

Eunice Smith  
1156 Dayton Avenue  
St Paul MN 55104  
651-366-2430

**FILE**

18-073086

Re: File # 18 – 073086  
Property Address: 1185 Dayton Avenue

I am opposed to the BZA granting any variances that would allow the owner of the above property to rent it out as a Duplex.

Jean Schroepfer purchased the single family home originally intending to convert it into a Duplex and renting out both units. At that time, she requested the same variances and was met with considerable opposition from the neighborhood. Her request for the variances was denied by BZA. Unfortunately, she went ahead anyway with her plans to destroy a lovely single family bungalow and converted it to a Duplex, in defiance of the neighborhood and the intent of the BZA.

She should not now be rewarded for this behavior by being granted the variances to make legal what she has already done. That block of Dayton Avenue already has too many rental units and more than its share of duplexes, some of which are being used as triplexes without official authorization. We do not need another absentee landlord requesting a variance to enrich herself at the expense of our neighborhood.

I ask you to again deny Jean Schroepfer's request for a variance.

Eunice Smith

**Benner II, Jerome (CI-StPaul)**

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**From:** Caron, Amy <AmyCaron@edinarealty.com>  
**Sent:** Wednesday, June 20, 2018 2:36 PM  
**To:** Amy Gundermann; Benner II, Jerome (CI-StPaul); alexa@unionparkdc.org  
**Cc:** Lucas Cragg (cragglaw@gmail.com)  
**Subject:** 1185 Dayton Duplex Variance

Hello Amy, Jerome, and Alexa

In 2009 the current owners purchased this property as a single family dwelling. They immediately went to work on renovations, pushing the roof upward to create more space on the second level, and creating a second entry – suspiciously duplex-like. The owner’s rationalizations for this non-permitted style at the time was that perhaps extended families that wanted to live together in a single family that worked a lot like a duplex. They then asked for a variance to turn the property into a duplex and they were declined.

I do not feel anything has changed to warrant the classification to duplex. The north side of Dayton from Griggs to Sydicate already has a large number of multifamily properties. On the north side of that block of Dayton, there are currently 7 multifamily properties (two of them having more than two units) and 7 single family properties (considering that we are counting 1185 Dayton as a single family dwelling. This block needs more stabilization from owner occupants, and not more rental, as the current situation is far out of balance towards rental. At least one of the multifamily properties on this block has a long history of police involvement and severe code violations, and this block deserves the stability that owner occupants bring, and not the gamble of an absentee landlord.

I personally oppose this change in property classification to duplex, and I hope LexHam, Union Park, and the City can help us create more stable neighborhoods through encouraging owner occupancy and deny the request for variances.

Sincerely,

**Amy Caron**  
**Resident, 1217 Selby Ave**

Edina Realty  
651 214 3422

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FILE  
18-073086

**From:** Rand Park [mailto:rand\_park@yahoo.com]  
**Sent:** Tuesday, June 26, 2018 3:57 PM  
**To:** Benner II, Jerome (CI-StPaul) <jerome.benner.ii@ci.stpaul.mn.us>  
**Cc:** Rand Park <rand\_park@yahoo.com>; Anne Elstrom Park <aelstrompark@yahoo.com>  
**Subject:** 1185 Dayton Zoning Appeal - File # 18-073086

Dear Mr. Benner -

Thank you for the written notice dated June 19 about the zoning appeal for 1185 Dayton Avenue. We have lived at 1194 Dayton Avenue since March, 1994, and we strongly oppose the variance requests that would allow 1185 Dayton to be converted from a single-family dwelling into a duplex.

