

09/06/2016

St. Paul City Council
15 Kellogg Blvd. West
310 City Hall
Saint Paul, MN 55102

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CITY CLERK

RE: Public Hearing Notice – City Council Appeal – File #16 - 067062

To whom it may concern,

I wanted to write a letter to express my opposition to the proposed zoning variances, and home building proposal for the property located at 492 Bay Street, Saint Paul, MN 55102.

Here are my concerns for this property:

- The home that is being proposed for this lot is entirely too large for the neighborhood. Most of the properties in the area hover around 1,400 to 1,500 square feet on a standard size city lot. This house is proposed at almost 1,800 square feet for a lot that is roughly 63% of the size of a standard city lot.
- The proposed 2 ½' Setback from the Bay Street sidewalk does not allow for clear sightlines, and provides a concern that the homeowner will potentially back out of his garage over pedestrians.
- The house would have a Bay Street address, yet the limitations on the lot require the house to have a Randolph side main entrance.
- I am concerned that the property owner constructed a shed on the property without pulling the proper permits. If they are not going to pull permits for a shed, how do we know they are going to perform the work on a house properly.
- The approved variances provide for only a 2 ½' setback on the west side, and a 1' setback on the east side. When the city typically requires 4' on each side, these approved setback seems very unreasonable and irresponsible.
- I am concerned with how the water will properly drain around the home. The West 7th area is mainly limestone base, and creates issues with Water Drainage.
- I have also noticed in the proposed plans that the home will have a wood burning fireplace, as well as the tuck-under garage. I would think this would create potential fire hazards with it being so close to the other homes on the neighboring properties.
- I am also concerned with parking. With the Bay Street Bar and Grill, an apartment complex directly across Randolph, and several other duplexes in the near vicinity, parking is already a problem in the area, and even adding 1 more curb cut to accommodate the garage will eliminate at least 3 parking spots due to the proximity of the corner.

I would ask that the City Council overturn the approvals granted by the Zoning Board.

Please Note, I have a prior commitment and will be unable to attend the Council Meeting so I wanted to make sure I sent this letter in.

Sincerely,



Frank Petersen
700 James Ave
Saint Paul, MN 55102

CC: West 7th Fort Road Federation