David Eide

From: Maeve Do Duong <maevedoduong@gmail.com>
Sent: Monday, May 12, 2025 7:18 AM
To: *CI-StPaul_DSI-ZoningReview
Subject: Concerns Regarding the Development at 418 Sherburne Ave

You don't often get email from maevedoduong@gmail.com. Learn why this is important

Dear David Eide,

My name is Maeve Duong, and I'm writing on behalf of the household at 393 Sherburne Avenue. I would like to express our strong concerns regarding the proposed plan to convert the property at 418 Sherburne Avenue into a 24-resident housing facility.

My family and I have lived in Frogtown — specifically on this block — for over a decade. When we first arrived in Minnesota as immigrants, we spent our first five years renting before becoming homeowners, largely because we fell in love with this community. Unfortunately, in the past 3–4 years, we have felt that sense of community slowly disappear.

Our neighborhood already faces a high volume of rental turnover, often tied to short-term tenancy and subsidized housing. While we fully support inclusive housing and understand the need for affordability, the density and transience of rental units on our block have led to rising traffic, increased noise, and a concerning uptick in suspicious activity. These changes have impacted our family's sense of safety and community stability.

Adding 24 more residents in one facility would likely worsen these challenges. A development of this scale does not align with the character of our neighborhood and could strain local infrastructure, including already limited parking and shared green spaces. Most importantly, it may further erode the foundation of long-term residency and community engagement that once defined this block.

I respectfully urge the zoning board to take these concerns into serious consideration. We ask that any proposed development in our neighborhood be scaled appropriately and designed in a way that strengthens — not weakens — the fabric of our community.

Thank you for your time and attention.

437 Sherburne Avenue
Saint Paul, MN 55103

May 7, 2025

David Eide
City of Saint Paul, Minnesota
Department of Safety & Inspections
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1805

RE: PUBLIC HEARING NOTICE – BOARD OF ZONING APPEALS, File # 25-028644

To Whom It May Concern:

The applicant in this matter, Dominic Carchedi, is proposing to establish a 24-resident supportive housing facility at 418 Sherburne Avenue and is applying for a zoning variance of 807 feet for the property in question to qualify for approval of the overall proposal.

I am Robert McClain, owner of the property located at 437 Sherburne Avenue. I am writing in opposition to the request for the following reasons:

- Other neighbors and I who will be directly impacted by who will occupy the property in question had the understanding that the building was to house four (4) families once construction was completed.
- The registered owner of 418 Sherburne Avenue listed on the Ramsey County Tax Records website is an entity identified as “418 Sherburne Avenue, LLC.”
- The relationship between Dominic Carchedi and “418 Sherburne Avenue, LLC is unclear. Mr. Carchedi’s profession is that of a building contractor and has no identifiable history or experience in providing services in the addiction and/or recovery services industry.
- Is the entity of “418 Sherburne Avenue, LLC.” certified by any recognized treatment/recovery oversight or licensing organization?
- Dominic Carchedi is listed as a Director in one or more business entities such as “Lighthouse Recovery Homes, LLC, which was changed a year later to “Investment Recovery Homes, LLC listed in Minnesota as an LLC, and listed under the same name in Las Vegas, Nevada as a non-profit organization. Also listed on the documents of one or more of the same companies/non-profits as a director is Jacob Podvin, and listed as management for “Investment Recovery Homes, LLC.

- What is the relationship between “418 Sherburne Avenue, LLC” and “Investment Recovery Homes, LLC” in relationship to the proposed building use at 418 Sherburne Avenue?
- Given the issues of financial oversight and fraud that our state has had to deal with within recent months we must have transparency in business ownership and business dealings from all individuals and/or entities seeking to engage in business and/or non-profit operations. There are different names on different documents of organizations, ownership and/or responsibility related to this applicatioin.
- Should not the entity of “418 Sherburne Avenue, LLC” be the applicant of the zoning appeal request?
- If the primary applicant is the entity of “418 Sherburne Avenue, LLC” it would change the definition of building use from a standard residential property to a commercial residential property, where the volume of “individual” tenants, (24 proposed), may result in an incompatibility of neighbors scenario.
- It is not clear as to what the underlined agenda for the property in question is? It appears to be and investment property for sober living, with the emphasis on “investment” revenue.
- In a social media posting for “Investment Recovery Homes, LLC.” it states that each tenant would pay $700 a month for rent, which equals $16,800 per month for twenty-four tenants, and $201,600 annually. In that same listing it states that forty-four (44) spaces are available. These figures require clarification and verification.
- The tenants are not random people, and must meet specific criteria to qualify for occupancy, which is clearly a “program”/” project” that should require on-site management and/or night staffing.
- An initial building usage proposal of this nature and magnitude should have been introduced and promoted by the applicant or his representative(s) at the neighborhood level at a public hearing for consideration, approval, rejection, or recommendations. The Frogtown Neighborhood Association should have convened such a gathering at the initial onset and before any zoning variance appeal application.
- What are the potential tenant referral sources (Wilder, PPL) for this project?
- On at least two social media listings it is stated that “418 Sherburne Avenue, LLC” is engaged in a collaborative or partnership agreement with and established treatment/recovery agency identified as Nuway Alliance, LLC
- The Frogtown neighborhood may already be saturated with supportive housing for tenants with specific challenges, requiring special services. The St. Paul Police operating grid where the proposed supportive house is located is one of the most active grids in relationship to crime, drug purchase and usage, auto theft, street gambling and human trafficking. The discharging of firearms is frequent and concerning. In addition to these factors this house is located less than two blocks from a liquor store and a tabaco store that sells drug paraphernalia. Both have a significant customer base and volume of sales.

- It seems that the proposed twenty-four tenants to be housed at 418 Sherburne Avenue may be placed in greater harm's way and will find it most difficult to abstain from the use and/or abuse of alcohol, drugs and controlled substances. One may equate it to placing a paramaniac at a job in a fireworks factory.
- The requested number of twenty-four tenants is a high concentration of people in recovery in such a confined space. Especially having to share a room (2) and common spaces (6) with someone you may not know or feel comfortable/safe with.
- In the application submitted no on-site staffing during business and/or during overnight hours was identified. Twenty-four-hour staffing should be considered for this facility. In addition, a realistic staff to tenant ratio for this large group of individuals is critical if the guidelines and house rules are to be successfully implemented.
- The tenant population to be supported at 418 Sherburne Avenue has the potential of being unstable, combative, vulnerable, noisy and may not possess good conflict resolution skills.
- Most concerning is that there was not a community engagement process to secure acceptance, input or to voice concerns from neighbors, homeowners, businesses, or other parties concerned.

I ask that the Board of Zoning Appeals deny the requested variance. I also request that a neighborhood impact assessment be conducted to determine the suitability and compatibility of a supportive housing unit of this magnitude is plausible for this specific location, given its close proximity to the liquor and tobacco (drug paraphernalia) stores mentioned in this letter.

Sincerely,

Robert McClain
PS: The signature above is valid, and computer generated.

cc: Frogtown Neighborhood Association
Anika Bowie, Ward 1 City Council