We are opposed to this variance request for the following reasons:

- 1.) This variance request has already been made once (in 2009) and rejected. The reasons why this variance should be rejected have not changed. This block of Dayton Avenue already has many multi-family units, and this has resulted in significant street traffic and on-street parking congestion. Adding another multi-family dwelling will only make this traffic and congestion worse.
- 2.) The owners of this property, upon purchase in 2009, immediately added a second story and essentially created a non-conforming duplex. This was not done with community input, and has resulted in a dwelling that is far too large for the lot. This appeal seems to be another attempt to cover-up for impetuous decision making on the part of the owners to invest in renovations that should never have been undertaken.
- 3.) Based upon a sign in the window (image attached to this email), the current owners are actively trying to sell 1185 Dayton Avenue. This request for variance does not appear to be an attempt to take on the future management of a multi-family property, but simply a last-ditch effort to increase the selling price for a property they have no intention of keeping. This is a naked profit-grab at the expense of the quality of life for the neighborhood.
- 4.) Based upon observed numbers of occupants these past few years, it is also possible that these owners have been essentially renting this property out as a multi-family dwelling in direct contravention of zoning policy. This is an opinion, based upon personal observation, but we feel it is material to this zoning appeal.

Thank you for the opportunity to voice our strong opposition to this appeal for zoning variance for 1185 Dayton Avenue.

Please reject this appeal for variance, and re-affirm the status of 1185 Dayton Avenue as a single-family dwelling.

Randolph C. Park / Anne C. Elstrom Park  
1194 Dayton Avenue  
Saint Paul, MN 55104

**Benner II, Jerome (CI-StPaul)**

**From:** Walter <jiriwal\_11day@q.com>  
**Sent:** Wednesday, June 27, 2018 1:29 PM  
**To:** Benner II, Jerome (CI-StPaul)  
**Subject:** Letter to BZA Regarding 1185 Dayton Avenue Variance

Comments regarding the variance requests for 1185 Dayton Avenue, file # 18-073086

I am opposed to Jean Schroepfer's attempt to legitimize her conversion of 1185 Dayton Avenue, now zoned as a single-family dwelling, into a duplex.

The original building on this site was a one and a half story American Craftsman bungalow that typified the style of the Arts and Crafts movement during the beginning of the 20th century. The building was built in 1911. The bungalow was purchased by Jean Schroepfer March 30, 2009 for \$88,000. During April, 2009 the new owner arranged a meeting in Merriam Park Library for a presentation. This was an attempt to convince neighbors attending to support her plan to convert the bungalow into a duplex and solicit approval for the same variance we are addressing again. Shortly after the presentation, Jean Schroepfer distributed in various neighbors' mailboxes an argument for the conversion, plan for the conversion, and a request form to petition the city to allow the variance she was seeking. Then, as now, the neighborhood received notification of a variance request, the same as this current request. The opinion of the neighbors at that time was a resolute "no" for many reasons. And in fact the neighbors created and circulated their own petition to reject the request with dozens of signatures.

Jean Schroepfer presented her variance request of 1185 Dayton Avenue at a public hearing before the city Board of Zoning Appeals on May 4, 2009. The neighbors presented their petition and several spoke against the request. John Hardwick, assigned to that 2009 variance, recommended a "no" vote. The BZA unanimously rejected the variance request regarding the 50 foot minimum width required for a duplex.

That evening of the public hearing Jean Schoepfer had surveyors appear at the 1185 Dayton Avenue site to locate the corner property markers and stake them. Within several days construction workers appeared at the site, demolished the top half of the bungalow and proceeded to build the exact duplex design Jean Schoepfer intended. It is the building on 1185 Dayton Avenue that exists today. Because of the rejected 2009 variance request for a duplex, Jean Schroepfer has been insincere and dishonest in claiming the dwelling a single-family dwelling for the past 9 years.

I strongly urge the Board of Zoning Appeals to again deny the variance request that would authenticate and allow the building to be used as a Duplex. To now approve, what I would consider

an illicit action by the owner, would set precedent and diminish the role, purpose, and authority of our city governance.

