

city of saint paul  
planning commission resolution  
file number  
date

WHEREAS, Baker East Partners, File # 18-036-955, has applied to rezone from B2 community business and VP vehicular parking to T3 traditional neighborhood under the provisions of §61.801(b) of the Saint Paul Legislative Code, on property located at 821 Raymond Avenue and 2421 Territorial Road, Parcel Identification Numbers (PIN) 292923340002 and 292923340070, legally described as Lot 8 of AUDITOR'S SUBDIVISION NO. 4 VAC ST ACCRUING & FOL; BEG AT SE COR LOT 9 BLK 4 SD AUD SUB TH NWLY ON NE L OF TERRITORIAL RD 323.82FT TH NELY TO SE COR LOT 20 BLK 79 ST ANTHONY PARK TH E ON NL OF VAC ELLIS AVE TO SW COR LOT 19 SD BLK 79 TH NW ON EL ALLEY TO L 38.5FT SLY OF & PAR TO NL SD LOT 19 TH ELY TO WL RAYMOND AVE TH SLY ON SD WL TO BEG BEING PART OF LOT 19 BLK 79 ST ANTHONY PK & IN SD AUD SUB NO 4 PART OF LOTS 8 & LOT 9; and; Lot 13 Block 1 of BAKER WEST TOWNHOMES LOT 13 BLK 1; and

WHEREAS, the Zoning Committee of the Planning Commission, on March 29, 2018, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of §61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following findings of fact:

1. The applicant is seeking to rezone the property to allow for additional use flexibility, eventual infill development, and to be consistent with the vision of the Raymond Station Area Plan.
2. The proposed zoning is consistent with the way this area has developed. The existing building was built as a school in 1890 as the surrounding area developed. It was rezoned in 1981 to allow for the adaptive reuse of the building to fit in with the commercial character of the area. With the introduction of the Green Line the development character of the area has changed again to be a mixed-use, transit-oriented area. The proposed zoning is an appropriate as described in the intent statement (§ 66.314):

*The T3 traditional neighborhood district provides for higher-density pedestrian- and transit-oriented mixed-use development. It is designed for development or redevelopment of land on sites large enough to support:*

*(a) A mix of uses, including residential, commercial, civic and open space uses in close proximity to one another;*

moved by \_\_\_\_\_  
seconded by \_\_\_\_\_  
in favor \_\_\_\_\_  
against \_\_\_\_\_

- (b) *A mix of housing styles, types, and sizes to accommodate households of varying sizes, ages and incomes;*
- (c) *A system of interconnected streets and paths that offer multiple routes for motorists, pedestrians and bicyclists, and are connected to existing and future streets;*
- (d) *A system of open space resources and amenities; and incorporation of environmental features into the design of the neighborhood.*

*The T3 district is also intended for smaller sites in an existing mixed-use neighborhood center where some of the above elements already exist, or in an area identified in the comprehensive plan as a potential "urban village" site. The above elements may be found within the T3 district or adjacent to it; the intent is that all would be present within a reasonable walking distance*

3. The proposed zoning is consistent with the Comprehensive Plan. The site is within the boundary of the Raymond Station Area Plan. The proposed zoning allows for the transition from residential uses to the north to the mixed use areas to the south, as described in the plan:

***4.4 Extending the South Saint Anthony Park Neighborhood***

*As development pressure and land values increase over time, these blocks should evolve as a mid-rise residential extension of the South Saint Anthony Park neighborhood that improves the connectivity of this neighborhood to the Avenue. This area should further act as a transitional area that improves the relationship between the mixed-use corridor to the south, employment uses to the northeast, and the predominantly residential neighborhood of South Saint Anthony Park located to the northwest.*

4. The proposed zoning is compatible with the surrounding commercial and residential land uses. The proposed zoning allows for uses more similar to the surrounding uses than the current B2 zoning.
5. Court rulings have determined that "spot zoning" is illegal in Minnesota. Minnesota courts have stated that this term "*applies to zoning changes, typically limited to small plots of land, which establish a use classification inconsistent with the surrounding uses and create an island of nonconforming use within a larger zoned property.*" This is not spot zoning because the site is adjacent to T3 zoning across Territorial Road.

