

From: David Burke [<mailto:dburke@alliancemgmt.com>]
Sent: Wednesday, January 30, 2019 3:44 PM
To: Jerve, Anton (CI-StPaul) <anton.jerve@ci.stpaul.mn.us>
Cc: dburke@usfamily.net
Subject: 1375 Cleveland Ave_File #18-124-347

Mr. Jerve:

Ms. Dahl is a good neighbor and I would like to think of myself as friends with her. Ms. Dahl's request for a zoning change is a direct result of the City's approval of the sorority's expansion next door to her and the continued impact on the quality of life for single family homeowners on the block. In addition, I understand her desire to try and maximize a return on her investment.

However, I have a few concerns regarding Ms. Dahl's zoning change request from RM-1 to RM-2:

1. RM-2 zoning at this location is not consistent with the current or long-term city planning;
2. Given the nature of the change in zoning and additional height allowed for an RM-2, it does not seem appropriate that a zoning change request would be granted without a more developed site plan and building design;
3. An alternative site plan and building design for the existing RM-1 zoning has not been presented for the neighbors to review;
4. The inevitable result of granting an RM-2 to one property will be the cascading requests for zoning changes for adjacent properties, higher buildings, and ever higher density.

We last communicated in 2018 regarding the CUP for Lambda Delta Phi sorority at 1389 Cleveland Ave . The Council's ruling on the sorority's CUP directly relates to our decision to sell our house this spring and leave St. Paul forever before the negative impact gets any worse. A recent property appraisal estimates that our home sale value is adversely affected by approximately \$10K due to the density and type of housing across the alley.

Frankly, I and the rest of the single family home owners feel like any community feedback to your office or to the Council is an exercise in futility. As such, I have no intent to appear at any hearings or appeal any rulings made on Ms. Dahl's zoning request.

Regards,



David Burke
Consultant
dburke@alliancemgmt.com
Alliance Management LLC
3800 American Blvd. West, Ste #1000
Bloomington, MN 55431
www.alliancemgmt.com
C: 651-357-2078
D: 952-475-2242
T: 952-475-2225
F: 952-475-2224