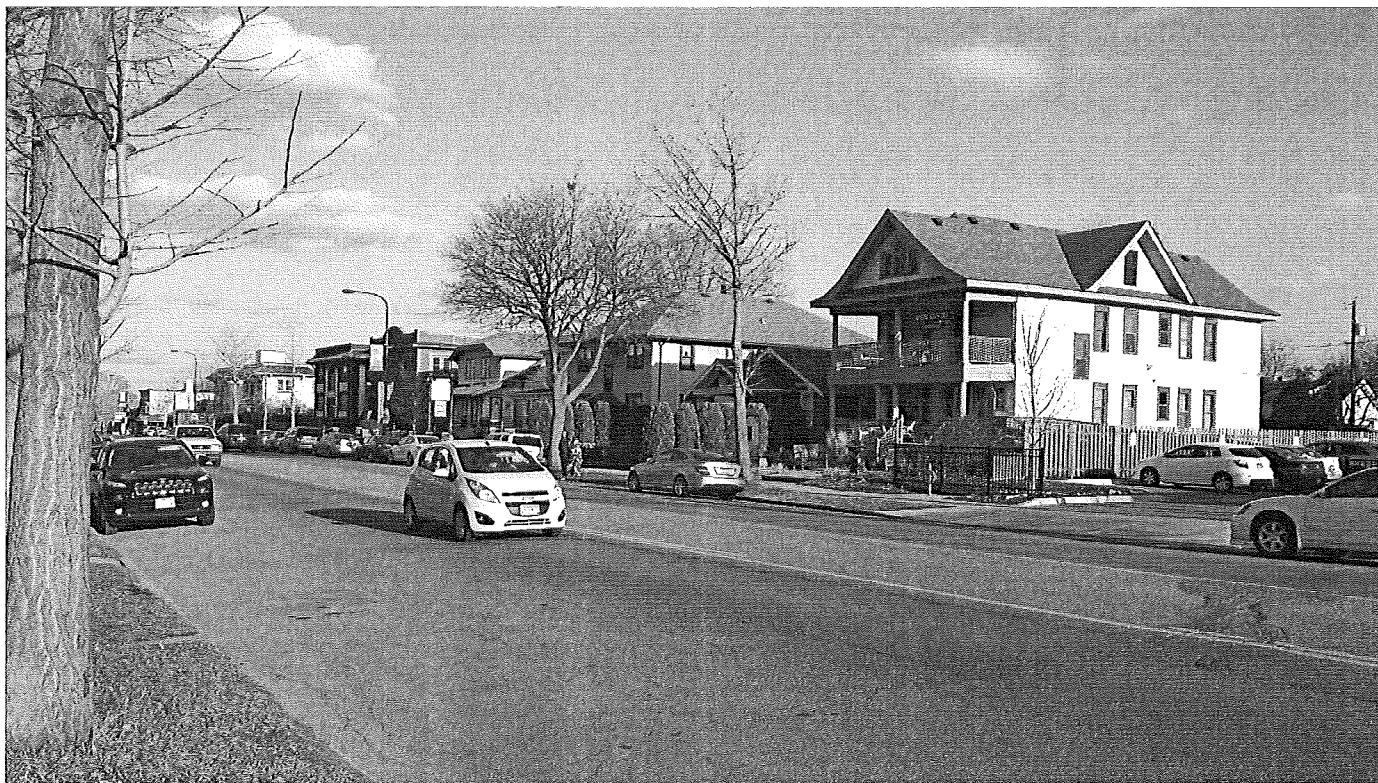


Photo B: North Side of Grand Avenue Between Dunlap and Ayd Mill Road



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Photo B—South Side of Grand Avenue Between Dunlap and Ayd Mill Road



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Diatta, YaYa (CI-StPaul)

FILE

16-012819

From: Jan <hohn.hohn@comcast.net>
Sent: Saturday, February 27, 2016 1:43 PM
To: summithill@visi.com; Diatta, YaYa (CI-StPaul)
Subject: 1174 Grand Ave.

