



FILE
15-000893

320 South Griggs Street
St. Paul, MN 55105
www.macgrove.org

Phone: 651-695-4000
Fax: 651-695-4004
E-mail: mgcc@macgrove.org

January 30, 2015

To Whom It May Concern:

On January 29, 2015, the Housing and Land Use Committee ("HLU") of the Macalester Groveland Community Council ("MGCC") held a public meeting, at which it considered the application for a variance, file number 15-000893, concerning the property located at 2146 Grand Ave. The applicant, Dennis Gudim, appeared to speak to the application and to answer questions.

Prior to the meeting, the HLU received comments from the current tenants of the property in support of the application.

After speaking with the applicant, considering neighborhood feedback, consulting the Macalester Groveland Long Range plan, and assessing the merits of the application, the HLU passed the following two resolutions regarding this variance:

****The Housing and Land Use Committee of the Macalester-Groveland Community Council opposes the variance request, file number 15-000893 for the property at 2146 Grand Ave****

****The Housing and Land Use Committee of the Macalester-Groveland Community Council requests that the City take no enforcement action until June 1, 2015 on file number 15-00089 for the property at Grand Ave.****

Important to the HLU's passage of said resolutions, were the following considerations:

- Considerable effort was made to allow landlords the opportunity to "grandfather in" existing rental properties when the Student Overlay District was implemented. This property owner did not follow the process during the allowable time period. Thus, the hardship created by the situation is not due to property constraints, but instead by the applicant himself.
- The Committee recognized that immediate enforcement of the Student Overlay District requirements would adversely impact the current tenants of the property by causing them to lose their lease at the start of a new semester. As the tenants bear no responsibility for the situation, they should not be negatively impacted by immediate eviction.

If you have questions or concerns, please do not hesitate to contact me.

Liz Boyer
Executive Director
Macalester-Groveland Community Council

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Diatta, YaYa (CI-StPaul)

From: Lane, Wendy (CI-StPaul)
Sent: Friday, January 30, 2015 8:50 AM
To: Diatta, YaYa (CI-StPaul)
Subject: FW: Mac-Grove Hsg & LU mtg

FILE
15-000543

FYI

Wendy Lane
Zoning Administrator
Department of Safety and Inspections
375 Jackson St., Suite 220
Saint Paul, MN 55101
P: 651-266-9081
wendy.lane@ci.stpaul.mn.us

Making Saint Paul the Most Livable City in America

-----Original Message-----

From: Lawrence Soderholm [<mailto:lasoderholm@comcast.net>]
Sent: Friday, January 30, 2015 7:54 AM
To: Lane, Wendy (CI-StPaul); Beach, Tom (CI-StPaul)
Subject: Mac-Grove Hsg & LU mtg

The meeting last night was packed, but the largest contingent was there to talk about the Princeton Ave. tear-down and lot split.

On Graham Merry, there were 4 or 5 neighbors and I answered a lot of questions. The committee decided not to make any recommendation on the site plan.

On the variance case for student housing at one of the houses, there was quite a bit of discussion. They recommended approval of the variance on a close voice vote, but also that the city shouldn't kick the current renters out until 6/1/15. The owner said he has a purchase agreement with Graham Merry, but he's seen enough proposed projects get rejected so that he also has to plan for keeping the house too.

I'll call Tom at 9:00 to provide more detail.

Wendy, please chalk me up for 2 hours for last night.

Thanks. See you in 10 days.

Larry

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FILE
15-000893

Diatta, YaYa (CI-StPaul)

From: Lattery, Steven R. <latt5568@stthomas.edu>
Sent: Wednesday, January 28, 2015 4:07 PM
To: Diatta, YaYa (CI-StPaul)
Cc: Gage, Amy L.
Subject: Letter from the residents of 2146 Grand Avenue

To the Planning Commission Zoning Committee,

As residents of 2146 Grand Avenue, we are facing potential eviction due to the city code established in 2012 prohibiting any new student rental properties from being within 150 feet of each other. When we signed our lease we had no knowledge that the owners of our property had not registered the house with the city two years ago that would exempt them from this ordinance. We are all employed (ether part time or full) in the area and are currently enrolled as full time students at the University of St. Thomas. We chose to rent this property because of its close proximity to the business building Mcneely Hall, where a majority of our classes are held. The beginning of the spring semester starts on February 2nd, so we are facing potential eviction at one of the worst possible times. We would all be left without a place to live near school or enough time to find a new residence during the school year and would be forced to make long commutes from our hometowns.