Walter Jirik  
1184 Dayton Avenue  
Saint Paul, MN

 **FILE**  
18-0730 86

**From:** Walter <jiriwal\_11day@q.com>  
**Sent:** Monday, July 2, 2018 7:48:22 AM  
**To:** Benner II, Jerome (CI-StPaul)  
**Subject:** Information Regarding 1185 Dayton Avenue




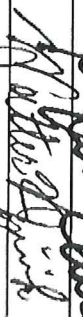




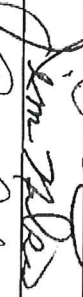


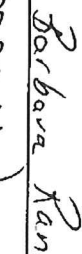







Mr. Benner,

I have sent the petition from neighbors surrounding 1185 Dayton Avenue as pdf. I can bring the original to public hearing this afternoon if required.

The other is information that was inserted into our mailboxes by Jean Schroepfer in April, 2009. I suspect you may already have this from the public hearing of May, 2009. Neighbors which to convey that she considered the option to have 1185 Dayton Avenue remain as a bungalow, single family dwelling, Plan A on the cover letter. It was the option the neighbors desired then but it received insignificant, serious importance to Jean Schroepfer. The offer for Plan A was insincere.


Walter Jirik


We are neighbors that do not support the variance requests related to converting the existing single-family dwelling designation located at 1185 Dayton Avenue into a duplex.

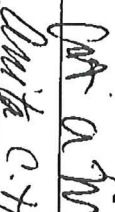
Name	Signature	Address
Jim Lotzer		1168 Dayton Ave St. Paul MN 55104
Eunice Smith		1156 Dayton Ave, St Paul MN 55104
Amy Smith		1156 Dayton Avenue Saint Paul MN 55104-4401
Ma Her Trick		1184 Dayton Ave St Paul MN 55104-6403
Justin Seberstika		1197 Stacy Ave ST. Paul MN 55104
Ramon Derr		1205 Selby Ave St Paul, MN 55104
Suzanne Barr		1205 Selby Ave St. Paul MN 55104
RICHARD ZAVITZ		1198 DAYTON AVE
Tim Nelson		1209 Selby Ave St. P. 55104
Ann Coker		1188 Dayton 55104
Adam Randall		1177 Dayton Ave 55104
Barbara Randal		1177 Dayton Ave St. Paul 55104
Margaret Johnson		1184 Marshall Ave 55104
Philip P. Beard		1188 - Marshall - St. Paul - 55104
Joel Bond		1171 Dayton Ave 55104
BOB RAUDALL		1171 Dayton Ave 55104
PAUL SKAITEM		1211 SEBY AVENUE 55104
Libby Lostetter		1170 Dayton Ave 55104,
Jeremy Lostetter		1170 Dayton Ave 55104

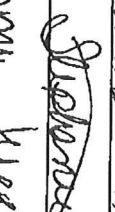
We are neighbors that do not support the variance requests related to converting the existing single-family dwelling designation located at 1185 Dayton Avenue into a duplex.

Name \_\_\_\_\_ Signature \_\_\_\_\_ Address \_\_\_\_\_

MI Pankop  1201 Selby Ave, St. Paul MN


John Gregg  1217 Selby Ave. St. Paul MN


Dawn Egoles  1158 Market Ave St. Paul MN

Caitly Niren Pat O'M  1180 Marshall and St. Paul MN

Amira Hill Anita C Hill  1196 Marshall Ave St. Paul

Stephanie Luedtke  1208 Marshall Ave. St. Paul

Lauren Grandelbergmy Jyerg  1212 Marshall Ave St. Paul

Frank  1163 DAYTON AVE ST. PAUL

Frank  1178 Dayton Ave. St. Paul

Amyn O'Neil  1175 Dayton Ave

Markus Grimes  1174 Dayton Ave St Paul

ALAN WERRAND  1159 DAYTON AVE ST PAUL

DAVE BORRUST  1177 Selby Ave St. Paul 55104

John LeCompte  1205 Dayton Ave. St. Paul 55104

Theresa Mason  1205 Dayton Ave. St. Paul 55104

 1926 Selby Ave St. Paul MN 55104

 Peter R. Cudworth 192 N. Emigs St. St. Paul MN 55104



**FILE**  
18-073086

Dear Neighbors:

I will soon begin completing all of the repairs required to remove 1185 Dayton Avenue from St. Paul Vacant Building status. I have also applied for a variance to convert it into a duplex after I have added a second story that would include two more bedrooms. Enclosed are my variance application statement, a site plan and some elevation sketches for your consideration.