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission recommends to the City Council that the application of Baker East Partners to rezone from B2 community business and VP vehicular parking to T3 traditional neighborhood for property at 821 Raymond Avenue and 2421 Territorial Road be approved.

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WHEREAS, Transition Homes Corporation, File # 18-033-224, has applied for a conditional use permit for a supportive housing facility for up to 10 program residents and 1 resident manager, variance of the 1320 foot minimum separation from other congregate living facilities (698 and 936 feet proposed), and variance of the 6-resident maximum in the RT1 district under the provisions of § 65.161; § 61.501; § 61.601 of the Saint Paul Legislative Code, on property located at 1947 Roblyn Avenue, Parcel Identification Number (PIN) 33.29.23.33.0001, legally described as Part of Lots 7 and 8 south of a line from a point on the west line of and 120.8 feet from the south corner of Lot 7 to a point on the east line of and 114.5 feet from the southeast corner of Lot 8, Block 8, Merriam's Rearrangement of Merriam Park; and

WHEREAS, the Zoning Committee of the Planning Commission, on March 29, 2018, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of §61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following findings of fact:

1. The applicant currently operates a women's sober house facility licensed for 11 residents (10 program participants and 1 resident manager) at 1947 Roblyn Avenue and is seeking to convert the use to a supportive housing facility with 10 program residents plus 1 resident manager for women aged 18 years or older who are chemically dependent and/or have a co-occurring mental illness and chemical dependency. It would be a Group Residential Housing Facility licensed by the Minnesota Department of Human Services. This change will allow residents who cannot afford the current program to be funded by the Minnesota Department of Human Services. The facility will also be licensed by the Minnesota Department of Health for Boarding and Lodging and by Ramsey County Human Services for Women's Supportive Housing. The only physical change needed to the existing facility is the addition of a hand wash sink in the kitchen that was identified during a pre-inspection by the Minnesota Department of Health.

The application states that facility staff will work in close cooperation with the applicant's out-patient treatment office located immediately north of the subject property at 366 Prior Avenue to establish treatment plans, plans for chemical dependency recovery, and identify any other areas of need. This close proximity provides an ideal supportive program environment. A resident's average length of stay is 90 to 180 days, although it is possible

moved by \_\_\_\_\_  
seconded by \_\_\_\_\_  
in favor \_\_\_\_\_  
against \_\_\_\_\_

for a resident to stay up to one year with Ramsey County approval. The applicant submitted letters from two nearby property owners expressing support for the plans to establish a supportive housing facility.

2. Zoning Code § 65.161(a) requires that a supportive housing facility with more than four adult residents *shall be a minimum distance of one thousand three hundred twenty (1,320) feet from any other of the following congregate living facilities with more than four (4) adult residents: supportive housing facility, licensed correctional community residential facility, emergency housing facility, shelter for battered persons, or overnight shelter.* The applicant requests a variance of this requirement to allow the proposed supportive housing facility to be 698 feet from a men's group residential housing facility at 1956 Feronia and 936 feet from a licensed correctional community residential facility for women at 1929 Feronia/444 Lynnhurst. The applicant operates the men's group residential housing facility at 1956 Feronia.

Zoning Code § 65.161(b) requires that a supportive housing facility *in RL-RT1 residential districts ... shall serve six (6) or fewer facility residents.* The applicant requests a variance of this requirement for a supportive housing facility with 10 program residents plus 1 resident manager.

The planning commission has the power to grant variances from the strict enforcement of the provisions of the code provided the findings in § 61.601 and discussed below are met.

- (a) *The variance is in harmony with the general purposes and intent of the zoning code.*

This finding is met. General purposes of the zoning code include § 60.103(a) "to implement the policies of the comprehensive plan" and § 60.103(j) "to provide housing choice for all". The intent of the minimum distance requirement is to prevent a concentration of congregate living facilities in a small area, and the intent of the occupancy limit is to be in harmony with the smaller-scale character of development in RL-RT1 districts. The other congregate living facilities within 1320 feet of 1947 Roblyn, which is south of I94, are both located north of I94, which creates a substantial separation of uses. The higher occupancy would be in an existing building that is in harmony with the character of development in the area.

- (b) *The variance is consistent with the comprehensive plan.* This finding is met. Policy 3.4 in the Housing Chapter of the comprehensive plan states, "Assist in the preservation and production of homeless and supportive housing."