Since moving into the house in June of 2014, we have never had any issues with the police or complaints from any surrounding neighbors. We are asking that you at least postpone any action in regards to the variance our property owners are requesting in the event that it is denied until our lease of the property is over at the end of May. We do not feel it is fair for us to be left with no place to live in the middle of February due to our property owners not knowing that they had not filed the necessary paperwork at the time the 2012 city code went into effect that would have allowed them to continue renting to students. We do not have any desire to continue living in the property after our current lease is up and the school year is over. We hope that you will take our case into consideration and we all wish to thank you for your time.

Regards,

Colten A. Enderson, Steven Lattery, Landon Schaeffer, Preston Butina

SS

FILE
15-000893

Diatta, YaYa (CI-StPaul)

From: Joel Clemmer <joel@joelclemmer.org>
Sent: Monday, February 02, 2015 12:38 PM
To: Diatta, YaYa (CI-StPaul)
Cc: Brian and Cheryl Fogarty
Subject: Gudim case

Mr Diatta

I live at 2154 Fairmount Avenue, 55105, and participated in the discussions around the original proposed ordinance to place a distance between student rentals.

I implore the City not to compromise the student rental distance ordinance!

The ordinance responds to two strong factors keeping our neighborhoods intact. The first is to simply prevent properties with a known disposition toward causing disruption from reaching a critical mass. Having a cluster of student rentals is a natural inducement for ever-larger parties and impossible living conditions for neighbors.

Second, spacing properties out gives neighbors a confidence they otherwise would not have that their neighborhood will not go totally student rental, leaving them marooned. This is a very strong factor in giving our neighborhoods stability and confidence in the future.

Please deny the application for a variance at 2146 Grand.

Thank you

Joel Clemmer
2154 Fairmount Avenue, 55105
651-690-4296

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FILE
15-000893

Diatta, YaYa (CI-StPaul)

From: Josh Capistrant <joshcap@me.com>
Sent: Monday, February 02, 2015 2:40 PM
To: Diatta, YaYa (CI-StPaul)
Subject: February 2nd Zoning Appeals comments

February 2nd, 2015

To Yaya Diatta and the Saint Paul Board of Zoning Appeals,

Before the Board of Zoning Appeals today we have two challenges to the Student Housing Ordinance. I am a resident concerned with student density throughout the area. It has on common occasion made mockery of the Saint Paul moniker "The most livable city". Though I do not speak through them in this opinion, serving as a member of Union Park District Council and WSNAC has allowed me to be close to these neighborhood issues.

2146 Grand Avenue makes the claim that they should be shown leniency and be grandfathered in with the existing designated student rental addresses. This clearly thwarts the purpose of the overlay district. The overlay attempts to promote a sustainable mix of owner occupied single family and duplex housing and student rented housing. This conversion of single family homes to student rental has raised property values and created nuisance properties which prevents new family-owners from moving into the neighborhood.

Only last year the BZA saw fit to deny just such a variance on Selby Avenue.

Personally, I would like to see the student rentals in our neighborhood increase our density. I prefer the kind of increase in density for this site that has been proposed. Grand is a great location for denser rental housing accessible to University students. Granting the single family home a student rental variance does not increase density.

Moreover, this variance does not pass the various tests required for variance.

1936 Marshall Avenue. The current owner has hired a good Architect who has shown respect for the massing of our traditional and architecturally various neighborhood. In his comments Mr. Ryan promises to upgrade the mechanicals of the home. He claims to aspire to living in his triplex once it is so renovated and added to. The other units would then only be rented to families.

The truth is that once variance is granted, he is in no way required to honor any of these claims. The current location of the duplex does not allow for this to be a student rental house. It is within the 150' spacing called for in the Student Housing Overlay. This conversion to a triplex would effectively allow the owner, or any future owner to freely rent to students. This is a lucrative conversion seen through that lens.

