



September 6, 2019

320 South Griggs Street  
St. Paul, MN 55105  
www.macgrove.org

651-695-4000  
mgcc@macgrove.org

Mr. Jerome Benner II  
Department of Safety and Inspections  
City of Saint Paul  
VIA EMAIL

Mr. Benner:

On September, the Housing and Land Use Committee ("HLU") of the Macalester Groveland Community Council ("MGCC") held a public meeting, at which it considered the application for a variance (Reference No. 19-075934), concerning the property located at 1946 Wellesley Avenue. The applicant appeared to speak to the application and to answer questions.

Prior to the meeting, the HLU received no comments from neighbors in support or in opposition of the application. Furthermore, at the meeting no neighbors spoke in opposition to or in support of the application.

After speaking with the applicant, considering neighborhood feedback, consulting the Macalester Groveland Long Range plan, and assessing the merits of the application, the HLU passed the following resolutions,

With a unanimous vote: **\*\*The Housing and Land Use committee recommends approval of the building height variance request of 1'-10" for the property at 1946 Wellesley Avenue, Reference No. 19-075934.\*\***

With a 6-4 vote: **\*\*The Housing and Land Use committee recommends approval of the side yard setback variance request of 0.9' for the property at 1946 Wellesley Avenue, Reference No. 19-075934.\*\***

With a 8-0 vote and 2 abstentions: **\*\*The Housing and Land Use committee recommends denial of the sidewall articulation variance request for the property at 1946 Wellesley Avenue, Reference No. 19-075934.\*\***

Important to the HLU's discussion and third resolution, was the consideration that at 50 ft, the proposed 2-story addition would result in an uninterrupted sidewall nearly twice the length of the existing sidewall (27'). The committee also concluded that there were alternative design options that could incorporate a sidewall articulation, and therefore not require a sidewall articulation variance.

If you have questions or concerns, please do not hesitate to contact me.

Alexa Golemo  
Executive Director  
Macalester-Groveland Community Council

cc (via email): Ward 3, City of Saint Paul  
Dorian Nelson, 1946 Wellesley Avenue

**Benner II, Jerome (CI-StPaul)**

Support

**From:** Naomi Austin <austinegnauer@gmail.com>  
**Sent:** Monday, September 9, 2019 12:38 PM  
**To:** Benner II, Jerome (CI-StPaul)  
**Subject:** Support Variance 106 Douglas Street

**Think Before You Click:** This email originated **outside** our organization.

Mr. Benner,

My name is Naomi Austin, my husband Mark Hegnauer and I live at 90 Garfield Street, a little over a block away from 106 Douglas. We received a notice concerning the application of variance File # 19-075976 concerning 106 Douglas Street.

We both support this variance. The reuse and preservation of existing buildings is very important to the Little Bohemia neighborhood. The willingness of this owner to rehab this building should be encouraged. Thank you, Naomi Austin

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**Benner II, Jerome (CI-StPaul)**

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Support  
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**From:** John Yust <jhyust@hotmail.com>  
**Sent:** Monday, September 9, 2019 12:02 PM  
**To:** Benner II, Jerome (CI-StPaul)  
**Cc:** emily@fortroadfederation.org; Noecker, Rebecca (CI-StPaul); Maki, Taina (CI-StPaul); Kent Petterson  
**Subject:** 106 Douglas Street

Think Before You Click: This email originated outside our organization.

Hi Jerome,

To the Board of Zoning Appeals,

My name is John Yust, I live at 256 Goodrich Avenue, Saint Paul (one half block away from 106 Douglas Street). I am in full support of the variances as requested, keeping our existing building stock is very important to our neighborhood, as a community we take great interest in owners that invest in a substantive way as this family has already done at 118 Douglas Street.

Thanks, John H. Yust, Architect, AIA

Sent from my iPhone

Dear Macalester Groveland Council,

Our names are Beth Crosby & Joe Crosby. We have spoken to Dorian and Mindy about their renovation and have received the letter from the city documenting the variances they are requesting. We support the variances requested. We love our neighbors!!

Sincerely,

*Beth Crosby*

1950 Wellesley Ave.

## Benner II, Jerome (CI-StPaul)

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**From:** Lori Korte <lori1726@gmail.com>  
**Sent:** Tuesday, September 3, 2019 11:41 AM  
**To:** Benner II, Jerome (CI-StPaul)  
**Subject:** File # 19-075934

**Think Before You Click: This email originated outside our organization.**

Hello Jerome,

We are neighbors of the Nelson's who are requesting variances to construct an addition on their dwelling at 1946 Wellesley Avenue. We are in favor of allowing these variances. We live at 1968 Wellesley Avenue and view these improvements as positive.

Kind Regards,

Steve and Lori Korte  
1968 Wellesley Avenue  
St Paul MN 55105  
651-698-7555

  
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