

FILE
16-067184

Crippen, Debbie (CI-StPaul)

From: Diatta, YaYa (CI-StPaul)
Sent: Monday, February 13, 2017 7:30 AM
To: Westenhofer, Sean (CI-StPaul); Crippen, Debbie (CI-StPaul)
Cc: Benner II, Jerome (CI-StPaul)
Subject: FW: Linwood School variances

From: Todd Wichman [mailto:todd.wichman@gmail.com]
Sent: Sunday, February 12, 2017 1:34 PM
To: Diatta, YaYa (CI-StPaul) <yaya.diatta@ci.stpaul.mn.us>
Subject: Linwood School variances

Attn: Sean Westenhofer and Yaya Diatta,

I am writing as a neighbor to register my vote **against** granting the variances. I agree with the issues cited by the SHA ZLU committee and see no reason why SPPS cannot move forward with a project that does not require variances. The building expansion not only creates an excess of impervious surface (against City zoning code) and requires a variance, so does the building height.

Specifically, these variances cannot move forward as it cannot be reasonably found that *"The plight of the landowner is due to circumstances unique to the property not created by the landowner."* Indeed the landowner has created their OWN plight by planning a project that requires variances and does NOT comply with the SHA Neighborhood Plan. The fact that the zoning district (R4) does not have criteria regarding lot coverages and building heights for a school use notwithstanding.

As an owner of a historic house built on a very sensitive limestone foundation, I am concerned also about the potential for additional structural cracking and stress resulting from added bus traffic on Osceola. I live on a block that is **cobblestone**, which enhances the vibration, cracking and structural issues. The SPPS proposal to reduce bus traffic by splitting traffic between Monroe and Linwood can only be regarded as a temporary solution, not regulated by the City for the addition of future traffic and impacts in the future.

I ask that the BZA find these variance requests to be a negative precedent setting example in regard to the historic building, site **and** neighborhood, request that the BZA deny them, and send the SPPS project at Linwood School back to the drawing boards to be resolved with a solution that is acceptable to all.



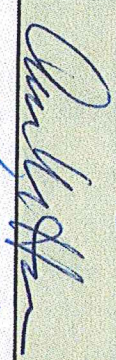
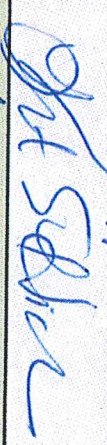

Please support the SHA District 16 Council in finding that this project, in its current form, does not benefit the neighborhood. While I support the modernization of SPPS properties to meet the needs of their students, **please hold them accountable to the City's zoning requirements as written without variances.**

Regards,
Todd Wichman
870 Osceola

Petition to Oppose Two Major Variances for Linwood School located at 1023 Osceola Avenue

We, the undersigned, are opposed to the request by St Paul Public Schools (SPPS), the owner of 1023 Osceola Avenue, or its representative, for two major variances. The property owner is planning a major expansion of Linwood School, and with the current design, SPPS is seeking a variance for the building height to extend to 47 feet (zoning code allows for 30 feet) and a variance for lot coverage of 39.3% (zoning code allows for 35%). We believe the proposed expansion does not preserve our neighborhood's character, greatly reduces contiguous outdoor open space, is not in alignment with either the Summit Hill comprehensive plan or the City of St. Paul comprehensive plan, and lastly, does not meet current city zoning ordinances.

855

DATE	NAME (PRINT)	ADDRESS	EMAIL ADDRESS	SIGNATURE
5/27	Gerard Lande	140 Lettington Plains S	prompland@yahoo.com	
5/27	Nancy Scherer	1085 Lincoln Ave	colschor@yahoo.com	
5/27	Andrea H. Hausen	1055 Lincoln	ahausen@csys.com	
9/3	Kristin Hickman	935 Osceola Ave. St Paul, MN 55105	hickmanjmk@yahoo.com	
9/3	Val Diecklin	1033 FARNBURY AVE	valdiecklin@comcast.net	