- (c) *The applicant has established that there are practical difficulties in complying with the provision, that the property owner proposes to use the property in a reasonable manner not permitted by the provision. Economic considerations alone do not constitute practical difficulties.* This finding is met. The applicant currently operates a sober house facility for women with 10 program residents and 1 resident manager in this large residence, which once had a permit for use as a 4-family dwelling. The variances would allow the supportive housing facility to continue to serve the same number of program residents under the new license, which is a reasonable use of the property.

- (d) *The plight of the landowner is due to circumstances unique to the property not created by the landowner.* This finding is met. The existing residence on the property is large enough that in 1997 a permit was approved for its use as a 4-family dwelling. It currently houses 10 program residents and 1 resident manager. Given the demand for supportive housing for women and the property's ability to provide it, it is prudent to use the property to its full capacity.

- (e) *The variance will not permit any use that is not allowed in the zoning district where the*

*affected land is located.* This finding is met. Supportive housing is a permitted use in the RT zoning district.

- (f) *The variance will not alter the essential character of the surrounding area.* This finding is met. An existing women's sober house facility for 10 program residents and 1 resident manager is currently in operation. The proposed use is similar to the existing use and will not alter the essential character of the surrounding area.
3. Zoning Code § 65.161(c) requires a conditional use permit for supportive housing facilities serving seven (7) or more facility residents. Zoning Code § 61.501 lists five standards that all conditional uses must satisfy:
- (a) *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.* This condition is met. Policy 3.4 in the Housing Chapter of the comprehensive plan states, "Assist in the preservation and production of homeless and supportive housing."
- (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. Ingress and egress are from an existing driveway on Roblyn Avenue. The proposed use requires 4 off-street spaces. There are 5 off-street parking spaces on the east side of the house. The applicant states that most residents in supportive housing do not have vehicles since the program has an asset limit requirement.
- (c) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.* This condition is met. The applicant operates a sober house facility for women at this site, with 10 program residents and 1 resident manager. The proposed change in licensure and use is similar to what is currently permitted and will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, and general welfare.
- (d) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* This condition is met. The existing facility is professionally run and owners of several properties in the immediate area submitted letters in support of the proposed use and the way in which the applicant operates the facility.
- (e) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This condition is met.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of Transition Homes Corporation for a conditional use permit for a supportive housing facility for up to 10 program residents and 1 resident manager, variance of the 1320 foot minimum separation from other congregate living facilities (698 and 936 feet proposed), and variance of the 6-resident maximum in the RT1 district at 1947 Roblyn Avenue is hereby approved.

city of saint paul  
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WHEREAS, Paster Properties, File # 18-037-056, has applied for a conditional use permit for a 23,000 sq. ft. grocery store, outdoor commercial uses and drive-thru sales under the provisions of § 65.510, § 65.513, § 65.516, § 65.525, § 61.501 of the Saint Paul Legislative Code, on property located at 1150 Prosperity Avenue and 1365 – 1371 Phalen Boulevard, Parcel Identification Number (PIN) 27.29.22.22.0044, legally described as Phalen Village, Lot 1, Blk 1; and

WHEREAS, the Zoning Committee of the Planning Commission, on March 29, 2018, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of §61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following findings of fact:

1. The application requests conditional use permit approval to allow a grocery store exceeding 20,000 sq. ft., outdoor commercial uses, and a drive-through restaurant as part of a proposed new development at the northeast corner of Phalen Boulevard and Clarence Street.
2. §65.510 requires that the proposed 23,100 sq. ft. grocery store use be found to have compatible size and design at this particular location. This condition is met. The size allows for a grocery store anchor to make the site viable and is oriented to set up an innovative community plaza feature along Rose Avenue on the site's north side.
3. §65.513 lists five standards that all drive-through sales uses must satisfy, plus an additional two standards that apply in the T2 zoning district:
  - (a) *Drive-through lanes and service windows shall be located to the side or rear of buildings, shall not be located between the principal structure and a public street, and shall be at least 60 feet from the closest point of any residentially zoned property or property occupied with a one-, two-, or multiple-family dwelling.* The intent of this condition is met. A landscaped area with benches holds the site's southwest corner at Clarence/Phalen, and (in addition to a 100-ft. setback) visually separates the restaurant's drive-through from Clarence Street. The drive-through is not located between the restaurant building and the closer street, Phalen Boulevard.
  - (b) *Points of vehicular ingress and egress shall be located at least 60 feet from the intersection of two streets and at least 60 feet from abutting residentially zoned property.*

This condition is met.  
Ingress and egress are  
greater than 60 feet from  
intersections

moved by \_\_\_\_\_  
seconded by \_\_\_\_\_  
in favor \_\_\_\_\_  
against \_\_\_\_\_

and residentially zoned property.

