

From: [Marcia Moermond](#)
To: [Dan Niziolek](#)
Cc: [David Hoban](#)
Subject: RE: 1443 Breda Ave - Site Plan Correction...
Date: Sunday, January 26, 2025 6:41:00 PM
Attachments: [image002.png](#)
[image003.png](#)

Hi Dan,

Below is the amended resolution language based on the outcome of the Legislative Hearing on 1/14/. I don't think the language requires further amendment based on the results of the second review and determination from the site plan team25 – as the resolution simply references proper parking surface. Let me know if you see this differently. It looks like this email chain also contains communication to the owner, Thomas Grant, so I will not have our office send a revised letter indicating he needs to follow-up with DSI.

Thanks for looking at this – always good to have our ducks in a row. -Marcia

AMENDED 2/5/25

WHEREAS, in the matter of the Appeal of Thomas Grant to a Vehicle Abatement Order at 1449 Breda Avenue, the Legislative Hearing Officer has reviewed the appeal and considered the testimony of City staff and the appellant;

WHEREAS, the Legislative Hearing Officer recommends that the City Council grant the appeal, noting that if vehicle is to be parked on same location, proper parking surface to be installed by July 1, 2025 refer the matter to January 14, 2025 Legislative Hearing for further discussion after decision from County on lot consolidation and status of site plan if possible;
~~discuss the matter to the City Council on January 14, 2025 Legislative Hearing for further discussion after decision from County on lot consolidation and status of site plan if possible;~~
Now, Therefore, Be It

RESOLVED, that the Saint Paul City Council hereby accepts and adopts the Legislative Hearing Officer's recommendation in this matter.

From: Dan Niziolek <dan.niziolek@ci.stpaul.mn.us>
Sent: Sunday, January 26, 2025 1:52 PM
To: Marcia Moermond <marcia.moermond@ci.stpaul.mn.us>
Cc: David Hoban <David.Hoban@ci.stpaul.mn.us>
Subject: FW: 1443 Breda Ave - Site Plan Correction...

Marcia,

This situation was brought to my attention. In talking with staff, it was determined this the Zoning determination in this case was issued in error.

How is the best way to handle introducing this new evidence for the appeal case?

Thanks for your consideration!!

Dan

Dan Niziolek

Pronouns: he/him/his

Deputy Director

Department of Safety and Inspections

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DSI Customer Service Counter is available 8:00 am - 4:00 pm (Mon - Fri).

From: Frances Birch <Frances.Birch@ci.stpaul.mn.us>

Sent: Friday, January 24, 2025 1:38 PM

To: tggrant@gmail.com

Cc: Dan Niziolek <dan.niziolek@ci.stpaul.mn.us>

Subject: 1443 Breda Ave - Site Plan Correction

Hi Thomas,

Thank you so much for taking the time to speak with me today regarding the site plan I approved for this property. While the previous site plan that was submitted was initially approved, it was brought to our department's attention that the site plan should not have been approved as submitted (my mistake in reviewing it). Accordingly, the approval of the attached site plan has been rescinded. As we discussed over the phone, you can fill in the wheel track areas with pavers to make the parking pad complete if that still works for you. For the new driveway connection for the parking space that will sit parallel to the alleyway, you can use the 2 ft wheel tracks of concrete pavers to reach it extending east of the parking space and connecting to the alley. We will need to add that detail to the site plan.

[Sec. 63.308. - Maneuvering lanes and driveways.](#)

(b) Driveways. For lots with up to four (4) total principal dwelling units, driveways that access a public street in front yards must be no more than twelve (12) feet in width, except that a driveway may be up to four (4) feet wider than the garage door within thirty (30) feet of the garage door. For dwellings in which any portion of the building is more than one-hundred fifty (150) feet from the street, a driveway up to twenty (20) feet in width is permitted to meet fire access requirements. Driveways for one-family, two-family, and multiple-family dwellings on zoning lots with up to four (4) total principal dwelling units must be a minimum of eight (8) feet in width or driveway pavement may be limited to wheel tracks at least two (2) feet wide.

[Sec. 63.316. - Paving.](#)

All parking spaces, driveways and off-street parking facilities must be paved with standard or pervious asphalt or concrete, or with brick, concrete or stone pavers, or material comparable to the adjacent street surfacing, in accordance with specifications of the zoning administrator, within one (1) year of the date of the permit except as provided in section 61.402(e).

The total amount of paving for surface parking spaces and driveways for one-family, two-family, and multi-family dwellings on a lot with up to six (6) principal dwelling units, must not exceed ten (10) percent of the lot area for lots adjoining a dedicated public alley and corner lots and fifteen (15) percent of the lot area for all other lots.

[Sec. 63.312. - Setback.](#)

Except as otherwise provided in section 66.431(b), surface off-street parking spaces shall not be within a required front or side yard and shall be a minimum of four (4) feet from all lot lines, except that parking spaces using an alley for maneuvering shall be a minimum of ten (10) feet from the centerline of the alley.

In order for a new site plan to be approved, we'll need to see those 2 adjustments to the proposed plan. If you are able, please submit the site plan by Friday February 5, 2025. Please reach out with any additional questions or if you need assistance!

Best regards,

Frances Birch

DSI Inspector I

Pronouns: she/her/hers

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