

Johnson, Tony (CI-StPaul)

From: Dowellv <dowellv@yahoo.com>
Sent: Monday, April 01, 2019 11:39 AM
To: Johnson, Tony (CI-StPaul)
Dayton Ave Church
Subject:

Mr. Johnson:

I just returned from a trip and see that I've missed the planning commission meeting on the subject variance. If it's not too late, please accept my full support of a variance that allows reuse of this beautiful and historic building. I live two houses to the east on Dayton, so I am decidedly impacted. I would prefer the building to be used than sit empty and forlorn. What could be better than seeing blissful newly married couples exiting and silhouetted against the red sandstone? It was a church for decades, with attendant vehicle and foot traffic, so this new use is not out of line.

Thank you for considering my thoughts.

Respectfully,

Valoree Dowell
487 Dayton Ave
Saint Paul

Sent from my iPhone

Johnson, Tony (CI-StPaul)

From: Peter Carlsen <peterc@carlsenfrank.com>
Sent: Thursday, April 11, 2019 2:26 PM
To: Johnson, Tony (CI-StPaul)
Cc: Aaron Gjerde; Michelle Hotzler
Subject: File 19-016-207

April 11, 2019

Dear Mr. Johnson.

The Ramsey Hill Association is opposed to the granting of a Historic Building Variance to allow the Dayton Avenue Presbyterian Church to be used as a rental banquet hall. The use is not otherwise permitted in the RT-2 zoning district.

Please pass this on to the bodies considering this request.

Thank you,

Peter Carlsen, AIA
Land Use director of RHA

Johnson, Tony (CI-StPaul)

From: Barb Gudknecht <barb.gudknecht@gmail.com>
Sent: Thursday, March 21, 2019 9:50 AM
To: Johnson, Tony (CI-StPaul)
Subject: File 19-016-207

Hi Tony,

Just a quick email to recap our conversation yesterday about our concern regarding parking space for the proposed rental hall for weddings and receptions at 217 Mackubin. Parking is already an issue due to the number of rentals, airbnbs, and duplexes the the neighborhood.

Thank you for bringing this concern to the meeting.

Thanks.

Barb Gudknecht
487 Marshall Ave

Michael Faricy
453 Selby Ave.
St. Paul, Mn 55102
mikefaricyauthor@gmail.com
651-428-1588

28 March, 2019

tony.johnson@ci.stpaul.mn.us

Tony Johnson

Dear Mr. Johnson

My name is Michael Faricy. I have been a life long resident of the city of Saint Paul representing the fourth of what is now six generations. I have lived in the Ramsey Hill area since 1975 and have resided at 453 Selby Avenue for the past seventeen years. I wish to object to the former Central Presbyterian Church being used as a banquet and rental hall.

The church is a unique, historic structure that is integral to our neighborhood. I also understand that given it's unique architecture a use following a century plus of religious activity is difficult. I whole heartedly support the use as an adult daycare and child care facility. My concern is the banquet and rental hall usage is contrary to existing codes that have been established for a very good reason, namely the preservation and stabilization of a neighborhood. Our area is overwhelmed with post treatment recovery homes, a unit transitioning sexual offenders from prison back into society and a heavily traveled commercial street. We fight regularly to attempt to maintain residential zoning and yet it seems we are victims of the city routinely issuing a variance to existing codes. Under the "General Intent of the Zoning Code" for RT2 zoning, sec 66.214 the last sentence states "Because of its residential nature, this district is not intended for more intensive uses such as small conference centers, private retreat centers and reception houses".

Ramsey Hill has become a tourist destination within the city of Saint Paul. As an alternative, one need only drive down Park Ave S. in Minneapolis. At one time a street similar to Summit Ave. now a mess of nondescript structures added one at a time over the course of recent decades until an entire area has fallen victim to a plague of despair.

Thank you for your consideration.

