

## Langer, Samantha (CI-StPaul)

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**From:** Jerve, Anton (CI-StPaul)  
**Sent:** Wednesday, May 5, 2021 9:52 AM  
**To:** Langer, Samantha (CI-StPaul)  
**Subject:** FW: Re

Sam,

Here is an email from the neighbor to the south of my case. He may have another letter coming, but I wanted to make sure this was captured for the committee.

Thanks,  
Anton



**SAINT PAUL**  
**MINNESOTA**

**Anton Jerve**  
Principal City Planner  
Pronouns: He/His  
Planning & Economic Development  
25 W 4<sup>th</sup> Street, Suite 1400  
Saint Paul, MN 55102  
P: 651-266-6567  
[anton.jerve@ci.stpaul.mn.us](mailto:anton.jerve@ci.stpaul.mn.us)  
[www.StPaul.gov](http://www.StPaul.gov)

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**From:** Pete Degan <petedegan@hotmail.com>  
**Sent:** Monday, May 3, 2021 10:55 PM  
**To:** Jerve, Anton (CI-StPaul) <anton.jerve@ci.stpaul.mn.us>  
**Subject:** Re: Re

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

Anton. I went to their open house. The architect was there and I asked her to show me where the corner of their proposed structure would end. We measured and it was much worse than I thought. It was a really awkward conversation because it was obvious that it would block out my whole side. A 7 foot setback next to a 18 ft wall would be dark, even for my 2nd floor windows. They argued that there would be plenty of light and air. I asked why they had no windows there and they have no reason. They also had no reason why it could t be moved back a few feet. The fact that they have no proposed windows in this space illustrates my point as well. (They have one window in back on the second story only because my building is one story in back. )

Again, this is a 120 year old homesteader barn from 1880's It's a building that makes at Paul cool. It was a brothel in the roaring 20's A fire station. A wood shop. A ad agency until 2 years ago. The mayor even was over having drinks one night. Are you sure your department st wants to block this historic structure from being seen, and enjoyed only so these guys can have a bigger driveway/court area?

One more thing, I paid to install water and sewer on Dousman , which cost me 100,000. They would be using my water and sewer pipes I paid to install when I remodeled my building. (There were none) Tough to swallow all this.

Tomorrow I will erect a 18 foot? assembly of some sort to show what this looks like. I'll take a picture and rally the neighborhood The people down here love my building. Do you know how tall their wall would be on the south side?

612 990 0335

Pete Degan  
Degan Properties Inc  
2306 Robbins st.  
St Paul, MN. 55114.

On May 3, 2021, at 1:28 PM, Jerve, Anton (CI-StPaul) <[anton.jerve@ci.stpaul.mn.us](mailto:anton.jerve@ci.stpaul.mn.us)> wrote:

Pete,

Comments are due by noon on Wednesday, May 5<sup>th</sup>.

The hearing only relates to the variances requested. You can ask for a wider setback than 6' 4" up to 9'. 9' is always allowed in RM2 Zoning Districts.

The other design features you mention are handled through Site Plan Review. You could request that the Planning Commission review the site plan. In that case, the Zoning Committee would hold a public hearing as they are for the variances. Typically, the Planning Commission only reviews projects that are large or controversial.

Hope this helps.

Regards,



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**From:** Pete Degan <[petedegan@hotmail.com](mailto:petedegan@hotmail.com)>  
**Sent:** Monday, May 3, 2021 12:54 PM  
**To:** Jerve, Anton (CI-StPaul) <[anton.jerve@ci.stpaul.mn.us](mailto:anton.jerve@ci.stpaul.mn.us)>  
**Subject:** Re

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ok. am i able to object to design elements if they are not asking for a variance? i had an experience of building a carriage house in Minneapolis, i didn't need any variances, but i was still obligated to incorporate inputs from the city and neighbors on materials, bike racks, landscaping, stormwater retention and so on mostly at the city's request. so, my question is, can i ask the developer and city to still limit the Construction to more than 6 feet. my concern is that if i am next to something tall, 6 feet does little to let light in. when is my letter due?

