



Application for Appeal

Department of Safety and Inspections

375 Jackson Street, Suite 220

Saint Paul, MN 55101

General DSI Line: 651-266-9008

RECEIVED IN D.S.I.

JUN 10 2019

Zoning office use only

File # 19-050320

Fee \$462

Tentative hearing date:

Jul 10, 2019

Appellant

Name David Gibson
Address 2153 Lincoln Ave.
City St. Paul St. MN Zip 55105 Daytime phone 612-816-0096
Name of owner (if different)

Property Location

Address 2150 Grand Ave. St. Paul, MN
Zoning file name
Legal description: Summit Wood Lot 38
(attach additional sheet if necessary)

Type of Appeal: Application is hereby made for an appeal to the:

- Planning Commission
City Council
Board of Zoning Appeals (BZA), under the provisions of Chapter 61, Section 701, Paragraph C of the Zoning Code, to appeal a decision made by the BZA on June 3, 2019 File Number 19-026900 (date of decision)

Grounds of Appeal: Explain why you feel there has been an error in any requirement, permit, decision or refusal made by an administrative official, or an error in fact, procedure or finding made by the Planning Commission, City Council, or BZA.

The BZA erred by granting a variance to MCR Property Holdings. The BZA failed to properly consider and apply the six requirements to grant a variance under St. Paul city code. Please see attached letter.

Appellant's signature

[Handwritten signature]

Date 6/9/19 City agent

[Handwritten signature]

DAVID GIBSON

2153 Lincoln Avenue, Saint Paul, MN 55105 | 612-816-0096 | dagibson@gmail.com

June 9, 2019

Saint Paul City Council
c/o Department of Safety and Inspections
375 Jackson Street, Suite 220
Saint Paul, MN 55101

Dear Saint Paul City Council:

I am filing an appeal of the Board of Zoning Appeals' (BZA) June 3, 2019 decision regarding 2150 Grand Avenue.

The BZA erro^{ed}~~red~~ by granting a variance to MCR Property Holdings LLC. The BZA failed to properly consider the six requirements to grant a variance under Saint Paul city code. The six requirements have not been met. The variance is not harmony with the general purposes and intent of the zoning code. The variance is not consistent with the comprehensive plan. MCR has not established that there are practical difficulties in complying with the provision. MCR does not propose to use the property in a reasonable manner not permitted by the provision. MCR's difficulties are solely economic. The plight of MCR is not due to circumstances unique to the property not created by the landowner. The variance will alter the essential character of the surrounding area.

I, as well as my neighbors, plan to submit a more detailed explanation of our arguments at a later date prior to the public hearing.

Thank you for your consideration.

Sincerely,



David Gibson