

From: [Tom Kleinschmit](#)
To: [Radel, Jamie \(CI-StPaul\)](#)
Subject: Comments on variance request on 897 Goodrich Avenue
Date: Monday, May 16, 2016 4:36:10 PM

Jamie: We appreciate your assistance in directing these comments to the appropriate individuals. Thanks.
Tom

May 16, 2016

City of Saint Paul
Planning and Economic Development
1400 City Hall Annex
25 West Fourth Street
Saint Paul, MN 55102

File # 16-030-022

Purpose: Appeal of Planning Commission Decision denying the establishment of nonconforming use as a triplex

897 Goodrich Avenue

Dear City Council:

The purpose of this letter is to voice support for Mike and Joelle Olson in their request for approval to “establish nonconforming use as a triplex” for their residence at 897 Goodrich Avenue.

We have resided at 912 Lincoln Ave since 1995 and our property abuts the alley between Lincoln Ave and Goodrich Ave. So the primary impact we would have from any use of the property at 897 Goodrich would be traffic and other activity in the alley, which, in total, would arguably be dependent on the total number of housing units on either side of the alley and the number of residents using alley access to parking. We have experienced no adverse impact in the alley in the past and would not anticipate any in the future as granting this nonconforming use would not change anything that currently exists.

Granting this request appears to also support the city’s well publicized goal of increasing the density and number of housing units in the city. In fact, Mayor Coleman received some coverage in the news media recently when he reiterated the city’s housing goals in the context of the long range plan.

As long time residents of the neighborhood we support granting approval of the nonconforming use. It will not detract from the quality of the neighborhood and will continue to contribute to this being a vibrant area full of active residents with a lot of things to do.

Thanks for supporting the neighborhood in this request!

Sincerely,

Tom Kleinschmit and Liana Magee
912 Lincoln Ave
St. Paul, MN 55105