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MAY 27 2011

APPLICATION FOR APPEAL

Department of Safety and Inspections
375 Jackson Street, Suite 220
Saint Paul, MN 55101
651-266-9008

Zoning office use only
File no. 11-130256
Fee 450
Tentative hearing date 6/22/11

APPLICANT

Name Guadalupe Alternative Programs (Don Ludzack)
Address 381 E. Robie
City St. Paul St MN Zip 55107 Daytime phone (651) 222-0757
Name of owner (if different)

PROPERTY LOCATION

Address 472 Concord St.
Legal description:
(attach additional sheet if necessary)

TYPE OF APPEAL: Application is hereby made for an appeal to the:

☒ Board of Zoning Appeals ☒ City Council

under the provisions of Chapter 61, Section 301, Paragraph (c) of the Zoning Code, to appeal a decision made by the Board of Zoning Appeals on MAY 16, 2011. File number: 11-130256
(date of decision)

GROUNDS FOR APPEAL: Explain why you feel there has been an error in any requirement, permit, decision or refusal made by an administrative official, or an error in fact, procedure or finding made by the Board of Zoning Appeals or the Planning Commission.

We are appealing the decision of not allowing us basement access. We feel the use of a basement access would improve the use of the home and the site is a ideal location for it.

(attach additional sheet if necessary)

Applicant's signature Don Ludzack Date 5-27-2011 City agent

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DEPARTMENT OF SAFETY AND INSPECTIONS
Bob Kessler, Director

CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

COMMERCE BUILDING
8 Fourth Street East, Suite 200
St Paul, Minnesota 55101-1024

Telephone: 651-266-9090
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

June 1, 2011

Council Research
310 City Hall
St Paul, MN 55102

Dear Mary Ericksson:

I would like to confirm that a public hearing before the City Council is scheduled for June 22, 2011 for the following zoning case:

Appellant: GUADALUPE ALTERNATIVE PROGRAMS

Zoning File #: 11-130256

Purpose: An appeal of the Board of Zoning Appeals' (BZA) decision adding conditions to three variances granted for lot coverage, rear and side yard setbacks in order to build a new single family home. The variances were approved subject to the conditions that: 1)There is no excavating of the front yard and no retaining walls are installed in the front yard. 2)There is only one entry door in the front of the building facing Concord Street.

Location: 472 CONCORD ST.

Staff: Recommended denial

District: No recommendation

Board: Recommended approval with conditions

I have confirmed this date with the office of Council Member Dave Thune. My understanding is that this public hearing request will appear on the agenda of the City Council at your earliest Convenience and that you will publish notice of the hearing in the Saint Paul Legal Ledger. Thank you!

Sincerely,

Yaya Diatta
Zoning Specialist

DEPARTMENT OF SAFETY AND INSPECTIONS
Ricardo X. Cervantes, Director

CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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

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

Deadline for Action Notice

June 1, 2011

Guadalupe Alternative Programs
Attn: Don Ludzack
381 Robie Street E.
Saint Paul, MN 55107

Re: Appeal of the BZA decision on the variance application for 472 Concord Zoning File # 11-130256

Dear Mr. Ludzack:

Your application for variances on lot coverage, rear and side yard setbacks was received in the Department of Safety and Inspections (DSI) on April 15, 2011.

Minnesota Statutes 15.99 requires that all city action on zoning applications be completed within 60 days of the date the application is made, but allows the city to extend this period for an additional 60 days (total 120 days). In order to allow time for the city to meet the deadlines established by state law, we are hereby extending the deadline for action for your application (11-109878). The new deadline for action is August 12, 2011. If you have any questions regarding this matter, you may contact me at 651-266-9080.

Sincerely,

Yaya Diatta
DSI Inspector