To Whom It May Concern,
I just received a notice in the mail concerning the property at 1174 Grand Ave. and the variances that are being requested for a project. The applicant is Mr. Ryan Burke.

I do not want any of the variances that are requested to be granted. There are reasons why there are restrictions in this neighborhood and Mr. Burke does not seem think a foot here or there will matter. The most egregious variance requested is the footprint of the building a 12.5% increase does not sound like a lot except when you figure that the new building will be 35% larger than what currently is allowed. That is a large increase in the size of a building. The construction of an 8 unit apartment building on the lot would add to the neighborhood parking issues on Grand Ave. Because there is such limited parking on Grand now, parking would be sure to spillover to the side streets and on to Summit Ave. This project should not be allowed to move forward unless Mr. Burke complies with all setbacks and requirements.

Thank you for your time.

Sincerely,

Jan Hohn
1190 Summit Ave.
St. Paul, MN 55105
(651) 224-8877

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----- Original Message -----

Subject: 1174 Grand Ave - File #16-012819

From: <brian@pergolaonline.com>

Date: Fri, April 15, 2016 3:32 pm

To: yaya.diatta@ci.stpaul.mn.us

Cc: brian@pergolaonline.com

To Whom it May Concern,

I am the property owner of 1160 Grand Ave.

I am opposed to the City granting the variances the applicant has requested for this project.

Respectfully Submitted,

Brian Pergament

Owner 1160 Grand, LLC

FILE
16012819

2555 Oak Court
White Bear, MN 55110
March 3, 2016

City of St Paul
c/o Yaya Diatta
Dept of Safety & Inspections
375 Jackson Street, Suite 220
St. Paul, MN 55101

Re: City Council Appeal, FILE 16-012819
1174 Grand Avenue
Appealing Variances

The City of St Paul recently rezoned 1174 Grand Avenue to a multiple family zoning district for an 8 unit apartment building. That development is requesting variances in front closer to the street, closer to the back in the alley, and closer to both the east and west lot lines.

The city must not change variances which allow a larger building footprint. The city must not enlarge any limited lot space for the actual building construction itself, but instead, the city should be planning and thinking of how to require lot space be used to address any parking opportunity for that building's occupants/visitors (even if it is for bicycles), or the city should focus on that building's services demand like use any possible space for trash collection or snow-piling opportunity or potential health emergencies created by that building and its occupants.

Snow removal from the alley already is frustrating in normal snow years. The alley just plain does not have adequate open land to accommodate the piling of snow onto the sides of the alley. The side streets have curbs onto which some limited amounts of snow can be piled up over the curbs. The alley does not have this open space.


Parking in the entire neighborhood is already at a premium. There already exists significant competition between shoppers, visitors, and workers of Grand Avenue businesses for the adjacent residential neighborhood sidestreets. This 8 unit apartment building will only increase that competition.

If the city allows an 8 unit apartment building in a tight neighborhood, that neighborhood should expect the city to dimension that lot to minimize the parking impact on the neighborhood's existing residents and visitors already in that neighborhood.

City of St Paul: please do not allow more space to be used to make a larger building footprint. Instead, use the property's space to take care of that building's occupants needs and demands for space-taking services such as trash and parking and snow piling and safety/emergency needs.

Street Passage on Dunlap/Grand: In summer, cars are parked on each side of Dunlap and cars from opposing directions can still but barely pass each other. In winter, only one car can pass in the street, literally causing backup cars to park at the intersections and wait their turn---blocking both ends of the street AND blocking cars on Grand itself awaiting their turns to go down Dunlap. City Council: you should be figuring out how to handle the existing car issues of the neighborhood WITHOUT trying to figure out how to add more car blockage to an already overburdened street and neighborhood.

Respectfully,


Ronald Lux

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