---

**From:** Jerve, Anton (CI-StPaul) <[anton.jerve@ci.stpaul.mn.us](mailto:anton.jerve@ci.stpaul.mn.us)>

**Sent:** Monday, May 3, 2021 11:25 AM

**To:** Pete Degan <[petedegan@hotmail.com](mailto:petedegan@hotmail.com)>; Andrei Bortnov <[andrei@obsidiangroup.com](mailto:andrei@obsidiangroup.com)>

**Subject:** RE: RE:

Pete,

As I stated in my email to Andrei, I will be recommending approval of the setback variances with the added condition that there is a no build easement for the 6' from the southern property line. The no build easement is to ensure you have access for fire protection, maintenance, and light and air. The easement area would have to be at grade. It is 6' because that is the requirement per Building Code. The building setback will be 6' 4." For a little more context, one of the reasons the applicant needs the variance is because they are requesting a rezoning. If they were developing under the current B2 zoning there would be no zoning setback required, however because your building has windows, the 6' setback required by Building Code would still apply.

The no build easement is only my recommendation until the Zoning Committee and Planning Commission resolve to adopt it. It would be good to state if the easement is acceptable to you, or not, in your comments. Comments are due by Wednesday, May 5 at noon.

The decisions before the Zoning Committee are only about the setbacks and parking variances. We would expect that the plans would stay the same in terms of general layout, scale, massing, etc., but we will not be discussing materials. We do not have many zoning requirements about materials and these frequently change throughout the design process. Typically material selection happens after zoning approval, and often without much input from the City. If you have material preferences that are related to the setback variance, it would be good to state that in your comments to the Zoning Committee.

Please let me know if you have additional questions.

Thanks,  
Anton



**Anton Jerve**

Principal City Planner

Pronouns: He/His

Planning & Economic Development

25 W 4<sup>th</sup> Street, Suite 1400

Saint Paul, MN 55102

P: 651-266-6567

[anton.jerve@ci.stpaul.mn.us](mailto:anton.jerve@ci.stpaul.mn.us)

---

**From:** Pete Degan <[petedegan@hotmail.com](mailto:petedegan@hotmail.com)>  
**Sent:** Friday, April 30, 2021 1:08 PM  
**To:** Jerve, Anton (CI-StPaul) <[anton.jerve@ci.stpaul.mn.us](mailto:anton.jerve@ci.stpaul.mn.us)>; Andrei Bortnov <[andrei@obsidiangroup.com](mailto:andrei@obsidiangroup.com)>  
**Subject:** Re: RE:

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thanks for looking into that. yes Andrei is a business partner that is smarter than i - so he lends a hand when im in a jam. his email; [andrei@obsidiangroup.com](mailto:andrei@obsidiangroup.com)

I'm not trying to be inflexible , and i am generally not opposed to a development next door, am also am not necessarily against constructing something near the property line, my opposition is only to things that unnecessarily cause a hardship. if they need parking, a bike rack, or retaining wall thing, i am not opposed if it does not affect my light ,air , maintenance access. make sense? it might help if the developer could make a more detailed drawing of their intentions, i cant tell if its a bike rack/storage corral, retaining wall or maybe a deck ?. if it is a retaining wall what would be the material?

one last question, are these plane guidelines, so am i correct thinking that they would be able to choose materials and other design decisions after they got zoning approval?

lastly is my input due for review?

thanks pete degan 612 990 0335

---

**From:** Jerve, Anton (CI-StPaul) <[anton.jerve@ci.stpaul.mn.us](mailto:anton.jerve@ci.stpaul.mn.us)>  
**Sent:** Wednesday, April 28, 2021 8:14 PM  
**To:** Pete Degan <[petedegan@hotmail.com](mailto:petedegan@hotmail.com)>  
**Subject:** RE:

Hi Pete,

I got a call today from Andre from the Obsidian Group who said he was working with you. I tried to leave him a message but his voicemail was not set up. Do you have an email where I can reach him?

Regarding the proposed setback adjacent to your building, I wanted to clarify that we would not allow the retaining wall/deck as it is shown on the draft site plan I sent you earlier. We would require a "no build" easement to allow for fire protection per Building Code and maintenance access to your building. I have attached a marked up version of the plan highlighting the area that would have to be clear of structures. Sorry I did not pick up on this when we spoke.

Let me know if you want to discuss. I will be available most of the day Thursday.

