

Hi Kathryn.

We have been members of the club since 1988 and until the opening of the restaurant never had issues with parking.

The restaurant is very busy and customers park directly in the squash clubs reserved spots. Very frustrating!

We are in full agreement with John O'Brien with this ongoing parking problem.

Thank you
Anne Nelson and Karl Wirth

Dear Council Members,

I am writing to OPPOSE Mr. Rupp's appeal.

- I ask that you deny the appeal and uphold the Board of Zoning Appeals thorough and well-detailed Resolution:
 - Zoning File Number: 17-214989;
 - Date: December 4, 2017;
 - Moved & Seconded, BZA voted: 6 in Favor, 0 Against
 - Mailed: January 18, 2018.
- Despite the contested space's popular appeal and lovely decor, in my opinion City staff, the Zoning Administrator (now retired), members of the Board of Zoning Appeals, and John O'Brien are correct -- "The *West Addition* to the subject Property was, for zoning purposes, never legally established as 'restaurant' space."

A bit of history: For a few years back in the early to mid-1980's (before John Rupp acquired the space), my father (Malcolm Lein, deceased in 2003) and Thomas Blanck (architect), were part owners of what my father referred to as the Commodore Bar. The Bar, a commercial space, was one of many condominium units created/developed/sold by Thomond O'Brien, almost all of which were (and still are) residential apartments. During my father's years as a Bar owner, I am quite sure that neither he nor the Condominium Association's legal documents ever considered the "*West Addition*" (aka: the *future dining room, exercise room, storage room, and/or fitness center*) to be part of the Bar. Back in the 1980's, today's "*West Addition*" was on the other side of a windowless wall that, if I remember right, had a single steel door (usually or always locked) at the north end of that wall. I am very sure that during my father's Bar era, the "*West Addition*" was not used by Bar patrons as dining or gathering space.

For future consideration: Traffic and vehicles in and close to the Commodore parking lot have created an existing, incessant and hazardous problem. As described by John O'Brien, vehicles of non-residents frequently turn from Western Avenue into the Commodore's "garage access only" south driveway. Upon finding themselves trapped, drivers are forced to back into oncoming traffic on Western. While backing across the city sidewalk (at high risk to occasional pedestrians), the drivers' line of sight is almost always blocked by cars parked on Western. I have watched it happen dozens of times. The near misses are especially exciting after dark...when Mr. Rupp's Commodore Bar and Restaurant attracts plenty of happy customers.

Sincerely,

Eric Lein
361 Summit Avenue, St. Paul, MN 55102
(Less than 350-feet from the "*West Addition*" to the subject Property)