- (c) *Speaker box sounds from the drive-through lane shall not be plainly audible so as to unreasonably disturb the peace and quiet of abutting residential property.* This condition can be met. The nearest residential property is about 300 ft. to the northeast.
  - (d) *A six-foot buffer area with screen planting and an obscuring wall or fence shall be required along any property line adjoining an existing residence or residentially zoned property.* This condition is met. There is no adjoining residential property.
  - (e) *Stacking spaces shall be provided for each drive-through lane. Banks, credit unions, and fast-food restaurants shall provide a minimum of four (4) stacking spaces per drive-through lane.* This condition is met. Four stacking spaces are provided.
  - (f) *There shall be no more than one (1) drive-through lane and no more than two (2) drive-through service windows, with the exception of banks, which may have no more than three (3) drive-through lanes.* This condition is met. There is one drive-through lane.
  - (g) *The number of curb cuts shall be minimized.* This condition is met. The proposed parking lot serves multiple uses and has only two curb cuts.
4. §65.525 lists conditions required of outdoor commercial uses that are not in the public right-of-way:
- (a) *The use shall not conflict with required off-street parking, off-street loading and the system of pedestrian flow, and shall not obstruct building ingress and egress.* This finding is met. The outdoor commercial uses are located away from the main front door business access and parking lot, and do not conflict with loading docks or sidewalks.
  - (b) *For commercial outdoor uses that occupy more than 10 percent of the zoning lot or 1,000 square feet, whichever is less, the following apply:*
    - 1. *Except in the I2 industrial district, a conditional use permit is required.* This finding is met if this application is approved.
    - 2. *Approval of a site plan showing the location and layout of outdoor commercial uses on the site.* This finding can be met by approving this application subject to substantial compliance with the submitted site plan and application materials. The application materials include a site plan showing Rose Avenue and an adjacent community plaza. The application narrative identifies Rose Avenue and the community plaza as locations for outdoor sales.
    - 3. *Provide the zoning administrator with written contact information for the person responsible for coordinating the outdoor sales and activities and update the zoning administrator in writing within 30 days should any contact information change.* This finding can be met.
  - (c) *The area shall be kept free of litter. Donated items or materials shall not be left outside of donation drop-off boxes.* This finding can be met.
5. §61.501 lists five standards that all conditional uses must satisfy:
- (a) *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.* This condition is met. The Comprehensive Plan in Figure LU-B

identifies the site as part of a Neighborhood Center, which calls for accommodating growth, density, compact form, and a mix of uses such as proposed. Strategy LU-1.17 calls for promoting a place, amenity, or activity that serves as a community focus and emphasizes the special identity of individual Neighborhood Center – a strategy furthered by the provision of the community plaza.

- (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. Adequate ingress and egress are provided.
- (c) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.* This condition is met. The outdoor sales/community plaza area will benefit the surrounding area by providing a gathering space and activity-generating focal point. The 23,100 sq. ft. grocery store and restaurant drive-through will not be detriments to the existing character of development nor endanger public health or safety.
- (d) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* This condition is met. The uses are located on a vacant lot and use existing streets, and will not impede the orderly development and improvement of surrounding property.
- (e) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This condition is met. No variances have been requested, and the applicant has had several exploratory meetings to ensure that district regulations can be met.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of Paster Properties for a conditional use permit for a 23,000 sq. ft. grocery store, outdoor commercial uses and drive-thru sales at 1150 Prosperity Avenue and 1365 – 1371 Phalen Boulevard is hereby approved with the following conditions.

