

From: [Becky Erickson and Dan Sullivan](#)
To: [*CI-StPaul_PED-ZoningCommitteeSecretary](#); [Butler, Sonja \(CI-StPaul\)](#); [*CI-StPaul_Contact-Council](#)
Subject: ZF#21-269-061 695 Grand CUP and variances - Dixie's Redevelopment Project
Date: Tuesday, July 13, 2021 1:13:24 PM

To Whom It May Concern,

We are writing to urge you to oppose the zoning application and variances for 695 Grand/Dixies. This project is too big and too tall and is out of character with our neighborhood. We believe the current proposal, if approved, will damage the neighborhood and adversely affect future development along Grand. We are in support of a mixed-use development that would comply with current zoning rules, rules which were carefully considered and enacted to protect and preserve the street and neighborhood. The East Grand Avenue Overlay and the existing zoning rules should control the decision, and the application, as it is currently written, should be denied. Exceptions should not be made for luxury housing, such as that proposed. If you approve all the variances, you ignore the East Grand Avenue Overlay and existing zoning rules, which will influence future development on this corridor and will encourage additional applications for variances. Please decline these variance requests and encourage the developers to reconfigure the project to fit with space.

We support a mixed-use development that would comply with current zoning rules. We support the East Grand Avenue Overlay and the existing zoning rules. Multiple exceptions should not be made.

Respectfully,

Daniel Sullivan and Becky Erickson
Summit Hill Residents and Homeowners
857 Lincoln Avenue