Regards,

Anton



**Anton Jerve**

Principal City Planner  
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**From:** Pete Degan <[petedegan@hotmail.com](mailto:petedegan@hotmail.com)>  
**Sent:** Tuesday, April 27, 2021 1:10 PM  
**To:** Jerve, Anton (CI-StPaul) <[anton.jerve@ci.stpaul.mn.us](mailto:anton.jerve@ci.stpaul.mn.us)>  
**Subject:** Re:

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Anton, I have strong objection to the proposed deck that would completely block natural light. While the setback at 6 feet is bad enough, the addition of the deck would not allow me to even walk around the perimeter of the property and have no natural light. Can you call me when you have a minute? Thanks

612 990 0335

Pete Degan  
Degan Properties Inc  
2306 Robbins st.  
St Paul, MN. 55114.

On Apr 27, 2021, at 9:20 AM, Jerve, Anton (CI-StPaul) <[anton.jerve@ci.stpaul.mn.us](mailto:anton.jerve@ci.stpaul.mn.us)> wrote:

Hello Pete,

The property is directly north of yours. The applicant is proposing two 2.5-story duplexes on the lot with parking access in between. The required setback next to you is 9 feet. The applicant is proposing a setback of 6 feet 4 inches along that side. They will be removing the trees and billboard on the lot. I am attaching the application and the draft site plan for your review. This should answer your questions about what the structure looks like and why they are proposing the setback variances. Hopefully this will answer your questions. If not, let me know and I will give you a call. If you have concerns after reviewing everything, you can send them to me by noon on May 5<sup>th</sup> and I will provide them to the Zoning Committee.

Regards,  
Anton

**Anton Jerve**

Principal City Planner  
Pronouns: He/His  
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25 W 4<sup>th</sup> Street, Suite 1400  
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[anton.jerve@ci.stpaul.mn.us](mailto:anton.jerve@ci.stpaul.mn.us)  
[www.StPaul.gov](http://www.StPaul.gov)

---

**From:** Pete Degan <[petedegan@hotmail.com](mailto:petedegan@hotmail.com)>  
**Sent:** Monday, April 26, 2021 8:38 PM  
**To:** Jerve, Anton (CI-StPaul) <[anton.jerve@ci.stpaul.mn.us](mailto:anton.jerve@ci.stpaul.mn.us)>  
**Subject:**

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

i recieved a letter - with a file # 21-251-173, 300 banfil/149-155 dousman

i own and recently did extensive improments to 159 dousman

is this next door to my property?

i received a your letter about a zoning change- i have man y questions - like will this structure take away my light from my windows?

what is the hardship that doesn't allow them to meet the setback next to my building if i am reading this correctly?

what does the structure look like ?

are they going to remove the boxelder trees hanging over my property?

i have many concerns,

my number is 612 990 0335 -

pete degan



**From:** [Jerve, Anton \(CI-StPaul\)](#)  
**To:** [Lara Duddingston](#)  
**Cc:** [Langer, Samantha \(CI-StPaul\)](#)  
**Subject:** RE: 300 Banfil  
**Date:** Monday, May 3, 2021 10:16:04 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)

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Hi Laura,

Thank you for your email. I will forward your comments on to the Zoning Committee for their review.

Regards,  
Anton



**Anton Jerve**  
Principal City Planner  
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[anton.jerve@ci.stpaul.mn.us](mailto:anton.jerve@ci.stpaul.mn.us)  
[www.StPaul.gov](http://www.StPaul.gov)

---

**From:** Lara Duddingston <lara@theoddcoupleteam.com>  
**Sent:** Sunday, May 2, 2021 7:27 PM  
**To:** Jerve, Anton (CI-StPaul) <anton.jerve@ci.stpaul.mn.us>  
**Subject:** 300 Banfil

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

Dear Mr. Jerve,

I have seen the plans for the "billboard lot" on W-7<sup>th</sup> and Banfil. I'm excited to see housing built there. The design, scale, requested setbacks, etc. really fit the neighborhood. I have a house around the corner on Superior Street and think this project will be a benefit to the neighborhood. The project looks really cute and would be great for the neighborhood!

Sincerely,

Lara Duddingston

Lara Duddingston Realtor®  
(612) 221.9775 Mobile  
The Odd Couple Team | Keller Williams Integrity Realty  
897 Saint Paul Avenue Saint Paul, MN 55116



**kw** KELLERWILLIAMS  
INTEGRITY REALTY



Broker Address: 2680 Snelling Avenue N #100 Roseville, MN 55113

**From:** [Jerve, Anton \(CI-StPaul\)](#)  
**To:** [Langer, Samantha \(CI-StPaul\)](#)  
**Subject:** FW: Support for Jeffrey Austin's Dousman Street Project  
**Date:** Wednesday, May 5, 2021 10:43:51 AM  
**Attachments:** [image001.png](#)

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Hi Sam,

Here is a letter of support for my case.