1. Final plans approved by the Zoning Administrator for this use shall be in substantial compliance with the plan and narrative submitted and approved as part of this application.
2. Speaker box sounds from the drive-through lane shall not be plainly audible so as to unreasonably disturb the peace and quiet of abutting residential property.
3. For the outdoor sales use, the zoning administrator shall be provided with written contact information for a responsible person, as specified in §65.525(b)(3).
4. For the outdoor sales use, the area shall be kept free of litter.



ZFH 18-035-742  
Scott Kramer

**From:** DAN NANCY ZIGMUND [mailto:DNZIGMUND@msn.com]

**Sent:** Monday, March 26, 2018 8:40 PM

**To:** Dadlez, Kady (CI-StPaul)

**Subject:** RE: Public Hearing to Consider Revocation or Modification of the Bed and Breakfast Conditional Use Permit for 241 George St W

Hi Kady,

Once again, it appears that our neighbor Scott Kramer and his Deering Mansion B & B are in the spotlight – this time, in connection with a New Year's Eve party 1/1/18 that another neighbor reported as a problem...

We don't know Scott very well but over the years our interactions have always been positive and cordial and he seems to be very much a mild mannered good citizen – the kind of person you'd be happy to have live near by. So in this context, I would like point out that our current outreach is driven not because Scott is a "special pal" but rather by two simple things 1). Facts, and 2) Our sense of fair play.

In terms of FACTS: We attended a New Year's Eve party elsewhere in the neighborhood and drove past 241 George St. W. somewhat after midnight and whatever was going down at 241 George St West made absolutely ZERO impression on us. That is, we didn't see anything or hear anything in the least bit, untoward or problematic.... Not when we drove by, and not when we got out of the car and entered the house. We live two doors down from the Deering Mansion.

In terms of FAIR PLAY: we live here year round and the Deering Mansion has never, not once, come up on our radar as a problem. Scott's B & B business is wholly invisible to us... And if we HAD noticed a party going on or heard one New Year's Eve at ANY of our neighbors', our sense of fair play is such that it would not have occurred to us to raise a fuss... It seems unfair that a New Year's party can be conflated with year round behavior (and again, we don't know what the problem even was 1/1/18...).

In closing, we are sorry to see a citizen who, from our perspective, is a welcome addition to the neighborhood being characterized in way we don't understand. We do not think that Scott's Conditional Use Permit should be revoked.

Sincerely,

Dan & Nancy Zigmund

Sent from Mall for Windows 10

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ZF# 18-035-742  
Scott Kramer

**From:** DAN NANCY ZIGMUND [mailto:dnzigmund@msn.com]

**Sent:** Tuesday, February 14, 2017 9:18 PM

**To:** Dadlez, Kady (CI-StPaul)

**Subject:** Public Hearing to Consider Revocation or Modification of the Bed and Breakfast Conditional Use Permit for 241 George St W

Dear Kady:

Nancy and I just learned that our George Street neighbor, Scott Kramer and his B&B, will be the subject of a Planning Committee vote this Thursday re: the conditional use permit for 241 George, a.k.a., the Dearing Mansion.

We have been residents on St. Paul's West Side for nearly 20 years and have owned our property at 205/207 George since December 2014 (that is, the first house after the church east of 241 George).

This letter is in support of Scott and the operation of his B & B. In our view, Scott has done a remarkable job restoring a West Side landmark and operating a B & B from there is terrific way of sharing this terrific old, St. Paul home with others.

Scott indicated to us that the hearing is a result of a Robie St. neighbor's complaint about an outdoor party. This came as a surprise to us as in our experience, the B&B aspect of 241 George has been wholly invisible and never a problem (also, in our experience one party doesn't generally constitute a public nuisance...).

In closing, we regret that our work schedule does not permit our attendance at the Public Hearing this Thursday.

Could you please read this email into the record? Our bottom line is that restored home and B & B is a St. Paul success story and the B & B should definitely be allowed to carry on as such.

Thank you for your consideration.