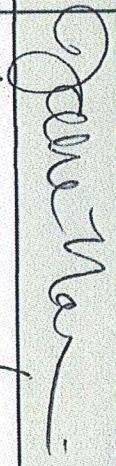
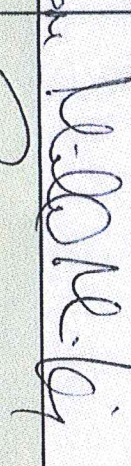

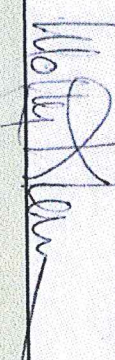
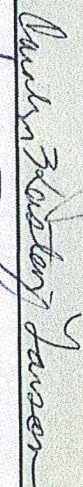


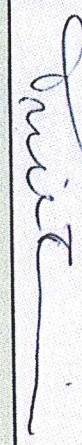
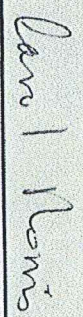
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DATE	NAME (PRINT)	ADDRESS	EMAIL ADDRESS	SIGNATURE
5/29/16	Jodi A. Martin	1073 Goodrich		Jodi A. Martin
5/29/16	David D. Stewart	1073 Goodrich Ave		David D. Stewart
5/29/16	Beatrix Paristetter B.	1079 Goodrich Ave		Beatrix Paristetter B.
5/27/16	Josh Volkmann	1070 Goodrich Ave		Josh Volkmann
5/29/16	Stephanie Carlson	1048 Fairmount Ave		Stephanie Carlson
6/8/16	Daniel L. Zahn	622 Lincoln Ave		Daniel Zahn
6/8/16	Tamara Brooks	1012 Lincoln		Tamara Brooks
6/8/16	Mark Sydzek	1079 Goodrich		Mark Sydzek

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DATE	NAME (PRINT)	ADDRESS	EMAIL ADDRESS	SIGNATURE
5/26/16	Jane Norris	224 Dunlap St. S. St. Paul, MN	janemorris02@gmail.com	
5/29/16	MICHAEL KESE	223 AVE SPRINGFIELD ST. PAUL, MN 55105 205 Oak Grove	MICHAEL.KESE@SPS.MN.SCHOOLSDISTRICT1	
5/24	Jeff Givens	ST. PAULY MISSISSIPPI 1128 Fairmount	jsivich@p-com.sos-paul	
5/29	Molly Klover	ST. PAUL ST 105 1128 Fairmount	kalakea@hotmail.com	
5/21	CAROLYN KRISTINA LARSON	1147 GOODRICH AVE. ST. PAUL, MN		
5/21	HAROLD (SONNY) LARSON	1147 GOODRICH AVE ST. PAUL		
5/30	Tim Fleming	1151 Goodrich Ave St Paul	Timofleming@Hotmail.com	
5/30	Tricia Flynn	1153 Goodrich Ave St. Paul		
5/30	Danel Norris	1066 Fairmount St Paul		






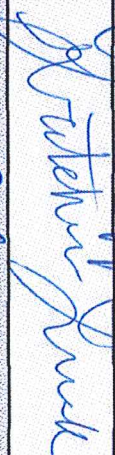




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DATE	NAME (PRINT)	ADDRESS	EMAIL ADDRESS	SIGNATURE
5/30	Carolyn Fisk	1057 Fairmount	cafisk10@msn.com	Carolyn M Fisk
5/30	Sara Wolff	901 Osceola Av.	sara.everson.wolff@gmail.com	Sara Wolff
5/30	Ashley George	976 Osceola Ave	ashleygeorge@gmail.com	Ashley George
5/30	Alison Khan	1188 Lincoln Ave	alison.f.khan@gmail	Alison Khan
5/30	JRuff	1075 OSCOLA AVE	jruff@evare.com	JRuff
5/31	HARRY WASH	456 SUMMIT AVE	harrywash375@gmail.com	Harry Wash
6/1	Andrea Moser	1083 Osceola Ave	moser2012@gmail.com	Andrea Moser
6/4	DAVID WAGNER	1049 LINWOOD AVE	DWAGNER@SALARC.COM	David Wagner

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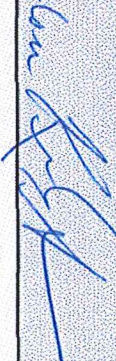