**Anton Jerve**  
Principal City Planner  
Pronouns: He/His  
Planning & Economic Development  
25 W 4<sup>th</sup> Street, Suite 1400  
Saint Paul, MN 55102  
P: 651-266-6567  
[anton.jerve@ci.stpaul.mn.us](mailto:anton.jerve@ci.stpaul.mn.us)  
[www.StPaul.gov](http://www.StPaul.gov)

---

**From:** Sean Kershaw <kershaw.sean@gmail.com>  
**Sent:** Wednesday, May 5, 2021 9:59 AM  
**To:** Jerve, Anton (CI-StPaul) <anton.jerve@ci.stpaul.mn.us>  
**Cc:** jeffrey austin <jaustin5659@yahoo.com>  
**Subject:** Support for Jeffrey Austin's Dousman Street Project

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

Anton: Greetings! I'm writing now as a neighbor to a project that is coming up for a variance review this week I believe.

The specific project is the four-unit new construction project being proposed for the west side of Dousman Street, near Banfil, by Jeffrey Austin.

I have reviewed the drawings, talked with a number of neighbors, and spoken with Jeffrey about the proposal.

I'm writing to offer my support for the variance related to set-backs. I think this project is in keeping with the character of homes in the immediate neighborhood, that are often closer to the street than current regulations would allow. The sizing/massing and proposed design of the units will fit the character of the neighborhood, and be an enhancement to our neighborhood.

Please feel free to reach out to me if needed for any reason.

Thanks for your work on this, and your consideration.

Sincerely,

Sean Kershaw  
273 W Goodhue St, St Paul, MN 55102

**From:** [Jerve, Anton \(CI-StPaul\)](#)  
**To:** [GEDALY MEEROVICH](#)  
**Cc:** [Langer, Samantha \(CI-StPaul\)](#)  
**Subject:** Re: Letter of support  
**Date:** Wednesday, May 5, 2021 11:36:20 AM  
**Attachments:** [clip\\_image002.png](#)

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Hi Gedaly,

Thank you for your comments. Your email will be shared with the Zoning Committee for their review and consideration.

Regards,  
Anton

Get [Outlook for iOS](#)

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**From:** GEDALY MEEROVICH <gmeerovich@aol.com>  
**Sent:** Wednesday, May 5, 2021 10:51 AM  
**To:** Jerve, Anton (CI-StPaul)  
**Subject:** Letter of support

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

May 3, 2021

Dear Mr. Jerve,

I recently met Mr. Austin when he approached me for feedback on his housing project on W-7<sup>th</sup> and Banfil. I'm excited to see something being built on this long forgotten property, and from what I can tell, the design, scale, requested setbacks, etc. all seem like a good fit and seem to blend in well with surrounding properties. I appreciate Mr. Austin's willingness to reach out to neighbors and ask for input- his sensitivity to the neighborhood and community is apparent. I would be happy to see the project approved and completed as I think it will improve an otherwise neglected lot in the neighborhood and be an asset to our community.

Regards,



Gedaly Meerovich

293 Banfil St.

[anton.jerve@ci.stpaul.mn.us](mailto:anton.jerve@ci.stpaul.mn.us)

**From:** [Jerve, Anton \(CI-StPaul\)](#)  
**To:** [Langer, Samantha \(CI-StPaul\)](#)  
**Subject:** Fwd: Re  
**Date:** Wednesday, May 5, 2021 1:25:20 PM  
**Attachments:** [image001.png](#)  
[image005.png](#)  
[image006.png](#)

---

Hi Sam,

Here is one more letter of opposition for the committee that came in before noon.

