

**From:** [Luke Peterson](#)  
**To:** [\\*CI-StPaul\\_DSI-ZoningReview](#)  
**Subject:** Blair & Snelling curb cut variance  
**Date:** Thursday, July 30, 2026 3:10:41 PM

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Regarding File # DSIBZA-000625-2026

Property Address:

649 snelling Avenue North  
Saint Paul, MN 55104

Converting an existing (closed) laundromat into a Domino's Pizza

To Kaozouapang Yang,

I am writing as a resident of the neighborhood - in fact on the same block just a few houses down in regards to the proposed curb cut variance for the Domino Pizza that is going on the Blair and Snelling intersection in place of the old laundromat.

I am writing to ask you to please ***not allow*** the variance and require that the two curb cuts for the property on Blair Avenue be removed.

It's a really small lot that does not need 3 curb cuts total.

My primary issue is that of safety. Crossing Snelling there as a pedestrian is already nearly impossible (do not recommend). Removing the curb cuts effectively requires that all traffic going into and out of the lot enter and exit while traveling southbound on Snelling. Allowing the curb cuts on Blair means that trying to cross Blair as a pedestrian will become far more difficult as drivers (who likely are time motivated to pick up their hot pizza) cannot be trusted to look out for pedestrians. The existing Blair curb cuts also do not allow drivers who would like to travel *north* on Snelling once leaving the lot enough room to effectively maneuver safely out of the lot and left onto Snelling. You know that people will not be patient enough to simply go around the block.

As a reminder, pedestrian foot traffic up and down Snelling includes:

- Children (Hamline Elementary, 3 blocks away)
- University students (Hamline University, 3 blocks away)
- Church goers (at least 3 churches within 3 blocks)
- The many restaurant goers and grocery shoppers that utilize the businesses on Snelling.

Thank you for your time and consideration.

Luke Peterson  
1616 Blair Ave  
Saint Paul, MN 55104

**From:** [Michelle Lohman Fleischhacker](#)  
**To:** [\\*CI-StPaul\\_DSI-ZoningReview](#)  
**Subject:** Comments on DSIBZA-000625-2006  
**Date:** Friday, July 31, 2026 1:57:28 PM

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Inspector Yang:

I am writing to request you deny the zoning variance to preserve the existing curb cuts on the north side of Blair for the proposed Domino's Pizza on the SW corner of Blair & Snelling Aves., and that these curb cuts be closed off for access.

My reasons are two-fold. First, I believe cutting off northern access is needed to mitigate the increase in noise and traffic this business will bring for the surrounding neighbors, especially late in the evening.

Secondly, there is the long-standing issue of drug activity and disorderly conduct in the alley to the west of the property and surrounding area, including drug dealing. I believe adding additional traffic at this property with the proposed variance will only exacerbate these problems.

I support attracting business to our neighborhood, and I do not want this property to remain vacant. I just do not believe this particular business is a good fit. However, I hope the denial of the variance may mitigate some of the probable negative effects this business will bring.

I hope Domino's will be a good neighbor, be responsive to neighbors, and work with them to address any issues.

Thank you for taking my comments into consideration.

Sincerely,

/Michelle L. Fleischhacker/  
1563 Blair Ave.  
St. Paul, MN 55104

**From:** [Christopher Freeze](#)  
**To:** [\\*CI-StPaul\\_DSI-ZoningReview](#)  
**Subject:** director@summithillassociation.org  
**Date:** Friday, July 31, 2026 11:48:22 AM

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Regarding File # DSIBZA-000625-2026  
property at:  
649 Snelling Ave N  
Saint Paul, MN 55104

Variance for new business, Domino's Pizza

Dear Kaozouapang Yang,

Thank you for the opportunity to comment on the variance requested by Domino's.

I live on this block of Blair Avenue, and I strongly oppose granting this variance. The intersection of Blair and Snelling already experiences significant traffic from pedestrians, cyclists, and vehicles. Adding curb cut-outs and vehicle access for a fast-food business on Blair would only increase traffic conflicts and make an already busy intersection less safe for those who live here.

I also question the need for this variance. Zoning regulations exist for a reason—to protect neighborhoods and promote public safety. What benefit would this exception provide to nearby residents that outweighs the increased safety risks?

As the father of two young children, my primary concern is the safety of our neighborhood. For that reason, I urge you to deny this variance.

Finally, our neighborhood is already served by a high-quality, locally owned pizza restaurant. I see no compelling public benefit that justifies altering the zoning in a way that could compromise the safety and character of our community.

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Christopher Freeze ([he/him/his](#))

1637 Blair Avenue

Saint Paul, MN 55104

651.300.4969

*I live and work on [Dakota land](#).*

**From:** [Anna Alvarez](#)  
**To:** [\\*CI-StPaul\\_DSI-ZoningReview](#)  
**Subject:** Dominoes on Snelling and Blaire  
**Date:** Friday, July 31, 2026 2:40:50 AM

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Hello, Pang Yang

I have a concern about the proposed dominoes on Snelling and Blaire. The main concern is that 5 of their 11 parking spots are in the rear and cannot be observed by anyone in the building. This could lead to break-ins and thefts.