I am impressed that it makes Marshall Avenue denser. I do think the plans submitted make for a sensitive massing and style. The sudden urban conversion of this owner has this landlord moving from 4000+ square feet on a cul-de-sac in the suburbs into a triplex that was cited as being unsanitary in a recent inspection. I am suspicious of the motive for the variance. I do want to be wrong, and I do want to welcome Mr. Ryan to our neighborhood as a resident. I am split and I see merits to both supporting and rejecting this variance request. As a member of the Union Park District Council's Land Use Committee, I was the sole vote against this variance. I urge the Board of Zoning Appeals to vote against this variance for the sole reason that it does not satisfy the requirements for the variance. The application has not satisfactorily answered why we should offer a variance of 1400 square feet on a substandard lot. The owner is seeking a more profitable use for his property that current zoning will not allow. The request is for the Board of Zoning Appeals to make an exception for this property above his neighbors, such that he can run a more profitable, denser rental unit. At current, he can improve the existing duplex and the variance is not supported.

Respectfully submitted,

Josh Capistrant
220 Fairview Avenue North
Saint Paul, MN 55104

FILE
15-000893

Diatta, YaYa (CI-StPaul)

From: David Gibson <dagibson@gmail.com>
Sent: Thursday, January 15, 2015 10:09 AM
To: Diatta, YaYa (CI-StPaul)
Cc: Alyssa Rebensdorf; Cheryl Fogarty
Subject: File No. 15-000893 - 2146 Grand Variance

Mr. Diatta,

I live at 2153 Lincoln Ave, on the other side of the block from 2146 Grand Ave. I wanted to give you my opinion on the above matter because I will be unable to attend the hearing.

I think the City of Saint Paul should deny the student dwelling variance related to 2146 Grand. The code was created to ensure balance in the neighborhood between student and non-student dwellings. By granting variances, it erodes the purpose of the code and encourages more landlords to seek variances.

The neighborhood needs to remain balanced. The area where 2146 Grand is located is already densely populated with student housing and there is no compelling reason to allow an additional single family student dwelling. The City enacted the rules and should enforce them without granting exceptions unnecessarily.

Sincerely,
David Gibson

--
David Gibson
dagibson@gmail.com

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FILE
15-008893

DEPARTMENT OF SAFETY AND INSPECTIONS
Ricardo X. Cervantes, Director



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

July xx, 2012

« Name »
« Address »
« City »

Re: « Property Address »

Dear Property Owner:

This letter is to notify you about a new Student Housing Overlay ordinance that may affect your property. You are listed as the owner of record of the above referenced property. This property is located in the Student Housing Neighborhood Impact Overlay District adopted by the Saint Paul City Council as an amendment to the zoning code and is identified as having a fire certificate of occupancy or provisional fire certificate of occupancy for a one- or two-family dwelling.

The ordinance requires a one- or two-family dwelling unit occupied by three or four undergraduate college students in the overlay district to be separated by 150 feet from other student dwellings and requires one off-street parking space for a single family dwelling and three off-street parking spaces for a duplex.

Pre-existing student housing may be allowed to remain providing it becomes registered by this office by December 8, 2012. To be eligible to register as student housing, the single family dwelling or duplex must have had a fire certificate of occupancy or provisional fire certificate of occupancy before the date of the ordinance adoption (June 27, 2012) and must have had three or four undergraduate college students living in the unit any time within the 18 months preceding the effective date of the ordinance (August 8, 2012). If you want to claim your property as pre-existing student housing, please see the enclosed registration application form that will need to be submitted to this office by December 8.

Once we have a list of all registered student housing, new applications for student housing will be accepted and must meet the new standards for separation from other student housing and off-street parking.

Information about the student housing ordinance and student housing registration is available at www.stpaul.gov/studenthousing. If you have questions about the registration application, please contact fire inspector Mike Urmann at 651-266-8990. If you have questions about establishing student housing in the future, please contact zoning information at 651-266-9008. Thank you for your attention to this matter.

Sincerely,

Ricardo Cervantes
Director

An Equal Opportunity Employer

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Notification sent to 463 property owners
Within the overlay district with a single
family or duplex certified building.