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DATE	NAME (PRINT)	ADDRESS	EMAIL ADDRESS	SIGNATURE
5/25	C. Ironside	1088 Lincoln Ave.		
5/25	Lee Ironside	1088 Lincoln Ave.		
5/25	Stephen Wozel	990 Fairmount		
5/25	Alexandra Klass	990 Fairmount Ave.		
5/25	Devan Solmeid	921 Fairmount Ave		
5/25	Gretchen Lueck	921 Fairmount Ave		
5/25	Georg Schenker	924 Goodrich Ave		
5/25	Merly Grogan	876 Goodrich		
5/25	Ariane Smolq	999 Fairmount Ave		
5/25	Jessica Carson	997 Fairmount Ave		

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5/26

DATE	NAME (PRINT)	ADDRESS	EMAIL ADDRESS	SIGNATURE
5/26	Ken Schumann	1021 Fairmount	KenSchumann1@att.net	
5/26	Lloyd Fiore	1037 Fairmount	LGFiore@gmail.com	
5/26	David McKinney	713 Oxford Street	David.mckinney@oglethorpe.dkis.com	
5/26	Susan Thompson	1037 Fairmount	Zwattsusana@yahoo.com	
5/26	David Stafford	1057 Goodrich Ave	davidstafford@msn.com	
5/26	Eli zabeth STAFFORD	"	"	
5/26	WILL PANE	1018 GOODRICH AVE	wpaine417@gmail.com	
5/26	MEGAN HALLGUST	994 GOODRICH AVE #1	mhallquist@gmail.com	
5/26	NIWA LABORATORY	956 Goodrich Ave	lab00003@umn.edu	
5/26	Michael Hirschel	956 Goodrich Ave	hirschelmichael@yahoo.com	

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DATE	NAME (PRINT)	ADDRESS	EMAIL ADDRESS	SIGNATURE
5/25	Cyndi Grunewald	1000 Fairmount		Cyndi Grunewald
5/25	Heather Hennerson	945 Fairmount Ave		Heather Hennerson
5/25	Kelley Burke	940 Goodrich Ave		Kelley V. Burke
5/26	Melissa Nonnenmacher	1010 Fairmount		Melissa Nonnenmacher
5/26	Brian Uhlhorn	1010 Fairmount		Brian Uhlhorn
5/26	Daniel McGee	1003 Fairmount	dlmg@leone.com	Daniel McGee
5/26	Jean Seaman	1008 Fairmount		Jean Seaman
5/26	Suzanne Farrell	1009 Fairmount	starell@exjahan.com	Suzanne Farrell
5/26	Cynthia [Signature]	1011 Fairmount		Cynthia [Signature]
5/26	Ann Kirby McMill	1003 Fairmount Ave		Ann Kirby McMill

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DATE	NAME (PRINT)	ADDRESS	EMAIL ADDRESS	SIGNATURE
5/26	MICHAEL DROPIK	977 FAIRMOUNT AVE	Bethkate@pobox.com	Michael S. Dropt
5/26	SKIP LEY E. DUFFRESNE	1014 FAIRMOUNT AV	NONE	SKIP LEY E. DUFFRESNE
5/26	XXXXXXXXXX	1004 FAIRMOUNT AVE	XXXXXXXXXX@msn.com	DAVID McMANUS
5/26	KATHLEEN M. MANUS	"	"	Kathleen M. Manus
5/29	CHRISTYAN ROSS	995 LINWOOD AVE	CRROSS@comcast.net	
5/29	STEPHANIE VARGHESE	988 LINWOOD AVE	Steph.fairth@gmail.com	Stephanie Varghese
5/29	ERIC VAN CURESE	988 LINWOOD AVE	erocul5@hotmail.com	
5/29	MICHAEL DEANGELO	1014 LINWOOD AVE	DEAN0625@gmail.com	M DeAngelo
5/29	ELLEN ITSKOVICH	1009 OSCEOLA AVE	ellen-itskovich@hotmail.com	
5/29	CATHY CURSICK	1003 OSCEOLA AVE		Cathy Cursick