

Letter to Maplewood City Council

From the residence of Hazel Avenue regarding 7443 Hazel

Dear Mayor and City Council:

The below signed residents of Hazel Ave would like to provide comments to this council on several points regarding the property known as 7443 Hazel Ave.

This property has been owned by Dan Lesseg for several decades. 20 years ago Dan decided to demo a house that was on the property. The house was 100 years old. At that time, the residents of Hazel did everything they could to prevent the demolition including offering to buy the property outright. The action came before this City Council and the council voted to allow the owner to demolish the house. So, sadly, Hazel avenue and Maplewood lost one of its historic houses forever.

After the house was demolished, Mr. Lesseg told the city council that the property was a residential lot and he had no intention of turning it into a commercial property. Over the next 20 years several attempts were made by the residents of the street to entreat Mr. Lesseg to either sell the property or build a house. In the meantime, demand for housing stock in Maplewood has grown and house prices have escalated in value due to the increasing number of people wanting to move into our city.

It has now come to the attention of the residence of Hazel that Mr. Lesseg recently sold this property to a commercial owner that also relates to a business with Manchester Road frontage. We are deeply disappointed that after literally decades of requesting Mr. Lesseg to build a house or sell it to one of us, he has instead chosen to sell it to a commercial company.

It is also somewhat confusing as to why parties would enter into a commercial transaction on this property knowing that for over 20 years the owner's desire to use it for commercial activity was unsuccessful due to the diligence and perseverance of the residence of Hazel to maintain the integrity of their neighborhood. A transaction of this kind lacks all consideration for the probability of success while also seeming to intentionally ignore the desire of the neighbors.

Further increasing our concern, since the property has changed hands, the fence has been removed and has remained down for several months. We also know the city has been made aware of this for months. The residents of Hazel expect the city to rectify this issue by requiring the property owner to immediately replace this fence which we believe is required by Maplewood code since this fence which has stood for over 20 years provides a buffer between active commercial properties and adjacent residential properties.

The residents of Hazel have long held a collaborative and amicable position as the line between commercial and residential districts. We recognize the value of the business district and support that value by spending our own money and promoting Maplewood business amongst our friends

and business associates. But we have also required and achieved the respect of the business owners on this line as well. Regarding the property at 7443 Hazel, we have been very long-suffering and patient. There is no circumstance in which commercial use should be allowed for 7443 Hazel.

In summary, our purpose in this letter is 3-fold.

1. We want to ensure each member of this council is aware of the history of this property and its failed residential use over the last several decades
2. We request the city take any action toward restoring the border fence. We know that a citation has been issued by the city and we appreciate that. We would also request the city act quickly to move toward the next steps, including fines if the issue is not resolved in a timely manner.
3. In any future conversation with the new owners, we urge the city of Maplewood to maintain its zoning integrity by recommending to them that the most suitable purpose for this property is, and always has been, residential..

Thank you!
Residents of Hazel

Name: Steve Terelmas Name: Thomas Bankston Name: Carrie Gundlach
 Address: 7438 Hazel Address: 7443 Hazel Address: 7423 Hazel

Signature: [Signature] Signature: [Signature] Signature: [Signature]
 20 years 30 years 40 years

Name: [Signature] Name: ~~Steve~~ Terelmas Name: Lu Ruh
 Address: 746 Hazel Address: 7438 Hazel Address: 7478 Hazel

Signature: [Signature] Signature: n. Terelmas Signature: Laura Rebbe
 20 years

Name: Mary Bankston Name: Paul Rodvick Name: Jessie Cook
 Address: 7446 Hazel Address: 7421 Hazel Address: 7434 HAZEL AVE

Signature: [Signature] Signature: [Signature] Signature: [Signature]
 30 years 3 years 3 years

Name: KAITLIN LOUSWAY Name: Scott Boyle Name: Chris Gudiach

Address: 7434 HAZEL AVE Address: 7430 HAZEL AVE Address: 7423 Hazel Ave

Signature: [Signature] Signature: [Signature] Signature: [Signature]
3 years 8 years 25 years

Name: Amy Shull Name: Craig Maxwell Name: Jill Loyet

Address: 7454 HAZEL Address: 7470 Hazel Address: 7470 Hazel

Signature: [Signature] Signature: [Signature] Signature: [Signature]
25 years 5 years 5 years

Name: Danielle Pepin Name: Theresa Civan Name: Jim Jim Foy

Address: 7427 Hazel Av Address: 7424 Hazel Address: 7466 HAZEL

Signature: [Signature] Signature: [Signature] Signature: [Signature]
10 years 10 years 5 years

<p>HOWARD GOLDBERG 7442 HAZEL AVE Howard Meyer 24 years</p>	<p>Angel Goldberg 7442 Hazel Angel Goldberg 23 years</p>
---	--