

Minerva Hark

From: Minerva Hark
Sent: Monday, May 24, 2021 9:29 AM
To: 'carlbs11'
Subject: RE: conversion of single family home to duplex (3927 Hayes St. NE)

Good Morning,

The lot in question is zoned R-2A, One and Two Family Residential District. In this zoning district, duplexes are allowed through a Conditional Use Permit.

The current proposal incorporates a second story as the second unit, with additions to the existing first floor. I have driven by the site and no first or second story additions currently exist.

The project application has been postponed for redesign, anticipated to go before the Planning Commission in July. You will receive all update via mail.

Please let me know if you have any further questions.

Best,



Minerva Hark, MPA | City Planner
City of Columbia Heights | Community Development Department
590 40th Avenue NE | Columbia Heights, MN 55421
mhark@columbiaheightsmn.gov

Direct: (763) 706-3673
Main: (763) 706-3670

From: carlbs11 [mailto:carlbs1@gmail.com]
Sent: Saturday, May 22, 2021 2:25 PM
To: Minerva Hark
Subject: Re: conversion of single family home to duplex (3927 Hayes St. NE)

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Thanks for the response Minerva. Is this neighborhood zoned for single family homes or for multi family homes? If the former, is he applying for a variance?

He's been working on this house for over a year so I expect he has all the work done. Is this acceptable given he's only now requesting it be zoned multi family? Did the inspector "bust" him? I would think it would preclude him from getting multi family status if he was trying to pull a fast one. I don't think this is his first rodeo doing this either.

Looking forward to your response,
Thankyou, The Bechtold Sathrums



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On Wed, May 19, 2021 at 11:55 AM Minerva Hark <MHark@columbiaheightsmn.gov> wrote:

Good Morning Carl,

Thank you for your comments. The current design shows a second story addition, with a long driveway leading to a detached garage in the rear of the lot. This design is subject to change.

I will add your comments to the file for the Planning Commission to review. If you have any questions for me, please feel free to reach out.

Best,

Minerva Hark, MPA | City Planner



City of Columbia Heights | Community Development Department

590 40th Avenue NE | Columbia Heights, MN 55421

mhark@columbiaheightsmn.gov

Direct: (763) 706-3673

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From: carlbs11 [mailto:carlbs1@gmail.com]

Sent: Sunday, May 16, 2021 9:13 AM

To: Minerva Hark

Cc: Carl Sathrum

Subject: Fwd: conversion of single family home to duplex (3927 Hayes St. NE)

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----- Forwarded message -----

From: **carlbs11** <carlbs1@gmail.com>

Date: Sat, May 15, 2021 at 3:45 PM

Subject: Fwd: conversion of single family home to duplex (3927 Hayes St. NE)
To: scott thiewes <sthiewes2@comcast.net>, Carl Sathrum <carlbs1@gmail.com>

----- Forwarded message -----

From: **carlbs11** <carlbs1@gmail.com>

Date: Sat, May 15, 2021 at 1:38 PM

Subject: conversion of single family home to duplex (3927 Hayes St. NE)

To: Carl Sathrum <carlbs1@gmail.com>, Anne Sathrum <urchinannieb@gmail.com>

Our family thinks this is a very bad idea for numerous reasons:

1) This home was designed as a single family home and conversion to a duplex would not only be out of character for the neighborhood, but we don't know how it could be done practically: A) buildings designed as a duplex have separate driveways and garages -- how will they accomplish this on this narrow lot? Parking on the street is prohibited much of the year; B) home ownership should be encouraged in all of Columbia Heights and particularly in this single family home neighborhood; C) there are lots available that are suitable for scratch building of a duplex where these problems would be avoided.

2) It is a public safety issue!!! This neighborhood has no sidewalks and pedestrians use the streets to walk. The road is already narrow enough that when two cars park in the street across from each other, there is only room for one moving car to pass. Without two driveways, there would likely be multiple cars parking on the street creating a real safety hazard for the numerous walkers that use Hayes Street. Also, drivers use this street as a through-way between 40th avenue and 37th avenue -- often driving over the speed limit. More parked cars means significantly more bottle-necks and hazards to pedestrians and drivers.