I have two alternatives for improving 1185 Dayton. Under either plan, I will meet the requirements of the code compliance list. I would appreciate your signing the petition below to support "Plan B." Please call me and I will pick it up, or return it to me by fax or mail.

**PLAN A:**

1. No structural changes will be made other than the foundation under the back porch that supports the northeast corner of the roof.
2. The front porch will remain enclosed.
3. The second floor bath and two bedrooms will continue in use as they are currently configured.

**PLAN B:**

1. The complete existing roof and second floor structure will be replaced with floor trusses that span the width of the structure north of the front porch, a full second story on those new floor trusses, and a 12/12 Victorian-style pitched roof that will allow two bedrooms and a bath on the third floor.
2. The interior of the front porch will be reopened and restored to its original design.
3. A three-car garage will be constructed 18' south of the alley, affording three additional parking spaces in front of the garage – a total of six off-street parking spaces.
4. The resulting addition will accommodate a two-bedroom apartment on the first floor and a four-bedroom apartment on the second and third floors.

Along with the Plan B improvements, I also propose to make the first floor wheelchair accessible and integrate a wheelchair ramp into a new deck at the rear of the building.

Sincerely,



271 Summit Ave.  
Saint Paul, MN 55102  
Fax and phone: 651-225-9718/cell 612-382-0410  
jshrep@aol.com

**PETITION TO PERMIT CONVERSION OF 1185 DAYTON TO A DUPLEX**

I support the conversion of 1185 Dayton Avenue, Saint Paul, MN from a single-family residence to a duplex after the proposed improvements, as stated under "Plan B" above, have been completed.

NAME	SIGNATURE	ADDRESS
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## **SUPPORTING INFORMATION: 1185 DAYTON AVENUE ZONING VARIANCE APPLICATION**

### **1. 1185 Dayton Avenue cannot be put to a reasonable use under the strict provisions of the code.**

#### **a. 1185 Dayton needs improvements that are not feasible without a corresponding increase in habitable space.**

The most economically feasible plan for 1185 Dayton is to meet the bare requirements of the vacant building code compliance list without making any structural changes – without removing wall and ceiling coverings that would generate a reconstruction requirement, and to continue its established use as a four-bedroom, two-bath home. However, those structural changes should be made. The span of the ceiling joists, relative to their depth, is too long to avoid sway. Due to the low pitch of the roof, the windows of the two second floor bedrooms are too small for egress and are set on the floor. These problems could be corrected by replacing the ceiling joists with floor trusses and rebuilding the stairway, and by increasing the pitch of the roof to accommodate larger windows installed above the floor.

Moreover, the current extension of the second floor over the front porch causes energy inefficiencies on the second floor. The minimal insulation possible in the porch ceiling and the storm windows enclosing the front porch barely resolve those inefficiencies. Worse, the habitability of the second floor requires the front porch to remain enclosed, diminishing not only its appearance from the street, but also, the sunlight available to the first floor.

These corrections – floor trusses, rebuilt stairway, reframed roof -- are too costly to be made without the creation of corresponding new habitable space. Merely increasing the pitch of the roof over the first floor would not only look inappropriate in style and scale, relative to itself and to its neighbors, but it would not add any significant square footage. Moreover, opening the front porch would counterproductively reduce the square footage.

Adding the second story offsets the loss of habitable space over the front porch and compensates for the costs of the structural improvements.

#### **b. The increased habitable space cannot now be feasibly limited to use as a single-family dwelling.**

Once the second story is added, the resulting habitable space, would exceed 3,000 square feet. Without conversion to a duplex, the resulting square footage would create a single-family mini-mansion that would not now fit into this neighborhood of multi-family structures.

