

From: [Christine Graf](#)
To: [*CI-StPaul_Contact-Council](#)
Cc: [Christine Graf](#)
Subject: Relating to ZF#21-269-061 695 Grand CUP and Variances
Date: Tuesday, July 13, 2021 8:43:52 PM

Dear Sirs,

We are against the 695 Grand CUP and Variance application for the 695 Grand/Dixies (ZF#21-269-061 695 Grand and variances).

The five-story building planned would be completely wrong for that site - too large, out of scale with its setting, totally inappropriate for the neighborhood.

We are homeowners who live next to Grand Avenue and close to 695 Grand: our quality of life would be negatively affected by the intrusion of such a large development. In its place we favor a mixed-use development like the East Grand Avenue Overlay, which conforms to existing zoning laws.

The existing zoning laws have served Grand Avenue and its nearby neighborhoods well: this is no time to disregard them in favor of outsized developments that require variances.

Respectfully yours,

Christine M. Graf
Dennis E. Graf

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