David Eide

From: Laura Wallace <director@macgrove.org>
Sent: Friday, October 25, 2024 2:19 PM
To: *CI-StPaul_DSI-ZoningReview
Subject: Mac-Grove Community Council Response to File #24-086457
Attachments: HLU Letter to BZA 1963 Grand Ave.pdf; St Paul BZA- Opposition to Height Variance for 1963 Grand Ave.pdf

You don't often get email from director@macgrove.org. Learn why this is important

Dear Board of Zoning Appeals,

Attached you will find a letter from Macalester-Groveland Community Council's Housing and Land Use Committee in regards to File #24-086457 Notice of Appeal for a variance for the building height maximum in order to establish a new five story dwelling by Ruben A. Benegas Properties, LLC. for the property located 1963 Grand Avenue, St. Paul, MN 55105.

Attached is a letter from MGCC, copies of the emails received from the community and notes from the Housing and Land Use Meeting on October 7th, 2024.

Sincerely,

Laura Wallace
Executive Director-MGCC

Laura Wallace
Executive Director
Macalester-Groveland Community Council
320 S Griggs St | St. Paul, MN 55105
651 695-4000 | macgrove.org

Macalester Groveland
COMMUNITY COUNCIL

320 South Griggs Street
St. Paul, MN 55105
www.macgrove.org

651-695-4000
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October 25, 2024

Dear Board of Zoning Appeals,

On October 15th, 2024 the Macalester-Groveland Housing and Land Use Committee (HLU) received notice of an appeal for a variance for the building height maximum in order to establish a new five story dwelling by Ruben A. Benegas Properties, LLC. for the property located 1963 Grand Avenue, St. Paul, MN 55105.

On October 23rd, 2024 the MGCC Housing and Land Use Committee held a regularly scheduled meeting regarding the variance appeal for the property located at 1963 Grand Avenue, St. Paul, MN 55105. A vote was taken: 6 Aye 4 Nay. The Housing and Land Use Committee votes to Approve the variance request.

Respectfully submitted,

Laura Wallace
Executive Director
Macalester-Groveland Community Council

Michael Moore
Housing and Land Use Committee Chair
Macalester-Groveland Community Council

Cameron Cole
Board President
Macalester-Groveland Community Council

St Paul BZA- Opposition to Height Variance for 1963 Grand Ave.

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Katherine Cairns

Wed, Oct 23, 8:27 PM (2 days ago)

to DSI-ZoningReview, me

St Paul BZA members-

I am in opposition to the requested variance for a 50 foot height for the proposed apartment complex at 1963 Grand Ave. for the following reasons:

- After hearing a presentation by the developers on Oct. 23, 2024 at the MacGroveland Community Council meeting, they did not identify major difficulties in complying with the current 40 foot height, other than financial reasons and no unique property circumstances exist or could be articulated by the developers;
- The requested variance will alter the essential character of the surrounding neighborhood as documented by neighbors who will have more shade on their property, decreased ice melt in the alleyway during the winter months due to lack of sun, and life safety concerns for the increase in alley traffic at Prior Ave. and Grand Ave; and
- The "luxury apartments with amenities", as they were described by the developers, do not create more affordable housing options in the neighborhood or offer below market rent.

Thank you for your consideration.

Katherine Cairns

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Katherine A Cairns

1992 Grand Ave. St Paul, MN 55105

651.492.1994