Thanks,  
Anton

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**From:** Pete Degan <petedegan@hotmail.com>  
**Sent:** Wednesday, May 5, 2021 11:14 AM  
**To:** Jerve, Anton (CI-StPaul); Andrei Bortnov; Greg Jansma  
**Subject:** Re: Re

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

I object to the proposed zoning changes to the Dousman project for the following reasons

1. The new structure has no windows facing across my property. i have 8 windows plus a glass door facing the proposed structure, they propose none. While there is one way up high, facing south, it would be far above my structure. The claim that there would be adequate light really isn't valid because of the height of the structure, and by the developers having no windows themselves between structures. most importantly- it would leave my structure devoid of light (my structure is on the property line) and remember , the wall is 20' high and 6 feet from my windows, blocking lower windows as well a 2nd floor windows.
2. My windows would be devoid of light, having 7 windows literarily being an arm's length away from a blank wall unnecessarily compromises my property, given the relatively small size of their structures and how much land area they must work with. In other words, they are essentially backing up a 20-foot blank wall up to a modest size structure to preserve a larger dive area. I believe all issues could easily be solved with design, I see no hardship causing the need for such a compromising design. I believe that they have paid no empathy for the compromising my building. The fact that the property line is on the actual lot line of the building needs to be respected
3. A blank wall, with a height of @20' rising above the scale of existing structures without

windows or Architectural details is not in the public interest, and of poor taste and design

4. Developers have failed to show a drawing or indicate height of the structure that would be only 6' blocking most the side of my structure.
5. Having asked a few times to explain for the reason for such a tall wall near a neighboring structure, there was no design reason or constraints given for the need compromising my light. 6 feet seems reasonable, but if i stretch my arms out i could touch both structures at the same time.
6. My structure is from the 1880's, is a homesteader's barn of significant historic interest. After talking to the developer, they view my structure as being inadequate, and the lack of other design constraints, and extreme scale of their wall , i can only intrupt this as a attempt to hide my structure from view. their initial design was to erect a 6' wall less that 2 feet from my windows, clearly showing their lack of empathy or just common respect.
7. The owners have made comments that say my structure is unsatisfactory, i can only interrupt their design with no windows facing my structure as an attempt to block my building from their view.
8. The developer made their plans without seeking any input from me
9. the developer's initial plan was so close, that i would not have been able to open my swing out windows
10. I have not been given plans that clearly state how tall the structure will be, and after asking the planner and developer neither party knows, nor is willing to say. I have also not been given a proper drawing that gives enough detail
11. I am asking for more time to contact historic preservations, as well as seek outside help, this happened so fast, and i have not been given enough information.

While i wholeheartedly support the development of the vacant lot and look forward to not ever seeing that ugly billboard again, I think with a thoughtful review of the design, the developer can have the basic same design without having to take my light away and have my windows face a blank wall. a 6' setback may be allowed but given that my building is built on the property line, developers should respect the investments I have made, and preserve the historic nature of my property. the proposed @ 20' wall, 6 feet from my structure on short notice, I do not support the proposed zoning change or design of the structure as designed.

---

**From:** Jerve, Anton (CI-StPaul) <anton.jerve@ci.stpaul.mn.us>

**Sent:** Monday, May 3, 2021 1:28 PM

**To:** Pete Degan <petedegan@hotmail.com>

**Cc:** Andrei Bortnov <andrei@obsidiangroup.com>

**Subject:** RE: Re

Pete,

Comments are due by noon on Wednesday, May 5<sup>th</sup>.

The hearing only relates to the variances requested. You can ask for a wider setback than 6' 4" up to 9'. 9' is always allowed in RM2 Zoning Districts.

The other design features you mention are handled through Site Plan Review. You could request that the Planning Commission review the site plan. In that case, the Zoning Committee would hold a public hearing as they are for the variances. Typically, the Planning Commission only reviews projects that are large or controversial.

Hope this helps.

Regards,



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**Subject:** Re

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**To:** Pete Degan <[petedegan@hotmail.com](mailto:petedegan@hotmail.com)>; Andrei Bortnov <[andrei@obsidiangroup.com](mailto:andrei@obsidiangroup.com)>

**Subject:** RE: RE:

Pete,

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The no build easement is only my recommendation until the Zoning Committee and Planning Commission resolve to adopt it. It would be good to state if the easement is acceptable to you, or not, in your comments. Comments are due by Wednesday, May 5 at noon.

The decisions before the Zoning Committee are only about the setbacks and parking variances. We would expect that the plans would stay the same in terms of general layout, scale, massing, etc., but we will not be discussing materials. We do not have many zoning requirements about materials and these frequently change throughout the design process. Typically material selection happens after zoning approval, and often without much input from the City. If you have material preferences that are related to the setback variance, it would be good to state that in your comments to the Zoning Committee.