All of the lots in the block except the corner lots are also 40' wide, and most of them are duplexes or greater density. It would be unreasonable to deny 1185 Dayton a variance to be used in the same way as the vast majority of buildings on its block based on a circumstance shared by the vast majority of those buildings.

### **2. The landowner's plight is due to circumstances unique to the property that the landowner did not create.**

Despite the permission of the original zoning for greater density, 1185 Dayton, unlike its neighbors, was originally built to be a single-family bungalow.

### **3. The proposed variance is in keeping with the spirit and intent of the code, and is consistent with the health, safety, comfort, morals and welfare of the inhabitants of the City of Saint Paul.**

#### **a. The variance will result in significant improvements to 1185 Dayton, to the streetscape, and to the off-street parking deficit.**

The variance will result in the replacement of the existing second-floor bath and two non-energy-efficient, non-egressible bedrooms with a completely new four-bedroom, two bath apartment above a completely renovated wheelchair-accessible two bedroom apartment. The 158' depth of the lot allows ample space for a three-car garage off the alley and setback space in front of the garage for parking of up to three more cars.

**b. The lot is 6,320 square feet, larger than is required for use as a duplex.**

**c. Permitting 1185 Dayton to be used as a duplex does not preclude its use as a single-family dwelling in good times and maximizes the likelihood of its preservation in bad ones.**

Whenever economic and familial circumstances allow, the proposed floor plan permits interior access between the two units by a single family. However, periodically, resources are limited. The best way to ensure the care and maintenance of our housing stock even through periods when resources are limited is to maximize the reasonable use of it.

**4. The proposed variance will not impair an adequate supply of light and air to the adjacent properties, nor will it alter the essential character of the surrounding area or unreasonably diminish established property values within the surrounding areas.**

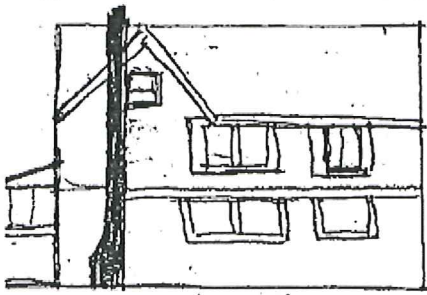
The closest neighboring structures are approximately 15' feet away from any part of the proposed structure. Their southern exposures will not be affected, and they would benefit from the slight increase in shade from the hot summer eastern and western sun that the taller building would provide. The variance will allow an addition that conforms in use, style and scale with the neighboring properties, improving the streetscape. The renovation of, and addition to, 1185 Dayton is more likely to increase established property values than to diminish them.

**5. The variance, if granted, would not permit any use that is not permitted under the provisions of the code for the property in the district where affected land is located, nor would it alter or change the zoning district classification of the property.**

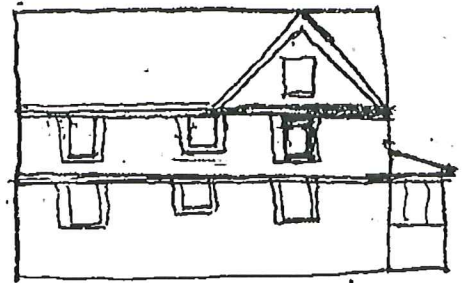
The current RT-1 zoning permits 1185 Dayton to be used as a duplex.

**6. The request for variance is not based primarily on a desire to increase the value or income potential of the parcel of land.**

Although the addition will indeed increase the gross value and gross income potential of 1185 Dayton, the gross value is unlikely to increase beyond the cost of the new construction, and the rate of return on investment would likely be higher if I simply met the requirements of the vacant building code compliance list. My main purposes in applying for this variance are to rescue 1185 Dayton, to eliminate its defects and make it less likely that its history of neglect – even preceding the four-page code compliance list (for example, its garage no longer exists, and it still has fuses in its electrical box) – is repeated, and to provide work for local construction contractors in a stalled economy.



