

FILE
13-162377

DEPARTMENT OF SAFETY AND INSPECTIONS
Ricardo X. Cervantes, Director



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

January 25, 2013

Stephen L Prokop
2275 Benson Ave
St Paul MN 55116-3104

Re: 2013 RSVP - 2275 Benson Ave - 2275 BENSON AVE

Dear Property Owner:

During the summer of 2013, your neighborhood streets will be reconstructed as part of the Residential Street Vehicle Program. This project will require the removal and reconstruction of streets, curbs, and driveway aprons. As a zoning inspector, it is my responsibility to confirm that all residential properties have provided legal parking as required by Sec. 63.303 of the Zoning Code. Once that review is complete and any required corrections have been approved, the City's contractor will rebuild the driveway curb cut and apron, and restore the boulevard.

During the preliminary surveying of this project area, it was discovered that you have added approximately 32' of parking across the front yard to the east of the driveway. Sec. 63.312 states that parking shall not be within a required front yard.

Your options to resolve this issue are:

1. Sec. 63.202 site plan required. Provide a dimensioned site plan for a paved parking area in the front yard to this office for approval. A copy of your property plat is included for you to use as a driveway site plan; and
2. Section 61.601 Variances: Apply for a variance for front yard parking. See attached application.

To discuss this issue and available options, please contact me by March 1, 2013 at 651.266.9084 or via e-mail at karen.zacho@ci.stpaul.mn.us.

Regards,

Karen Zacho
DSI Zoning Inspector



APPLICATION FOR ZONING VARIANCE
 Department of Safety and Inspections
 375 Jackson Street
 Suite 220
 Saint Paul, MN 55101-1806
 General: 651-266-9008
 Fax: (651) 266-9099

RECEIVED IN D.S.I.

MAR 11 2013

Zoning office use only

File Number: 13-162377
 Fee: \$ 1200
 Tentative Hearing Date: 04/10/13
 Section(s) 68.501 (A)(2)
 City agent YD, ATTA

APPLICANT

Name STEPHEN PROKOP Company _____
 Address 2275 BENSON AVENUE
 City SAINT PAUL ST MN Zip 55116 Phone 651-698-5569
 Email SPRO@USA.COM Fax _____
 Property Interest of Applicant (owner, contract purchaser, etc) OWNER
 Name of Owner (if different) _____ Phone _____

PROPERTY INFORMATION

Address / Location 2275 BENSON AVENUE, SAINT PAUL MN 55116
 Legal Description (attach additional sheet if necessary) LOT 26 AND LOT 27, Block 3, Palisade Addition To SAINT PAUL, County of Ramsey
 Lot Size 80 x 160 Present Zoning _____ Present Use RESIDENTIAL
 Proposed Use RESIDENTIAL

Variance[s] requested:

To keep the parking pads along the street line.

Supporting Information: Supply the necessary information that is applicable to your variance request, provide details regarding the project, and explain why a variance is needed. Duplex/triplex conversions may require a pro forma to be submitted. Attach additional sheets if necessary.

I wasn't aware I needed a variance for the parking pads along the street line. I have no alley access and the household needs spaces for multiple cars.

Primary reason for not having a second driveway on the adjoining vacant lot is not wanting a long driveway to behind the house. I do a lot of vegetable and flower gardening and the long driveway/parking area behind the house would destroy my gardening area and disturb some of my fruit trees. In addition I do not want to disturb the root system of the large Maple tree next to the house, as well the other nearby Siberian Elm with the constant weight of vehicles compacting the topsoil.

When I bought the house about 25 years ago; the garage driveway and adjoining parking pad for a second vehicle was paved with gravel/composite sand. I added two parking pads, laying the foot square decorative concrete blocks over the dirt, and laying the remaining blocks I had on the graveled adjoining pad. I didn't have enough blocks to do the graveled garage driveway, but I intend to find more blocks to do that driveway eventually.

I used the decorative blocks for "green parking" - a new trend I read in the New York Times, which minimalizes rainwater runoff, and allows for grass/flowers to grow between and within the blocks. A local concrete company, Anchor, makes "green parkway" products, by the way. A friend of the family recently torn down a decorative block fencing wall and gave the used blocks to me to use.

Neighbors and passers-by commented on how "neat" the parking area looks since I've put it in last fall. And I feel that this arrangement is more environmentally pleasing than a concrete slab or asphalt. I hope this will be a model for others!

Also, all my neighbors are in approval of me keeping the parking pads (one condo unit owner across the street I cannot contact; unit neighbors said that particular unit has been vacant for about a year.)

