

Langer, Samantha (CI-StPaul)

From: Scott Legge <scottandmichelle08@gmail.com>
Sent: Tuesday, March 9, 2021 9:35 AM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: ZF # 21-225-115; James Avenue Apartments

St. Paul Planning Commission, Zoning Committee,

We are writing to express our opposition to some specific details of the apartment project proposed for 1074-1096 James Avenue. The concept of apartments in this single family residential neighborhood is not the issue for us. Rather, it is the multiple variances that are being proposed that are out of keeping with the neighborhood location. The height of 69 feet is, as you know, well beyond the height set forth in the zoning restrictions and would be out of character in the neighborhood and location. Further, the reduced setback would increase the "looming" presence of what is being proposed for this small street. We know that the plans for this area include increasing the density of housing and that is reasonable given the Randolph corridor, but the zoning codes as written seem to be appropriate for the area and we are strenuously against the multiple variances being requested here, particularly the height of this structure.

We know that this project has already begun with work being done across the street with a drilling rig as we write this letter, but we simply request some consideration for following the current zoning codes here and not permitting these variances to create a structure that will forever change the neighborhood feel of our corner of the Mac-Groveland community.

Thank you for your time,

Scott Legge & Michelle Epp
1073 James Avenue
St. Paul, MN