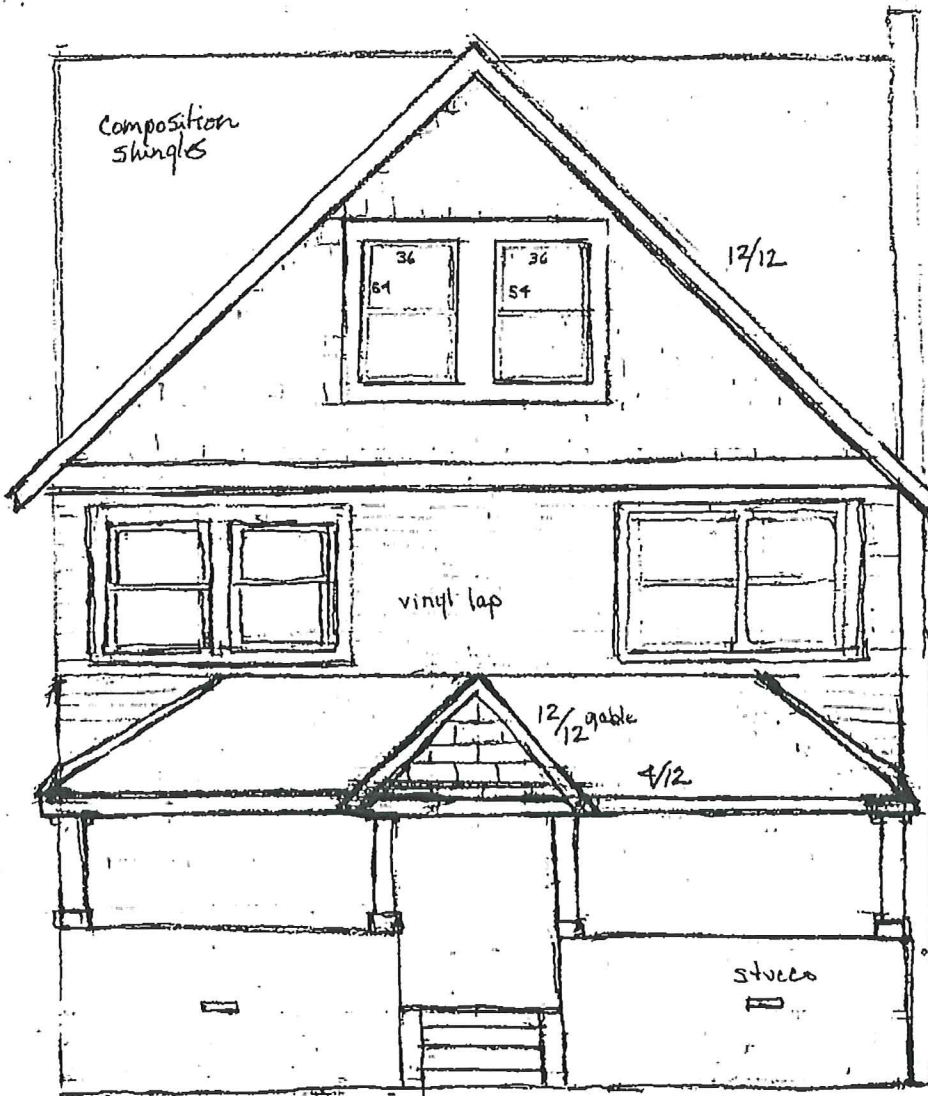
EAST ELEVATION



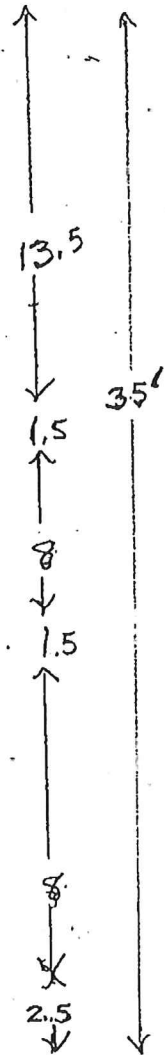
WEST ELEVATION



NORTH ELEVATION



South elevation



11815 DAYTON  
JEAN SCHROEPPER  
271 SUMMIT AVE  
ST PAUL, MN 55102  
612-382-0410

**From:** Laura Smidzik <[laura.smidzik@gmail.com](mailto:laura.smidzik@gmail.com)>  
**Sent:** Saturday, June 30, 2018 9:46 AM  
**To:** Benner II, Jerome (CI-StPaul)  
**Subject:**