Partial list of those sent notification

Property Owner	Property Owner mailing address	Property Owner (City,State)	Property Address
Petra Dieperink	1031 Colby St	Saint Paul MN 55116-1803	2011 PORTLAND AVE
Bt Properties Of St Paul Llc	601 Mcindoe St	Wausau WI 54403-4750	105 CRETIN AVE N
Jonathan J Lindsay	3450 County Road 101	Minnetonka MN 55345-1016	2051 PORTLAND AVE
Cullen Llc	3750 Huntington Ave	Saint Louis Park MN 55416-4918	359 CLEVELAND AVE N
Robert L Dickhausen	1043 Grand Ave Pmb 136	St Paul MN 55105-3002	2034 PORTLAND AVE
Brian R Swanson	169 Cretin Ave N	St Paul MN 55104-5703	169 CRETIN AVE N
Macalester College	1600 Grand Ave	St Paul MN 55105-1899	1635 SUMMIT AVE
Inverness Of Minnesota Llc	295 Woodlawn Ave	St Paul MN 55105-1238	117 CRETIN AVE N
Hany Omar	1015 Mississippi St	Fridley MN 55432-4575	115 CRETIN AVE N
Karla E Hult	5117 Vincent Ave S	Minneapolis MN 55410-2250	155 CRETIN AVE N
Barbara J Toussaint Fowlds/Daniel R Fowlds	2106 Roblyn Ave	St Paul MN 55104-5023	2007 PORTLAND AVE
Gayle D Geisenhoff Trustee	3332 Benstein Rd	Commerce Township MI 48382-1901	381 CLEVELAND AVE N
Victoria L Peterson	387 Cleveland Ave N	Saint Paul MN 55104-5106	387 CLEVELAND AVE N
Kathleen Seitz	26 10th St W Unit 2002	St Paul MN 55102-5018	386 CLEVELAND AVE N
Jonathan C Bruntjen/Elizabeth B Bruntjen	440 Old Long Lake Rd	Wayzata MN 55391-9681	1847 FAIRMOUNT AVE
Lyle W Vevea	1043 Grand Ave 176	St Paul MN 55105-3002	1607 ASHLAND AVE
Joseph H Stinchfield	1931 Selby Ave	St Paul MN 55104-5945	288 CLEVELAND AVE N
Erika Roberts/Michael Roberts	580 Dayton Ave	St Paul MN 55102-1712	1685 ASHLAND AVE
Michael T Roberts	580 Dayton Ave	St Paul MN 55102-1712	1681 ASHLAND AVE
Brett C Lillemoe Trustee/Deanna M Lillemoe Trustee	445 Otis Ave	Saint Paul MN 55104-4929	1862 FAIRMOUNT AVE
Jp Morgan Chase Bank Na	270 Park Ave 8th Floor	New York NY 10017-7924	297 DEWEY ST
Robert A Mcleod	2581 Meehan Dr	White Bear Township MN 55110-5709	87 CLEVELAND AVE S
Patrick F McGuire/Colleen L McGuire	725 Linwood Ave	St Paul MN 55105-3514	81 CLEVELAND AVE S
Peter R Jandric	1907 St Clair Ave	Saint Paul MN 55105-1646	1907 ST CLAIR AVE
Susan M Johnson	1710 Stanford Ave	St Paul MN 55105-2040	1901 ST CLAIR AVE
Norman J Segal/Janice D Segal	2245 St Clair Ave	Saint Paul MN 55105-1153	75 CLEVELAND AVE S
Pro Mark Property Services Llc	2038 Ford Pky Ste 410	Saint Paul MN 55116-1931	57 CLEVELAND AVE S
Ronald R Nedved Trustee/Elizabeth Lehmann Trustee	2066 Jefferson Ave	Saint Paul MN 55105-1301	2016 PRINCETON AVE
Paul J Hietpas/Tanya J Hietpas	1626 Watson Av	St Paul MN 55116-1430	93 CLEVELAND AVE S
Jeffrey L Orrer/Nancy Orrer	1073 Finn St S	St Paul MN 55116-1807	1771 DAYTON AVE
Stacy L Robinson	2409 Starcrest Dr	Silver Springs MD 20904-5459	1614 CONCORDIA AVE
Katherine Marie Rucker	1409 Boulder Point Dr	Hudson WI 54016-7442	1618 CONCORDIA AVE
3os Investments Llc	Po Box 794	Prior Lake MN 55372-0794	1758 DAYTON AVE