3) During the last real-estate downturn, investors bought up at least four single family homes in this immediate neighborhood and turned them into rentals. Absentee landlords and renters that have no pride of ownership show up in neglected lawns, trash in the yard, noise, and even burned out cars in a driveway (!). These are single family homes and it would be postulated that these problems would be worse for a duplex. Let's keep the neighborhood single family homes and encourage ownership -- once this home is converted, it's highly unlikely that this will be possible.

Columbia Heights already has a very high density of rental properties and if the neighborhood single family home values take a hit for all these reasons, then so does the Columbia Heights tax base. Enough is enough. Please don't rubber stamp this permit and sincerely consider how this neighborhood would be effected. Public safety alone should raise a red flag.

Sincerely,

The Bechtold Sathrum family

3930 Hayes St. NE

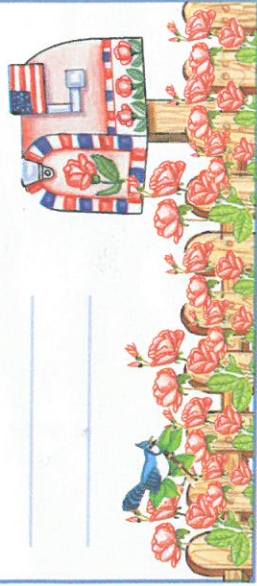


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Heather Dingman

I live at 3908
Hwyer St, I have
2 Adult 4 Chicks
Seven their 6 peeps
in 2 Bedroom house
1 Bath how can you
put more people in
them I say no



Minerva Hark

From: Dave Welte <jdwelte77@gmail.com>
Sent: Monday, June 28, 2021 12:48 PM
To: Minerva Hark
Subject: 3927 Hayes St NE - conditional use permit

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Minerva-

I appreciate you taking the time to discuss this matter personally with me a couple weeks ago on the phone.

I wanted to recap my thoughts via email. As for the possible permit to allow a duplex at the residence on Hayes, I am opposed. As a backyard neighbor to this property, I would not feel comfortable with the prospect of 3927 Hayes becoming a multi-unit rental.

When we purchased our house almost 7 years ago, we were delighted with the large yards the 3900 block of Arthur/Hayes provided. It was a big part of our decision to move to Columbia Heights.

The new owner of the Hayes property proceeded to clear his entire lot of mature trees last year. Now I realize that this is entirely up to the property owner's discretion, but we are now greeted each day with a giant dirt pit that is unsightly and, quite frankly, a real bummer. The condition of the yard is a big red flag to me that things will not improve should the property be permitted as a duplex. I have spoken to several other neighbors that feel the same way.

Thank you for passing this along to those making the final decision on the permit.

-Dave Welte
3916 Arthur St NE
Columbia Heights, MN 55421
612-581-0610

Minerva Hark

From: Richard Nilles <rjnilles@hotmail.com>
Sent: Saturday, July 3, 2021 11:00 PM
To: Minerva Hark; Rich Nilles
Subject: Public Notice - 3927 Hayes Street NE

*This message originated from outside the City of Columbia Heights email system. Use caution when clicking hyperlinks, downloading pictures or opening attachments. If necessary, contact sender by phone. **WHEN IN DOUBT, THROW IT OUT!***

Hello;

Submitting my two cents on the proposal of the single family home expansion at 3927 Hayes St. as I will be unable to participate in/at Tuesday's meeting.

I am VERY MUCH AGAINST the proposal to create a duplex here.

I'm not sure if I need to itemize a laundry list of reasons why I am opposed to this proposal, or If I can just go "on the record" with my opposition.

The one issue I can raise that is clear is that parking is already an issue at this property.

I believe there are already 5 vehicles navigating for spots on the street and in the driveway. There is one car that is usually parked behind the garage - I'm not sure whether that is legal or not, but suffice it to say that any additional housing would likely add to an already crowded block.

Not sure if you need anything more substantive than this.

Thank you for your attention and consideration with this matter.....Really hope this gets voted down.

Regards

Richard and Carol Nilles
3923 Hayes Street NE
#36-30-24-43-0012