Attachments as required:



Site Plan



Attachments



Pro Forma

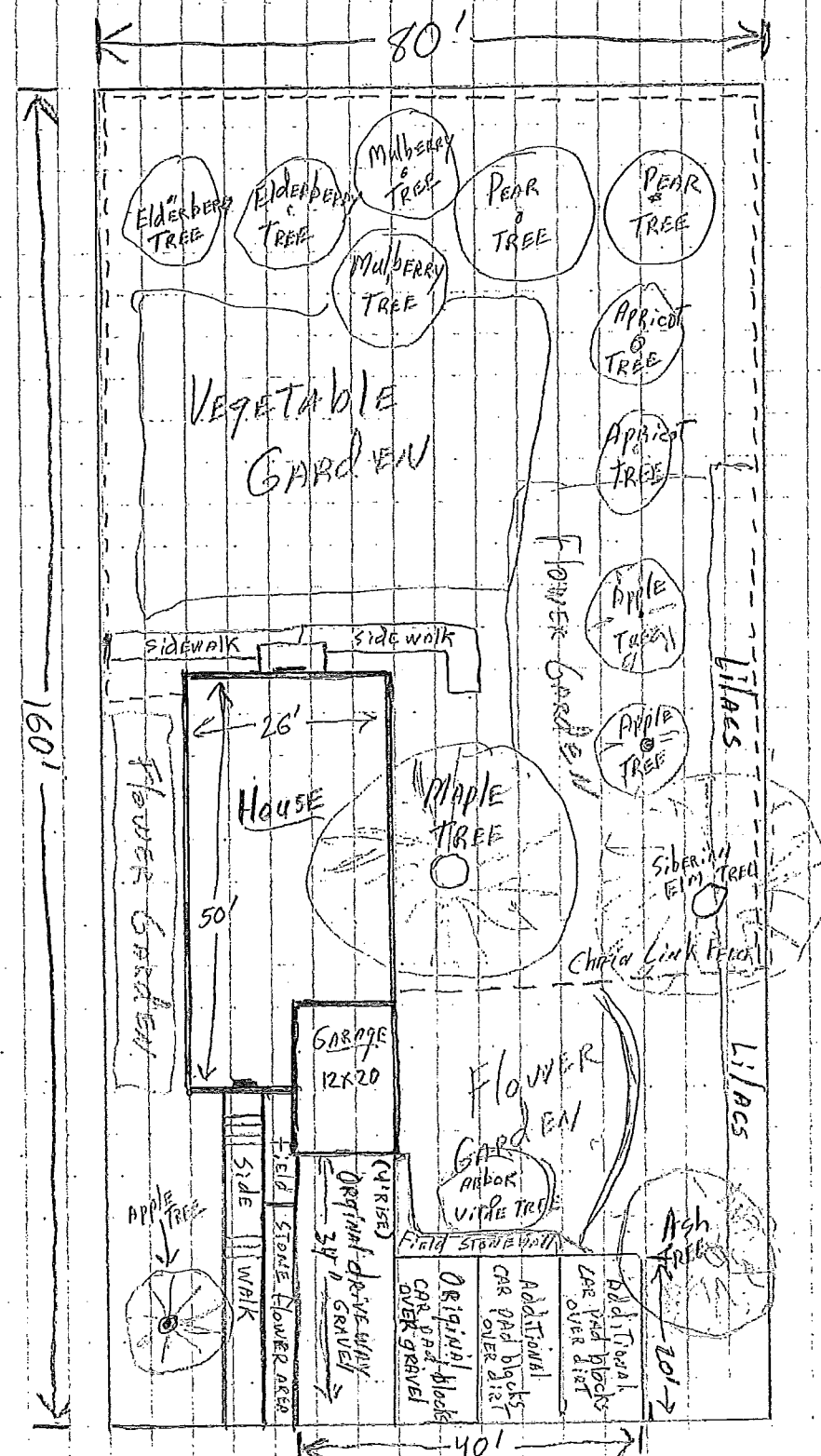
Applicant's Signature

Stephen Prokop

Date

March 11, 2013

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North

SCALE
1" = 20'

2275 BENSON AVE, ST. PAUL, 55116
Lots 26 and 27, Block 3, Palisade Addition

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RSVP 2275 Benson Avenue, Saint Paul, MN 55116

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Stephen Prokop, property owner of 2275 Benson Avenue.