Sincerely,

Dan & Nancy Zigmund

Sent from Mail for Windows 10

2F# 18-035-742  
Scott Kramer

**From:** Michele Stillinger [<mailto:stil0005@umn.edu>]  
**Sent:** Tuesday, March 27, 2018 10:24 AM  
**To:** Dadlez, Kady (CI-StPaul)  
**Cc:** #CI-StPaul\_Ward2  
**Subject:** Urgent: Scott Kramer Conditional Use Permit

3/27/18

To: Kady Dadlez  
CC: Councilmember Rebecca Noecker  
Re: Conditional Use Permit for Scott Kramer

Dear Ms. Dadlez,

I am saddened to hear that city is considering revoking Scott Kramer's Conditional Use Permit. I live directly across the street from Scott. He has been an exemplary neighbor and I have never had any issues with him or his property being used as a bed and breakfast. I have lived in this neighborhood for over 20 years. I remember the former owners and when that house was falling apart. Scott rescued and restored a beautiful old house to its former glory. In this economy, that type of property is too large for a single family and ideally suited to being a bed and breakfast and event rental where everyone can have the opportunity to enjoy its historic charm. He has brought life back into our community and I for one am happy that the home can be preserved and enjoyed by others.

Apparently on New Years he had a private party. I was home all night recovering from a recent surgery. I didn't even know he was having a party. I heard no noises, no cars, nothing. I assume as citizens, we are allowed to have parties in our own homes, barbecues, family get-togethers, etc. I don't know how Scott's rental events are any different than a private citizen enjoying their own property. As long as everyone is respectful of their neighbors, which I know Scott is, I don't see any problem. **I am very concerned that the city is continually taking the word of one person as representative of the situation. This is beginning to look like a personal vendetta.**

This problem is really a matter of geography. Scott lives uphill of his neighbor to the north. Sound is carrying down, and probably seems louder then it really is. There is nothing that can be done about the placement of these houses. **No matter who lives in that house, the noise from their family get-togethers, barbecues, children playing in the yard, etc. is going to carry downhill. Instead of ruining the livelihood of a citizen in our neighborhood, how about recommending that the two individuals come up with a plan to build a fence or hedge as a sound barrier?**

I plan on being at the meeting on Thursday in support of Scott. I hope the city takes a closer look at the fact that they are relying on the word of one individual instead of a neighborhood, which has benefited from having a neighbor like Scott.

Thank you for your time.

Sincerely,  
Michele Stillinger  
234 George Street West

ZF- 18-035- 742  
Scott Kramer

-----Original Message-----

From: Laurie [mailto:lasovell@yahoo.com]

Sent: Monday, March 26, 2018 8:53 PM

To: Dadlez, Kady (CI-StPaul)

Cc: Noecker, Rebecca (CI-StPaul)

Subject: 241 George St W

Dear Kady,

I am writing in support of Scott Kramer and the continuation of his permit to run a bed and breakfast at 241 George Street W. I am actually really upset that I must do this. Again. As I wrote last time his permit was in question, Scott has done NOTHING BUT GOOD AND POSITIVE WORK for West George Street, the West Side, and the city of St. Paul.

We ALL owe Scott more than any of us could ever pay him for what he has given our neighborhood and city - the restoration of a historic home to its original splendor. No one else could, or would, have done what Scott has done for that house and this neighborhood. Let's face it, George Street W is not and will never be Summit Ave, or even Cherokee Ave. We are so blessed to have Scott here, and the dedication and care that he has put into our neighborhood. It would be a HUGE loss to our community if he were to lose his permit, forcing him to sell.

I ask the city to support Scott, a resident and citizen who cares and invests in our neighborhood.

I understand that Scott made some questionable decisions regarding the New Years 2018 party. I do not believe that his permit should be revoked as a result of this. He does not deserve, nor do I believe that his actions deserve that kind of treatment.

We have lived directly across the street from the Dearing Mansion for 15 years, since before Scott bought the house. Scott has been an excellent neighbor and has run the B & B in a very considerate way for us, his neighbors. He is always very open and honest, often letting us know when he will have guests. I honestly cannot understand who would complain! The church, two doors down from Scott, is louder on a weekly basis than his home has been.

We have SO many issues on the West Side that demand the city's time, attention, and our tax dollars. Please, please do not spend time and resources to shut down the positive efforts and investments of a person we need and value as a member of our community!

I stated my feelings to the Star Tribune reporter who rang my doorbell a few weeks ago and asked me questions about this situation. He apparently didn't feel my sentiments were a good fit for his story. Again, our loss. Scott deserves so much better. We all do.

I will do my best to be at the hearing on Thursday, but I wanted to send you a letter of support as well.

Thank you for your time and consideration.

Respectfully,

Laurie Sovell - 240 George St W