Michael J. Faricy

Johnson, Tony (CI-StPaul)

From: Johnson, Tony (CI-StPaul)
Sent: Thursday, March 28, 2019 8:38 AM
To: Langer, Samantha (CI-StPaul)
Subject: FW: Historical use variance for Dayton Presbyterian Church

From: Carolyn Will [mailto:carolyn@cwcommunications.info]
Sent: Wednesday, March 27, 2019 8:04 PM
To: Johnson, Tony (CI-StPaul)
Subject: Historical use variance for Dayton Presbyterian Church

Tony,

I live in a historic district in Saint Paul. Zoning for the Saint Paul neighborhoods have served this city well. When people talk about the positive characteristics of Saint Paul, or what drew a newcomer to the city, it's "the neighborhoods." When you allow historical use variances for every church that wants to be repurposed as an event center, you are eroding the neighborhood. No one wants to live next to or near an event center. You will see erosion.... And you will be sorry for this very short-sighted decision. And the money you believe will be earned for the city, will be soon lost by people leaving the surrounding neighborhood, property values declining, and less tax revenue in the "big picture" coming in to the city coffers. Protect what has made Saint Paul unique and valuable.

Respectfully,

Carolyn Will
1583 Summit Ave, Saint Paul

Carolyn Will
[Carolyn@cwcommunications.info](mailto:carolyn@cwcommunications.info)
612-414-9661
CW Marketing & Communications
www.cwcommunications.info

Johnson, Tony (CI-StPaul)

From: Johnson, Tony (CI-StPaul)
Sent: Thursday, March 28, 2019 8:38 AM
To: Langer, Samantha (CI-StPaul)
Subject: FW: File # 19-06-207 variance for a non-permitted use

From: Kit Richardson [mailto:krichardson@sr-re.com]
Sent: Wednesday, March 27, 2019 11:39 PM
To: Johnson, Tony (CI-StPaul)
Subject: File # 19-06-207 variance for a non-permitted use

I am writing in opposition to the proposed use at the Dayton Avenue Church which might include a banquet/ rental hall for any purpose. My understanding is that such a use is simply not permitted on the property given the RT 2 zoning.

In addition, the proposal for the City and HPC to avoid the public input and signature approval process by circumventing such requirements through the use of an historic building use variance is at odds with what we in Ramsey Hill have been fighting for the past 45 plus years. In fact, Section 66.214 of the Code specifically states “— this district [RT2] is not intended for more intensive uses such as small conference centers, private retreat centers, and reception houses.”

I am an Architect and real estate developer (a founding partner of SchaferRichardson, LLC) and my family has lived at 117 Farrington Street in Ramsey Hill since 1974. I have served on the Ramsey Hill Neighborhood Association Board twice in those years, once a Land Use Committee Chair, and have in the past acted as a development consultant to the City of St Paul. Much of my professional life has been spent on historic preservation projects, including issues related to historic properties and districts, for which our company has been recognized a number of times.

Even considering the possibility of allowing a non-permitted use under the current zoning code, much less granting it through a special provision which ignores and negates neighbors’ input, sets a dangerous and unfortunate precedent for our historic district(s) and the entire city.

Johnson, Tony (CI-StPaul)

From: Johnson, Tony (CI-StPaul)
Sent: Thursday, March 28, 2019 10:16 AM
To: Langer, Samantha (CI-StPaul)
Subject: FW: Opposition to the variance request for the Dayton Avenue Presbyterian Church

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

From: Rachel Westermeyer [mailto:weste065@umn.edu]
Sent: Thursday, March 28, 2019 10:15 AM
To: Johnson, Tony (CI-StPaul)
Cc: Rachel Westermeyer
Subject: Opposition to the variance request for the Dayton Avenue Presbyterian Church

Dear Tony,

I am writing today to request denial of the above requested variance for the use of the above Dayton Avenue Presbyterian Church for a proposed Banquet Hall, following the guidelines for granting variances published by the City.

1. This variance request is not in harmony with the intent of the zoning code sec#66.214. This former church is allowed to use this property for adult day daycare and childcare and, under the code, has the ability to occupy the building for a single residential unit, Use for banquet halls is not allowed by code in this residential area.
2. There are no practical difficulties. Economics do not constitute practical difficulties as the owner has proposed other allowed uses.
3. The variance MAY NOT permit any use Not allowed in this zoning district. This proposed use is not allowed in this zoning district. See zoning code above for this district.
4. The variance, if granted, will alter the essential character of an otherwise residential neighborhood. At the present time this residential neighborhood has an overabundance of student rentals (around 200 at the latest count) already straining the use of the surrounding streets with parked cars.
5. The BZA does not have the authority to allow a use not permitted in this zoning district.