Please let me know if you have additional questions.

Thanks,  
Anton



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**Sent:** Friday, April 30, 2021 1:08 PM

**To:** Jerve, Anton (CI-StPaul) <[anton.jerve@ci.stpaul.mn.us](mailto:anton.jerve@ci.stpaul.mn.us)>; Andrei Bortnov <[andrei@obsidiangroup.com](mailto:andrei@obsidiangroup.com)>

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**To:** Pete Degan <[petedegan@hotmail.com](mailto:petedegan@hotmail.com)>

**Subject:** RE:

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I got a call today from Andre from the Obsidian Group who said he was working with you. I tried to leave him a message but his voicemail was not set up. Do you have an email where I can reach him?

Regarding the proposed setback adjacent to your building, I wanted to clarify that we would not allow the retaining wall/deck as it is shown on the draft site plan I sent you earlier. We would require a "no build" easement to allow for fire protection per Building Code and maintenance access to your building. I have attached a marked up version of the plan highlighting the area that would have to be clear of structures. Sorry I did not pick up on this when we spoke.

Let me know if you want to discuss. I will be available most of the day Thursday.

Regards,  
Anton



**Anton Jerve**  
Principal City Planner  
Pronouns: He/His  
Planning & Economic Development  
25 W 4<sup>th</sup> Street, Suite 1400  
Saint Paul, MN 55102  
P: 651-266-6567  
[anton.jerve@ci.stpaul.mn.us](mailto:anton.jerve@ci.stpaul.mn.us)  
[www.StPaul.gov](http://www.StPaul.gov)

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**From:** Pete Degan <[petedegan@hotmail.com](mailto:petedegan@hotmail.com)>  
**Sent:** Tuesday, April 27, 2021 1:10 PM  
**To:** Jerve, Anton (CI-StPaul) <[anton.jerve@ci.stpaul.mn.us](mailto:anton.jerve@ci.stpaul.mn.us)>  
**Subject:** Re:

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

Anton, I have strong objection to the proposed deck that would completely block natural light. While the setback at 6 feet is bad enough, the addition of the deck would not allow me to even walk around the perimeter of the property and have no natural light. Can you call me when you have a minute? Thanks

612 990 0335

Pete Degan  
Degan Properties Inc  
2306 Robbins st.  
St Paul, MN. 55114.

On Apr 27, 2021, at 9:20 AM, Jerve, Anton (CI-StPaul) <[anton.jerve@ci.stpaul.mn.us](mailto:anton.jerve@ci.stpaul.mn.us)> wrote:

Hello Pete,

The property is directly north of yours. The applicant is proposing two 2.5-story duplexes on the lot with parking access in between. The required setback next to you is 9 feet. The applicant is proposing a setback of 6 feet 4 inches along that side. They will be removing the trees and billboard on the lot. I am attaching the application and the draft site plan for your review. This should answer your questions about what the structure looks like and why they are proposing the setback variances. Hopefully this

will answer your questions. If not, let me know and I will give you a call. If you have concerns after reviewing everything, you can send them to me by noon on May 5<sup>th</sup> and I will provide them to the Zoning Committee.

Regards,  
Anton

**Anton Jerve**  
Principal City Planner  
Pronouns: He/His  
Planning & Economic Development  
25 W 4<sup>th</sup> Street, Suite 1400  
Saint Paul, MN 55102  
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[anton.jerve@ci.stpaul.mn.us](mailto:anton.jerve@ci.stpaul.mn.us)  
[www.StPaul.gov](http://www.StPaul.gov)

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**From:** Pete Degan <[petedegan@hotmail.com](mailto:petedegan@hotmail.com)>  
**Sent:** Monday, April 26, 2021 8:38 PM  
**To:** Jerve, Anton (CI-StPaul) <[anton.jerve@ci.stpaul.mn.us](mailto:anton.jerve@ci.stpaul.mn.us)>  
**Subject:**

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

i recieved a letter - with a file # 21-251-173, 300 banfil/149-155 dousman

i own and recently did extensive improments to 159 dousman

is this next door to my property?

i received a your letter about a zoning change- i have man y questions - like will this structure take away my light from my windows?

what is the hardship that doesn't allow them to meet the setback next to my building if i am reading this correctly?

what does the structure look like ?

are they going to remove the boxelder trees hanging over my property?

i have many concerns,

my number is 612 990 0335 -

pete degan