

**From:** [Garrett Engelhardt](#)  
**To:** [CouncilHearing \(CI-StPaul\)](#); [\\*CI-StPaul Contact-Council](#)  
**Subject:** Objection to Appeal File #25-043750  
**Date:** Friday, August 8, 2025 9:13:59 AM  
**Attachments:** [Objection to Appeal File #25-043750.pdf](#)

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Some people who received this message don't often get email from 282harrisonavellc@gmail.com. [Learn why this is important](#)

Good Morning,

I am submitting a written statement regarding Appeal File #25-043750 and Variance File #25-033888, objecting to the establishment of a supportive housing facility near my property.

Please see the attached statement, and **if someone could confirm this was received and entered into public record** for the hearing on Wednesday August 13th at 3:30pm, I would greatly appreciate it. Also, since I cannot attend, how do I learn the outcome of this hearing?

Thank you for your attention to this matter.

Garrett Engelhardt  
282 Harrison Ave  
612-743-0138

**Garrett Engelhardt**

Owner, 282 Harrison Avenue  
St. Paul, MN 55103  
612-743-0138  
282harrisonavellc@gmail.com

**Date:** August 8, 2025

**To:**

City of St. Paul City Council  
15 Kellogg Blvd. West  
St. Paul, MN 55102

**Subject: Objection to Variance Request for Supportive Housing Facility**

**Appeal File #25-043750**

**Variance File #25-033888**

Dear Council Members,

As the property owner of a multi-family apartment building at 282 Harrison Avenue, I am strongly opposed to the proposed variance to allow the establishment of a 12-resident supportive housing facility within 804 feet of a specified congregate living facility near my property. The current zoning code requires a minimum separation of 1,320 feet for facilities with more than six residents, a rule that was put in place to maintain neighborhood balance, minimize over-concentration of such facilities, and protect the character and investment stability of residential areas. Granting a variance that reduces this distance by 516 feet sets a dangerous precedent, undermining the integrity of the zoning code and potentially exposing nearby properties to adverse impacts.

The proximity of such a high-capacity facility to my investment property presents significant concerns regarding tenant stability, public perception, and the long-term viability of the asset. Multi-family tenants often seek quiet, predictable residential environments, and the introduction of a large supportive housing facility nearby—particularly one serving a transitional or potentially high-need population—may lead to increased tenant turnover, difficulty leasing units, and a decline in property value. Additionally, the neighborhood may experience increased pressure on parking, local services, and general cohesion, which disproportionately affects existing residents and property owners.

Zoning laws exist to ensure orderly development and protect property owners, tenants, and the broader community. A variance of this magnitude is not a minor adjustment—it is a significant departure from the established planning framework. If approved, it erodes the trust that property owners have in zoning consistency and opens the door to further encroachments that could destabilize our neighborhoods. I urge the city to uphold the 1,320-foot separation requirement and deny this variance request to preserve the integrity of our zoning code and protect the rights and expectations of existing property owners and residents.

Thank you for your time and consideration.

Sincerely,

**Garrett Engelhardt**

Owner, 282 Harrison Avenue  
St. Paul, MN 55103