FILE  
18-073086

Dear Mr. Benner,

My family lives at 12:01 Dayton in St. Paul. I'm writing to express my opposition for a variance on 1185 Dayton Ave. We strive to have a livable neighborhood with a mix of single-family homes and rentals. 1185 was a single-family residence in the past and my hope is it will continue to be so. Adding more cars and residents to the neighborhood will impact its density and livability.

We do not believe the owner is working in good faith with the neighborhood. Their variance was denied in the past and I hope it will be so today.

Sincerely, Laura Smidzik

**From:** Dave Tzeutschler <[dtzeutschler@yahoo.com](mailto:dtzeutschler@yahoo.com)>  
**Sent:** Sunday, July 1, 2018 7:00:52 PM  
**To:** Benner II, Jerome (CI-StPaul)  
**Cc:** Ellen Tzeutschler  
**Subject:** 1185 Dayton Ave Zoning Appeal, file #18-073086

**FILE**  
18-073086

Dear Mr. Benner,

We are writing to voice our strong opposition to a variance requested by the owner of 1185 Dayton Ave to convert the residence to a duplex.

As 12-year residents at 1192 Dayton Ave, we are opposed to this variance being allowed due to the following reasons:

1. Our block of Dayton Ave (between Dunlap and Griggs) already contains a high concentration of rental units. What we need on the street are more stable, long-term residents and families, not more rental units.
2. The variance was already requested once, when the owner originally purchased and made structural changes to the property—and denied.
3. The owner has clearly made modifications to further her own agenda and financial standing—not to ameliorate the neighborhood—or the city of St Paul.

Please reject the request for this variance at 1185 Dayton Avenue.  
Thank you for your serious consideration of our comments.

Sincerely,  
Tzeutschler Family,  
1192 Dayton Ave  
St Paul

**David Tzeutschler**

[dtzeutschler@yahoo.com](mailto:dtzeutschler@yahoo.com) | 651.357.6290



UNION PARK DISTRICT COUNCIL  
1821 University Avenue, Suite 308, Saint Paul, MN 55104  
651.645.6887 | info@unionparkdc.org | www.unionparkdc.org  
*An Affirmative Action, Equal Opportunity Employer*

FILE  
18-073086

June 25th, 2018

Jerome Benner II  
City of Saint Paul  
15 Kellogg Blvd. West  
St. Paul, MN 55102

Dear Mr. Benner,

At its June 22<sup>nd</sup>, 2018 meeting the Executive Committee of the Union Park District Council (UPDC) reviewed the variance requests for lot width and side yard setbacks for the property at 1185 Dayton Ave. from Jean Schroepfer.

Specifically, the application from Ms. Schroepfer is asking for a minimum lot width of 50 feet and a side yard setback of 9 feet.

UPDC received an email from Ms. Schroepfer in May 2018 requesting our support for a conversion of this property from a single-family home into a duplex. We requested that she solicit neighbor input regarding this change and report to our Committee on Land Use and Economic Development. We have recently received emails from neighbors who have informed us they were not approached for input on this project and are opposed to it. Further, Ms. Schroepfer has not reported back to our Land Use Committee.

This particular block contains many duplexes and rentals already and we have heard reports that neighbors have opposed this development in the past.

Because of this and Ms. Schroepfer's lack of engagement with UPDC and with surrounding neighbors **the Executive Committee of the Union Park District Council has voted unanimously to recommend denial of both of Ms. Schroepfer's requests for variances at 1185 Dayton Ave.**

Please let me know if you have any questions.

Sincerely,

Brandon Long, Executive Director  
Union Park District Council

1185

612-382-0410

FOR SALE

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16-07308