Thus, I am requesting after careful consideration, that you deny this variance request for use of this former church building for a banquet hall.

Johnson, Tony (CI-StPaul)

From: Johnson, Tony (CI-StPaul)
Sent: Thursday, March 28, 2019 11:54 AM
To: Langer, Samantha (CI-StPaul)
Subject: FW: Dayton Avenue Presbyterian Church

From: Lois Stevens [mailto:loisistevens@gmail.com]
Sent: Thursday, March 28, 2019 11:26 AM
To: Johnson, Tony (CI-StPaul)
Subject: Dayton Avenue Presbyterian Church

We, 40+ year residents of the Ramsey Hill/Cathedral Hill neighborhood, understand better than most the challenges that developers, the city and the neighborhood face when trying to determine best uses for large, historic structures like the Dayton Avenue Presbyterian Church. When the church was built a hundred years ago it was a welcome addition to the community and families built and moved into homes appreciating the contribution this beautiful structure provides to the neighborhood. Now, years later, home owners who invested in the community by restoring the surrounding homes are faced with a structure that is seeking a new purpose. Again, we understand the challenge this presents developers and the city to find compatible uses for the church.

My husband, Bill, and I are concerned that the developer has proposed a banquet hall as a possible use for the building. I understand that the existing Zoning Codes do not permit this building to be used for this purpose. We, who live in this neighborhood, oppose a banquet hall use for the obvious parking, congestion, noise, trash issues that come from venues like banquet halls. Such use is NOT compatible with a residential neighborhood. We respectfully ask the city to do its job and properly enforce the existing zoning codes to ensure that neighbors who have built a life here and invested much are not unnecessarily disrupted by this proposed use of the Dayton Avenue Presbyterian Church.

We oppose granting a zoning variance and request the Zoning Committee to DENY the developer's variance application.

Respectfully,
Lois and Bill Stevens
470 Summit Ave.

Johnson, Tony (CI-StPaul)

From: Johnson, Tony (CI-StPaul)
Sent: Thursday, March 28, 2019 11:54 AM
To: Langer, Samantha (CI-StPaul)
Subject: FW: Historic Use Variance; file #19-016-207; 217 Mackubin street

From: Michelle Hotzler [mailto:HotzlerCon@msn.com]
Sent: Thursday, March 28, 2019 11:51 AM
To: Johnson, Tony (CI-StPaul)
Subject: Historic Use Variance; file #19-016-207; 217 Mackubin street

Good Morning,
We respectfully request the Zoning Committee **DENY** the Historic Use Variance for the above referenced file #19-016-207, 217 Mackubin street, The Dayton Avenue Presbyterian Church building.

We ask you abide by the current zoning code which specifically states this use is NOT permitted in an RT2 zoning district. Per the General Intent of the Zoning Code; Residential Zoning Districts: Sec. 66.214- Intent, RT2 townhouse and residential district. The last line of the paragraph states "because of its residential nature, this district is not intended for more intensive uses such as small conference centers, private retreat centers and reception houses". The proposed rental hall falls into at least two of the three mentioned uses, maybe not by name but certainly by use and occupancy.

Although, as I understand, the purpose of the Historic Building Use Variance is to allow redevelopment of a historic building which may be difficult to re-purpose, while maintaining the historical integrity of the exterior building. You can not overlook the historic status of the surrounding residential neighborhood. Let me remind this building is located within a FEDERALLY DESIGNATED HISTORIC DISTRICT as well as a larger local district. The purpose of this district designation is to preserve the unique identity, character and culture of the COMMUNITY. The committee must acknowledge maintaining the residential community is significant and goes beyond any one building. Please do not overlook the impact this project will have on this residential community.

The buyer has established three other income producing uses which are allowed under RT2 zoning and as planned have no adverse impact to the exterior of the building. The argument CAN NOT be made that no other uses are viable for the property.

