

From: [Rosalyn Goldberg](#)
To: [*CI-StPaul>Contact-Council](#)
Subject: 695 Grand Ave CUP, variances, Support of appeal file# 21-289-699
Date: Monday, September 13, 2021 4:02:26 PM

My name is Rosalyn Goldberg. I have lived at 1023 Grand Ave., #6 for 40 years. (lifelong St. Paulite) I am a renter, block leader and did the largest NNO block party in Summit Hill for 23 years. This garnered me the Good Neighbor Award, and a spot on the Neighborhood Honor Roll. I was a participant in one of the first Citizen Police Academies, and most importantly, I was involved with the creation of the East Grand Ave Overlay Plan. I also once worked on Grand Ave, ironically, at 695.

I love Summit Hill ! I am begging you not to allow the developers of 695 Grand Ave to break every zoning law within reach ! The zoning laws are there for a reason, to preserve what we love about this historic neighborhood, and maintain balance.

These are not "minor" asks ! The building they are proposing is more than DOUBLE THE

SIZE that is allowable ! This building is so out of sync with the neighborhood they needed to ask for it to be rezoned TWO LEVELS UP, still needing a CUP AND TWO variances just to come close to being in compliance ! This development will overshadow the historic buildings around it.

**The owners admitted that they needed these exceptions for ECONOMIC reasons. Their own economics, not for the good of the neighborhood.*

**This is clearly SPOT ZONING, which is illegal.*

**This is luxury housing. This does nothing to fix the AFFORDABLE HOUSING DEFICIT.*

** This violates the East Grand Ave Overlay plan, which was derived out of many months of deliberation, compromise, and research. The participants were developers, business owners, homeowners, renters, researchers from outside the area, city planners, SHA, visitors... The EGAOP is still in effect. It would be a slap in the face to dismiss something so well thought*

out.

**Mr. Kenefick is well aware of all the zoning laws in historic Summit Hill and had ample time to create a project that was in compliance.*

Please do not open this can of worms, this non-compliant project is. There are many successful businesses on Grand Ave that are in compliance, e.g., Cafe' Latte'.

PLEASE do not allow the CUP, variances, and rezoning. Do not "kill the goose that laid the golden egg".

Thank you for looking out for the gem of the City. This project is better suited for our dying downtown.

Sincerely,

Rosalyn Goldberg

1023 Grand Ave., #6

St. Paul, MN 55105 (40 years)

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