Dan & Kelly Taylor  
2127 Dayton Avenue  
Josh Capistrant

220 Fairview Avenue North  
Saint Paul, MN 55104

RE: Over-occupancy appeal at 2083 Marshall, Kyle Coglitore  
**(The bold stuff is the minimum you need to read)**

Dear Saint Paul City Council members,

I am Josh Capistrant, resident, Union Park District Council Member, and WSNAC member. I have been dealing with privately (remotely) owned student rental housing issues for 14 years in my own rental inundated corner of Saint Paul. My activism on this issue has sparked considerable volunteerism on my part. I regret that I can't be with you for this City Council meeting to support our good Department of Safety and Inspections staff in the matter that Kyle Coglitore has appealed to you. Union Park District Council is celebrating its 10th anniversary, and I don't think any of us from UPDC will make it. I did call off my Neighbor and Student Relations meeting that is normally prior to the UPDC board meeting so that the active members on that committee could be there with you. Many live close by Kyle's 2083 property and have relevant experience with the impacts that neglect and over-occupancy have on them and their quality of life.

Personally, I live adjacent to a continuous block of 11 rental units. All of these are used for students. When legally occupied, that's 44 students. Mostly they keep to themselves and don't want to be noticed much in the neighborhood. Interactions I have are largely positive. But on the whole, and even with the best 18-22 year olds, there is a learning curve to living in a neighborhood and away from your parents. I use many resources to handle these problems: conversation, Landlords, Amy Gage of Saint Thomas, DSI of Saint Paul, and on occasion the Saint Paul Police. It is immensely difficult when the landlord does not participate, or is out of the picture. Worse yet, the landlord may accuse neighbors of wrongdoing for making complaint. **DSI is the city's best hope for enforcing the laws of our city** and preventing us from losing all hope in our situation as neighbors to a bad rental house.

I live adjacent to a house that is chronically over-occupied. Our worst problems in the neighborhood usually come from this house. Generally, I feel pretty overwhelmed with this, and the repetitive nature when the next tenants take up the house, reverting to the same inexperienced beginning point that the last tenants had. **Attempts to root out the problem of over-occupancy have been ineffective, as students are always given notice, moving out before inspection in the dark of night.** Clearly the landlords know of this and charge a rent according to bedrooms, rather than adherence to occupancy requirements. Students seem well equipped with the knowledge that they are doing something wrong and equipped with tools to avoid being caught doing it. If upright, I expect a landlord to keep a close eye on their property being aware of its condition and what's going on there: partnering with neighbors to solve problems, or even to protect their own investment. A bad landlord thrives on problem avoidance, and an attitude that they should be free to rent as they choose and be left alone. In the case before you this leads to a neglect of their own property and ignorance of their own failure to comply with code and neighborhood norms.

**The case of Kyle Coglitore and 2083 gives me some hope that bad landlords will actually be held responsible for the laws that they and their tenants break. Landlords who are over-occupied should lose their ability to rent to students.** It is a sure way to prevent chronic problems from simply recurring. Hopefully this can be a precedent that people who have no business being landlords should

apply their talents elsewhere. As a landlord, you have responsibilities neighborhood and tenant to attend to.

**Mostly, I want you to support the work of the Department of Safety and Inspections team as they work with concerns from the neighborhood.** As it is, it's so hard to catch these instances of over-occupancy. **Legitimize their work by solidly standing behind this decision. I need them to be a productive enforcement body in our neighborhood.**

Submitted in service of Saint Paul,

Josh Capistrant

Please enter this email into the public record for the March 7, 2018 St. Paul City Council Public Hearing for Item ABZA 18-3. This is an appeal from a landlord who was denied renewal of his student dwelling registration.

I concur with the findings of the Board of Zoning Appeals to deny student dwelling status to the owner of 2083 Marshall Avenue due to over-occupancy of this property. I attended the neighborhood meeting where this property owner was given the opportunity to explain why his property should continue to be granted student dwelling status. When asked what steps this property owner was taking to ensure that his student tenants were not engaging in behaviors that presented a public nuisance to nearby neighbors, he was unable to explain his specific action steps. Nearby neighbors reported that it appeared that too many students were occupying the premise, and that they observed residents moving a bunch of belongings into a trailer and parking the trailer about a block away from the residence. This happened on the day before a City inspector was scheduled to visit the property. Neighbors stated that they saw the residents move the items stored in the trailer back into the residence after the City inspector left the property.

These neighbors also reported numerous issues with loud parties at the residence, and occupants regularly trespassing on nearby properties. It is apparent from the issues reported by nearby neighbors that this landlord is not equipped to properly manage a student dwelling, and should not be granted to continue student dwelling status for 2083 Marshall Avenue. At the end of the neighborhood meeting, he stated that, "It is obvious that no one here likes students." The issue isn't students, but rather the unacceptable nuisance behaviors in which these students engage.

Denying student dwelling status to this property owner should not create an economic hardship, since he can rent to families, seniors, or other tenants who are not transient, undergraduate students. Since there is a serious housing shortage in St. Paul, especially for families, he should not have any problem finding suitable tenants who are more likely to be good neighbors. He could also choose to sell the property, since there is a shortage of houses for sale in the Twin Cities Metro Area.

I urge the St. Paul City Council to uphold the findings of the BZA and deny student dwelling status to the property at 2083 Marshall Avenue.

Benita Warns  
Midway Resident

From: Michael Squire [<mailto:squiremn@earthlink.net>]  
Sent: Wednesday, March 7, 2018 3:13 PM  
To: Benner II, Jerome (CI-StPaul) <[jerome.benner.ii@ci.stpaul.mn.us](mailto:jerome.benner.ii@ci.stpaul.mn.us)>  
Subject: 2083 Marshall

Hi Mr.Benner,

My name is Anne Squire, I left a phone message this morning, thank you for getting back to me. I would like to state my frustration with the date change of tonights hearing. I had already taken the original day off work and now got pulled into a meeting tonight so I won't be able to appear in person.

It is extremely frustrating the amount of time and energy that our neighbors have had to put into this matter when the law clearly states that over occupancy is against the law and he was found breaking this law. It seems like the people and neighborhoods that this was meant tp protect, are the ones getting hurt, financially, as well as the emotional anguish it has caused.

Please let my concerns be know at the hearing and if I am able to get there late I will be there.

Thank you again for your work in this matter.

Anne Squire