FILE

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Robert E Long	2053 Lincoln Ave	St Paul MN 55105-1455	2053 LINCOLN AVE
June Gilats Trustee	3630 Phillips Pky Unit 501	St Louis Park MN 55426-3778	2143 ST CLAIR AVE
Terrence F Kayser/Cecelia R Hartleib	2034 Selby Ave	St Paul MN 55104-5763	2034 SELBY AVE
1984 Marshall Ave Llc/Feddersen Properties	45 Lexington Pkwy N	St Paul MN 55104-6931	1984 MARSHALL AVE
Douglas C Lehn/Judy K Lundquist	1854 Goodrich Ave	St Paul MN 55105-1509	2016 SELBY AVE
David Kvasnik/Theodore Kvasnik	2012 Selby Ave	Saint Paul MN 55104-5823	2012 SELBY AVE
Gary J Olson/Martha R Olson	1886 Pinehurst Ave	St Paul MN 55116-1337	2013 PRINCETON AVE
Diane G Runeberg/Ronald S Smith	5935 2nd Ave S	Minneapolis MN 55419-2503	1820 CARROLL AVE
William Glendenning/Daniel Glendenning	1636 Watson Ave	St Paul MN 55116-1430	210 CLEVELAND AVE S
Hbc Enterprises Ltd	33 George St E Unit 1	Saint Paul MN 55107-3178	1640 DAYTON AVE
Russell R Wilson	Po Box 781	Paso Robles CA 93447-0781	1645 DAYTON AVE
Katie C Larson	2096 Princeton Ave	Saint Paul MN 55105-1117	2096 PRINCETON AVE
Andrew Douglas Fraser/Mary Susan Hardy Fraser	4749 Trading Post Trail	Afton MN 55001-9645	2123 ST CLAIR AVE
John M Hart	2950 White Eagle Dr	Woodbury MN 55129-4289	1604 DAYTON AVE
Aris Vasilios Nicolopoulos	1136 Fairmount Ave	St Paul MN 55105-2741	1602 DAYTON AVE
Patrick J Donohue/Thomas L Donohue	1035 W 7th St	St Paul MN 55102-3827	1869 CARROLL AVE
Steven W Aronson/Nicholas Rankin	5201 Black Friars Ln	Minnetonka MN 55345-4002	2056 SELBY AVE
Nancy I Onkka	2035 Fairmount Ave	Saint Paul MN 55105-1548	2035 FAIRMOUNT AVE
University Of St Thomas	2115 Summit Ave	St Paul MN 55105-1048	2139 GRAND AVE
Jeremy T Exley/Jessica A Exley	10491 E Riverview Dr	Eden Prairie MN 55347-4916	2132 GRAND AVE
Cullen Llc	3750 Huntington Ave	Saint Louis Park MN 55416-4918	2130 GRAND AVE
Ann M Gallagher	2138 Grand Ave	Saint Paul MN 55105-1030	2138 GRAND AVE
Michael J Fitzgerald	2092 Iglehart Ave	St Paul MN 55104-5044	2118 GRAND AVE
Gregory A Olson/Jean E Olson	2200 Bayard Ave	St Paul MN 55116-1148	2090 FAIRMOUNT AVE
Joseph R Ferraro/Shirley A Ferraro	1418 Arden View Dr	New Brighton MN 55112-1942	2097 FAIRMOUNT AVE
Toby Silvermann/William I Fine Trustee	80 8th St S Ste 1916	Minneapolis MN 55402-2111	1890 SUMMIT AVE
376 Cretin Ave North Llc	3321 Belden Dr Ne	Saint Anthony MN 55418-1645	376 CRETIN AVE N
Timothy M Flynn/Jamie M Flynn	1751 Bohland Ave	St Paul MN 55116-2126	2055 FAIRMOUNT AVE
Seydan Investments Llc	4921 Wild Canyon Dr	Woodbury MN 55129-9556	2150 GRAND AVE
St Paul Public Housing Agency/Comptroller	555 Wabasha St N Ste 400	St Paul MN 55102-1602	1823 ASHLAND AVE
University Of St Thomas	2115 Summit Ave Aqu219	Saint Paul MN 55105-1078	2143 GRAND AVE
Dennis D Gudim/Gudim	14921 White Oak Dr	Burnsville MN 55337-4158	2146 GRAND AVE
Jereme D Pope/Gregory C Pope	2044 Fairmount Ave	St Paul MN 55105-1535	2044 FAIRMOUNT AVE
Carol Harris Lipschultz	1704 Oliver Ave S	Minneapolis MN 55405-2207	1866 ASHLAND AVE

FILE
15-000893

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[illegible]

My Map



→ 150'
radius
of pond

→ subject property.

