

From: [Robert Tipping](#)
To: [*CI-StPaul_LH-Licensing](#)
Cc: [Mary Tipping](#)
Subject: Groveland Tap Liquor License application
Date: Thursday, March 23, 2023 8:55:59 PM

Hello: We would like to voice our strong objection to the liquor license application for Groveland Tap. We live at 1837 Berkeley Avenue and our home is directly across the alley from the Groveland Tap and its expansion.

1. The owners of Groveland Tap said they went door-to-door last January to notify neighbors of their intention to expand their restaurant and to add a patio in the back (a patio that is across the alley from many of us on Berkeley Ave). Yet of all our neighbors, only one said she had heard from the owners and the size of the expansion was not mentioned. Stephanie Shimp said at the Macalester Groveland Community Council meeting that they had reached all but 3 neighbors. Yet we know of 6 homes, all on the same block as the restaurant that heard nothing. This discrepancy is troubling.
 1. We are mentioning this because many of us were very surprised at the patio, especially its size.
 2. The word patio might be a misnomer, it appears to be an entire additional room that can be used year around. The patio has a roof and there are 12 plus 6-person booths and 10 plus 4-person tables. (So the ability to accommodate an additional 120 plus patrons.) There is a fireplace plus large screen TVs.
2. So, yes, we were blindsided by the patio, which is directly across the alley from us. We have had no say in something that will directly impact us and our quality of life.
3. Our specific concerns and requests:
 1. Parking. The owner didn't think restaurants in St Paul needed to be concerned with parking. Berkeley Ave, both sides of Fairview, and Howell are usually filled out now with Groveland Tap patrons. Is this true, can a restaurant increase their size to the capacity of 200 plus patrons and 40-50 employees and parking does not need to be considered?
 2. Noise. As mentioned, the patio can seat 120 plus people, plus the large screen TVs and music--I think we can expect an increase in noise. We, like many people, spend a great deal of time in our backyard and we have concerns about the increase in noise that will come with the expansion.
 3. Smoke: Can we expect smoke from the patio fireplace?
 4. Trash: we have already had to reach out to the restaurant because of trash overflow in the alley. And this is before the patio opens.
 5. Placement of the patio itself. Are there offset requirements from the alley centerline? Are there zoning requirements for commercial lots (B2) adjacent to residential (R4) that structures not occupy the entire lot footprint?
 6. Does the patio have only a seasonal liquor license? The recommended conditions state it can only be open from April 1 to Oct 31. If this is true, why do they have an outdoor fireplace and heat lamps?

Bob and Mary Tipping
1837 Berkeley Ave
St Paul