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Sent: Monday, August 31, 2015 9:40 PM  
To: #CI-StPaul\_Ward3; [yayadiatta@ci.stpaul.mn.us](mailto:yayadiatta@ci.stpaul.mn.us)  
Subject: Variance granted for nonconforming lot-line change.

Dear Councilman Tolbert & Inspector Diatta,

I'm writing as a 17+ year resident of the Macalaster-Groveland neighborhood to communicate my displeasure with the zoning variance that has apparently been approved by the Board of Zoning Appeals involving the splitting of a double lot on the 1900 block of Fairmount Ave.

Approval of the lot-line variance is not favored by the Macalaster-Groveland Community Council nor by neighbors. The neighborhood does not want this. Such an approval sets a terrible precedent that will certainly be further exploited by those who most certainly DO want to see such variances approved - the handful of Contractor-builders who are hell-bent on placing out-sized new home construction on lots all over this neighborhood.

Having walked past this parcel recently, it's clear that the current lot contains a beautiful, brick home that is both well-sized, in very good condition, and fits in with the neighborhood - and is unlikely to be targeted as a Contractor tear-down. But it's very easy to imagine a Contractor offering the existing owner an enticing sum to split their double-lot, but only if the Contractor can build a sufficiently large house on it to make it highly profitable for themselves. And that might just take getting a lot-line variance approved, right?

So perhaps this variance is, in fact, being approved in service to the wishes of a Contractor-builder, and against the wishes of the neighborhood itself? And even if my surmise is wrong in this instance, the precedent that would be set here WILL be used in exactly that way going forward. That's bad policy.

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