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HOME OCCUPATION AFFIDAVIT
(From Saint Paul Zoning Code Section 65.141)

I, (Printed Name) REV. STEPHEN PROKOP, the undersigned, certify that my principal residence is located at 2275 BENSON AVE in Saint Paul. I would like to establish a COUPLES COUNSELLING type of business at this address.

I understand and agree to comply with the standards and conditions stipulated for home occupation as specified below:

A home occupation is an occupation carried on in a dwelling unit by a resident thereof, provided that the use is limited in extent, incidental and secondary to the use of the dwelling unit for residential purposes and does not change the character thereof. Standards and conditions:

- (a) A home occupation may include small offices, service establishments or homecrafts which are typically considered accessory to a dwelling unit. Such home occupations shall involve only limited retailing, by appointment only, associated with fine arts, crafts or personal services as allowed in the B1 local business district.
- (b) A home occupation shall not involve the conduct of a general retail or wholesale business, a manufacturing business, a commercial food service requiring a license, a limousine business or auto service or repair for any vehicles other than those registered to residents of the property, and shall not involve retailing except as noted in paragraph (a).
- (c) A home occupation shall be carried on wholly within the main building. No home occupation shall be allowed in detached accessory buildings or garages.
- (d) All home occupation activities in dwelling units of less than four thousand (4,000) square feet of total living area, excluding a cellar and attic, shall be conducted by no more than two (2) persons, for one (1) of whom the dwelling unit shall be the principal residence. All home occupation activities in dwelling units of four thousand (4,000) or more square feet of total living area, excluding a cellar and attic, shall be conducted by no more than three (3) persons, for one (1) of whom the dwelling unit shall be the principal residence.
- (e) No structural alterations or enlargements shall be made to the dwelling for the primary purpose of conducting the home occupation.
- (f) Service and teaching occupations shall serve no more than one party per employee at a time and shall not serve groups or classes.
- (g) There shall be no exterior storage of equipment, supplies or commercial vehicles associated with the home occupation, nor parking of more than one (1) business car, pickup truck or small van, nor any additional vehicles except those for permitted employees identified under paragraph (d).
- (h) There shall be no detriments to the residential character of the neighborhood due to noise, odor, smoke, dust, gas, heat, glare, vibration, electrical interference, traffic congestion, number of deliveries, hours of operation or any other annoyance resulting from the home occupation.
- (i) A home occupation may have an identification sign no larger than two (2) square feet in area, which shall not be located in a required yard.
- (j) Home occupations for handicapped persons that do not meet these conditions may be reviewed by the board of zoning appeals, which may modify or waive requirements (a) through (g).
- (k) For the purposes of this section, "principal residence" shall mean the dwelling where a person has established a permanent home from which the person has no present intention of moving. A principal residence is not established if the person has only a temporary physical presence in the dwelling unit.

Rev. Stephen Prokop
Signature

March 11, 2013
Date

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CITY OF SAINT PAUL

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CONSENT OF ADJOINING PROPERTY OWNERS FOR A VARIANCE REQUEST

We, the undersigned, owners of the property within 100 feet of the total contiguous description of real estate owned, purchased, or sold by THE APPLICANT within one year preceding the date of this petition acknowledge that we have been presented with the following:

A copy of the application of STEPHEN PROKOP
(name of applicant)

to continue parking within a required yard 3 parking pads along curb with GARAGE DRIVEWAY
(proposed use)

located at: 2275 BENSON AVENUE SAINT PAUL, MN 55116
(address of property)

requiring a variance along with any relevant site plans, diagrams, or other documentation. **We consent to the approval of this application as it was explained to us by the applicant or his/her representative.**

ADDRESS OR P.I.N. #	RECORD OWNER	SIGNATURE	DATE
2279 Benson	John L. Watters	<i>John L. Watters</i>	March 3, 2013
2263 Benson	Doug Watchman	<i>Doug Watchman</i>	3/3/13
2272 Benson	Roxa Labinec	<i>Roxa Labinec</i>	3-03-13
2285 Benson	ED Hayes	<i>Ed Hayes</i>	3/3/13
2259 Benson	John Hochstetler	<i>John Hochstetler</i>	3/5/13
2272 Benson	Lisit Lumby	<i>Lisit Lumby</i>	3/7/13
RENTER: 2272 Benson	Melissa St. Amant	<i>Melissa St Am</i>	3/9/2013
OWNER: 2272 Benson	Mike Gurbios	<i>Mike Gurb</i>	3/9/2013

NOTE: All information on the upper portion of this application must be completed prior to obtaining eligible signatures on this petition.

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