Thank you,  
Anna Alvarez  
1605 Lafond Ave  
St. Paul MN 55104

[Yahoo Mail: Search, Organize, Conquer](#)

**From:** [Trudy Dunham](#)  
**To:** [\\*CI-StPaul\\_DSI-ZoningReview](#)  
**Subject:** File # DSIBZA-000625-2026  
**Date:** Thursday, July 30, 2026 5:11:30 PM

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July 30, 2026

Dear Mr. Vang:

I am writing in opposition to the requested variance #DSIBZA-000625-2026 to maintain the current curb cuts on Blair Avenue. I request that the variance be denied and that both curb cuts be removed. The following are my major concerns:

- The pavement on Blair Avenue between Snelling and Fry Avenue is in very poor condition: the potholes in the first 50 feet from Snelling make turning into the alley and 649 Snelling Avenue especially precarious and slow, and additional traffic would further endanger residents of the street.
- The uneven pavement throughout the entire block makes traffic very noisy. Additional traffic would increase the noise, as would customers "hanging out" close to residences on Blair.
- This block of Blair Avenue already suffers from excessive trash on the ground and in the shrubbery at the T of the alleyway. I believe that people would be less likely to litter if they were more visible from 649 Snelling and Snelling vehicle / pedestrian traffic.
- We have a history of problems (drug use among others) in the apartment building adjacent to 649 Snelling that has required multiple calls to the police. The Snelling frontage and the alleyways are currently frequented by persons using drugs. City response to the drug use along Snelling Avenue has been inadequate, and many in the neighborhood do not feel safe walking along Snelling between Minnehaha Avenue and University Avenue.
- Another fast-food restaurant just down the street, Taco Bell, has had a sizeable increase in police calls in recent years, many drug-related, and neighbors are very concerned that a percentage of Taco Bell's traffic will move up to 649 Snelling and increase the noise and drug use on our block.

I am especially opposed to the curb cut just east of the alley. I am concerned that this will encourage customers to park unobserved behind the existing building and increase the amount of noise, drug use and possibly violence inflicted on our neighborhood.

If it is **absolutely necessary** to maintain access from Blair in addition to Snelling, I strongly recommend that only the first curb cut (the one closest to Snelling) be maintained.

Trudy Dunham  
1624 Blair Avenue  
St. Paul, MN 55104

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*Now is the best time. Do something generous, build something worthwhile, make an important ruckus...  
Do it today. You don't need more time, you just need to decide.  
Seth Godin Sept 2018*



**From:** [Carolyn Cherry](#)  
**To:** [\\*CI-StPaul\\_DSI-ZoningReview](#)  
**Cc:** [director@summithillassociation.org](mailto:director@summithillassociation.org)  
**Subject:** Re: Regarding File # DSIBZA-000625-2026  
**Date:** Friday, July 31, 2026 8:50:52 AM

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Regarding File # DSIBZA-000625-2026  
property at:  
649 Snelling Ave N  
Saint Paul, MN 55104

Variance for new business, Domino's Pizza

Dear Kaozouapang Yang,

Thank you for the public hearing notice inviting neighbors to comment on the variance that Domino's has requested. I live on this block of Blair Ave, and I am OPPOSED to this variance. The traffic we navigate as neighbors- many with children, bikers, and drivers is already substantial at the corner of Blair and Snelling. Residents already have safety and other issues we are having to address in this area of the Midway. The additional of another 'fast food' business on Snelling/Blair and allowing this variance will add to that significantly and reduce safety of residents. It is unclear how this variance lends benefit to residents.

Thank you for considering concerns raised by the residents-it is appreciated.

Carolyn Cherry  
1628 Blair Ave.

**From:** [Melanie McCully](#)  
**To:** [\\*CI-StPaul\\_DSI-ZoningReview](#)  
**Cc:** [director@summithillassociation.org](mailto:director@summithillassociation.org)  
**Subject:** Regarding File # DSIBZA-000625-2026  
**Date:** Thursday, July 30, 2026 4:01:25 PM

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Regarding File # DSIBZA-000625-2026  
property at:  
649 Snelling Ave N  
Saint Paul, MN 55104

Variance for new business, Domino's Pizza

Dear Kaozouapang Yang,

Thank you for the letter inviting me to comment on the variance that Dominoe's has requested. I live on this block of Blair Ave, and I am OPPOSED to this variance. The traffic we navigate as children, adults, bikers, and drivers is already substantial at the corner of Blair and Snelling. I'm concerned that cut-outs on Blair for a fast food business will add to that significantly and reduce safety of residents. Why were the zoning regulations established in the first place, and how would this variance lend any benefit to us as residents?

Thank you very much for your consideration.

Melanie McCully  
1620 Blair Ave

**From:** [Julie Hellwich](#)  
**To:** [\\*CI-StPaul\\_DSI-ZoningReview](#)  
**Cc:** [Trudy Dunham](#); [Michelle Lohman Fleischhacker](#)  
**Subject:** Zoning Variance - Domino"s, 649 Snelling Avenue N.  
**Date:** Friday, July 31, 2026 12:03:31 PM

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## Board of Zoning Appeals ~

This letter is to ask the major variance for the west most curb cut (near alley/residential area) on Blair be denied.

Given that this alley and this property, currently, and during the past several years that it operated, have been plagued by constant drug deals, drug use, drug paraphernalia, etc. This activity both during business hours and non business hours.

The drug dealing was one reason that the owner gave for closing his business.

I believe for public safety reasons the curb cut near the alley should be closed and the drivers use the eastern most curb cut.

What plans do the owners have to address drug use/disorderly conduct, etc. that might be expected by increasing vehicle/pedestrian traffic to this area outside of normal 9-5 hours?

We have seen in our neighborhood this past year an increase in drug use/dealing and loitering from other years. What was once mostly south of Thomas is now up to Minnehaha and northwards.

An example of increased loitering and drugs can be seen by the police calls at Taco Bell, a few blocks down the street and another chain walk up food place (no inside seating) with extended hours.

2024 - 160 calls/14 drugs/narcotics

2025 - 95 calls/8 drugs/narcotics

2026 to date (7 months) - 222 calls/64 drugs/narcotics

thank you,

Julie Hellwich

669 Fry St., St. Paul, MN 55104  
952-210-8151