The impact of such a use will be devastating to the residential character of the immediate area. We already have an extreme problem with parking and congestion. Which can and has created challenges for emergency services.

Again, we ask the Zoning Committee to uphold the zoning codes of the City of St Paul and DENY this application.

Johnson, Tony (CI-StPaul)

From: Johnson, Tony (CI-StPaul)
Sent: Thursday, March 28, 2019 12:46 PM
To: Langer, Samantha (CI-StPaul)
Subject: FW: 217 Mackubin

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

From: Michelle Hotzler [<mailto:trust.prop@gmail.com>]
Sent: Thursday, March 28, 2019 12:06 PM
To: Johnson, Tony (CI-StPaul)
Subject: 217 Mackubin

To: Zoning Committee
RE: Historic Building Use Variance

I oppose the variance for the rental hall. I cannot attend the meeting.
I do not have a computer, so my neighbor is sending this for me.

Thank you,
Genevieve Arias
518 Dayton Avenue
Owner and resident

Johnson, Tony (CI-StPaul)

From: Johnson, Tony (CI-StPaul)
Sent: Thursday, March 28, 2019 1:43 PM
To: Langer, Samantha (CI-StPaul)
Subject: FW: Dayton Presbyterian Church Request for Zoning Variance (File #19-016-207)

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

From: Gary Ballman [<mailto:garyedwardballman@gmail.com>]
Sent: Thursday, March 28, 2019 1:39 PM
To: Johnson, Tony (CI-StPaul)
Cc: Michelle Hotzler
Subject: Dayton Presbyterian Church Request for Zoning Variance (File #19-016-207)

Tony,

I am writing to ask that the zoning variance request for the development of the Dayton Presbyterian Church be denied. Three of the four proposed uses (day care, child care and an apartment) are allowed under RT2 zoning. Commercial banquet halls are not. This is a historic preservation residential neighborhood, and a commercial banquet hall is totally out of character. Thank you for your consideration.

Gary Ballman
438 Portland Ave #6

Sent from my iPad

The staff report acknowledges, as it must, that a historic use variance cannot be granted under §61.601(g) if the proposed use variance is the minimum needed. Then, in its findings concerning this requirement the staff report completely ignores the requirement. There is no finding that if the Church cannot be used as a public reception house then it cannot be used at all. In fact, the applicant acknowledges that it can and will be used for other uses. Thus, this requirement cannot be met and the historic use variance cannot be properly granted.

Finally, the staff report does not mention the fact that the requirements of §65.132 pertaining to reuse of large structures are not met because the immediate neighbors have not consented in sufficient numbers. I believe that those requirements must be applied here and that the variance cannot be granted because they have not been met. Once again, a historic use variance is a narrow exception and must not be given the expansive reading the applicant and city staff attempt to give it here. It is not exempt from other zoning code requirements. It is not a "Get Out of Jail Free" card for those who want to impose not permitted commercial uses on those who live in residential areas. Those residents are meant to be protected by the zoning code. Here they are not being so protected because of the expansive use of the historic use variance process.

As I noted above, I have not been able to carefully study the application and staff reports and so I cannot specifically address all of their deficiencies but I do note that there are many other deficiencies in the application and staff report recommending approval of this historic use variance.

I urge the committee to deny this historic use variance.

Tom Darling

Tom Darling
tsdarling@earthlink.net



Virus-free. www.avast.com

Johnson, Tony (CI-StPaul)

From: Johnson, Tony (CI-StPaul)
Sent: Thursday, March 28, 2019 10:33 AM
To: Langer, Samantha (CI-StPaul)
Subject: FW: Historic Use Variance application file number 19-016-207

From: Tom Darling [mailto:tsdarling@earthlink.net]
Sent: Thursday, March 28, 2019 10:31 AM
To: Johnson, Tony (CI-StPaul)
Subject: Historic Use Variance application file number 19-016-207

Subject: Comments on Historic Use Variance application file number 19-016-207

Dear Mr. Johnson: Below please find my comments in the above file number. I would appreciate it if you could acknowledge your receipt of this email.

Tom Darling

Thomas Darling

March 27, 2019

Saint Paul Planning Commission Zoning Committee