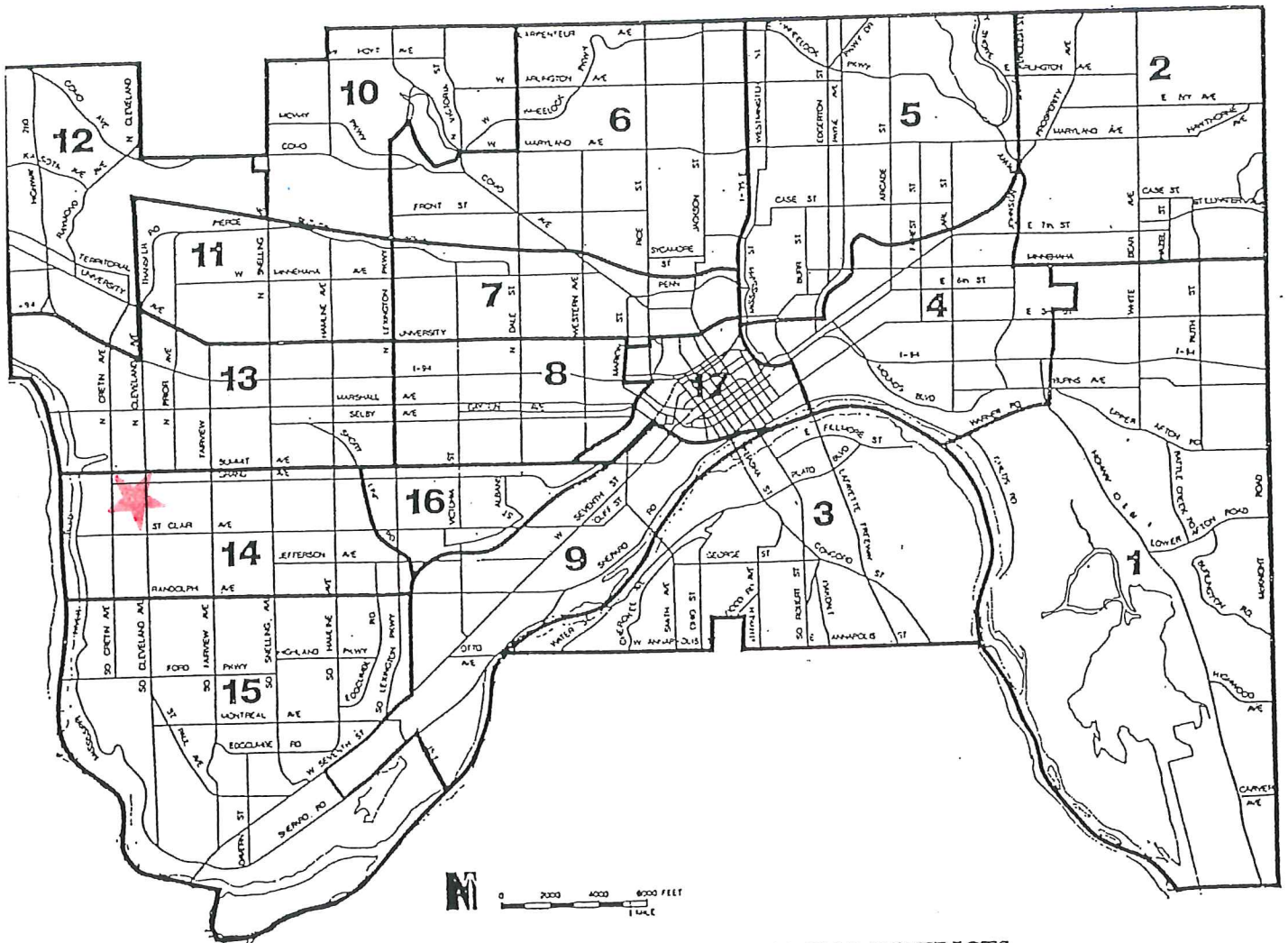
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This is a detailed street map of a neighborhood in St. Louis, Missouri. The map shows a grid of streets with names such as University, Grand, Lincoln, and many others. A large, irregular area is outlined in thick black ink, covering most of the central and right portions of the map. This outlined area includes streets like Dayton, Selby, Laurel, Pierce, Fry, Aldine, Herschel, Wheeler, Ashland, Portland, Marshall, Dewey, Howell, Prior, Moore, Wilder, Cleveland, Finn, Iglehart, Carroll, Merriam, Roblyn, Temple, Harbor, and Exeter. To the left of the outlined area are streets like Shields, Roy, Fry, Pierce, Snell, Saint Anthony, Saint Clair, and others. At the bottom of the map, there's a label for "MISSISSIPPI RIVER". In the top right corner, there's a red stamp that says "FILED" and some handwritten numbers "10-6" and "75-800". In the bottom right corner, there's a north arrow pointing upwards and the number "63" written vertically.

