

From: Michelle Hotzler <HotzlerCon@msn.com>

Sent: Wednesday, May 1, 2019 1:00 PM

To: Councilmember Dai Thao <daithao@public.govdelivery.com>; #CI-StPaul_Ward2 <Ward2@ci.stpaul.mn.us>; #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>; #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>; #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>; #CI-StPaul_Ward6 <Ward6@ci.stpaul.mn.us>; #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>

Subject: 217 Mackubin street Historic Use Variance

Dear Councilmember Thao and members of the City Council

As we have stated in earlier correspondence we are strongly **OPPOSED** to granting the proposed variance.

In addition, the Ramsey Hill Association Board of Directors voted unanimously to **oppose** the variance. As you are aware several neighbors, long time residents and community leaders are also opposed to the proposed variance. It is our understanding only one person has stepped forward in favor, and that person was a representative of the Dayton Avenue Presbyterian Church. Although, the SUPC (district 8 council) voted to support the variance, it should be noted the council did so with out any community input. No notice of a public hearing or the meeting agenda was given or posted and immediate neighbors were not notified.

The primary purpose of the Historic Use Variance is to insure historic properties which are difficult to find new uses for are not demolished.

Mr Thabet is **planning three conforming business uses for the building, in addition to the banquet hall**. So, he **HAS** established that there **ARE** alternative uses for the building that do not require any variances. The addition of the fourth business, the banquet hall, amounts to nothing more than greed at the neighbors expense.

We look to our City government to uphold the zoning codes it puts in place. The zoning codes should assure us that intrusive uses will not be allowed. Granting a variance for the establishment of a banquet hall dramatically alters the character of our community, our quality of life and will effect our financial investments. If this is allowed it will have a far reaching and long lasting effect. A banquet/reception hall **specifically is not allowed** under the current zoning of the property.

We ask you review the letters in opposition previously submitted to the Planning Commission

Please respect and uphold the City of St Paul zoning code and **DO NOT grant this variance.**

Thank you in advance for your assistance and understanding.

Respectfully,

Greg and Susan Hotzler

193 Mackubin street

Michelle Hotzler

472 Dayton Avenue

Beatrice Hotzler

481 Dayton Avenue

Julianna Hotzler

483 Selby Avenue