A vertical number line with tick marks at 0, 0.2, and 0.4.

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75-000893

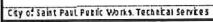


CITIZEN PARTICIPATION PLANNING DISTRICTS

1. SUNRAY-BATTLECREEK-HIGHWOOD
2. HAZEL PARK HADEN-PROSPERITY HILLCREST
3. WEST SIDE
4. DAYTON'S BLUFF
5. PAYNE-PHALEN
6. NORTH END
7. THOMAS-DALE
8. SUMMIT-UNIVERSITY
9. WEST SEVENTH
10. COMO
11. HAMLINE-MIDWAY
12. ST. ANTHONY PARK
13. MERRIAM PARK-LEXINGTON HAMLINE-SNELLING HAMLINE
14. MACALESTER GROVELAND
15. HIGHLAND
16. SUMMIT HILL
17. DOWNTOWN

ZONING FILE 19-00893

15-000893



Diatta, YaYa (CI-StPaul)

From: Warner, Peter (CI-StPaul)
Sent: Wednesday, March 18, 2015 2:51 PM
To: Diatta, YaYa (CI-StPaul)
Cc: Lane, Wendy (CI-StPaul)
Subject: RE: 2146 Grand Avenue, BZA File # 15-000893

YYD: Minn. Stat. 15.99 is a timing statute. In that context, the statute has been interpreted by the courts to mean that statute was intended only to preempt and regulate time-line restrictions. *See, e.g. Bresa v. City of Minnetrista, 725 N.W.2d 106 (Minn. 2006)*. It does not regulate other substantive areas of law. *Id.* This is a fancy way of saying in this matter that the 60 made a final decision on the application within the time permitted under 15.99 and that the appeal filed, even though filed after the expiration of the 60-day time period allowed under 15.99, is still valid as the basis of the appellate right rests in another area of substantive law outside of the reach of the time-lines mandated under 15.99. So, I would go ahead and set the appeal on for a hearing before the City Council at your convenience BUT BEFORE THE EXPIRATION OF THE 120 DAYS PERMITTED UNDER 15.99. Call if you have questions. PWW

From: Diatta, YaYa (CI-StPaul)
Sent: Monday, March 16, 2015 11:55 AM
To: Warner, Peter (CI-StPaul)
Cc: Lane, Wendy (CI-StPaul)
Subject: 2146 Grand Avenue, BZA File # 15-000893

Peter,

Here is the timeline of events on the student housing variance case:

January 6, 2015, application received.

February 2, public hearing held. Case was laid over by the BZA for 2 weeks until Feb. 18 because we only had 4 Board members and it was a split vote (2 and 2).

Feb. 18th, meeting cancelled due to lack of quorum.

March 2, variance approved.

March 6, expiration of the 60-day clock.

March 12, appeal received.

I missed to send the 15.99 letter within the 60-day period. Not sure how this impacts the case. FYI, there is significant neighborhood support for the appeal. I appreciate your advice on this.

Thanks

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