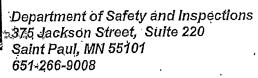
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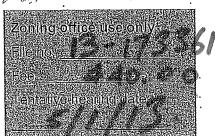
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APPLICATION FOR APPEAL

APR 1 1 2013





APPLICANT Name Stephen L. Rokep Address 2275 Benson Overvie City Shint Phul St. Phu St. Phu Daytime prione 651-698-5569 Name of owner (if different) PROPERTY Address 2275 Benson Avenue St. Phul Phul Phul St. Phul Ph			
Address 22.75 BENSON OVENUE City Sourt Poul St. NN Zip 55111 Daytime phone 651-698-5369 Name of owner (if different) PROPERTY LOCATION Legal description: Palishe Add Tran Tospint Pay Lots 26 and Lot 2.7 Bit 3 (attach additional sheet if necessary). TARE OF ARREAL! Application is hereby made for an appeal to the control of the Zoning Code, to appeal a decision made by the Road of Zoning Appeals (BZA). GROUNDS FOR APPEAL: Explain why your feel there has been an error in fact, procedure or finding made by the Board of Zoning Appeals or the Planning Commission. Attached Sheet. (attach additional sheet if necessary) Applicant's signature Applicant's signature Date 4/1/1/3 City agent.	APPLICANT	Name STEPHEN L. PROKOP	~-
City Spirit Puri St. In Zip 55/11 Daytime phone 65/-098-5369 Name of owner (if different)	,	Address 2275 BENSON AVENUE	 .
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City Council Appeal Statement 2275 Benson Avenue (RSVP) RM2; Shep/Dav Res #13-162377

I have fulfilled the guidelines for a variance to allow parking within a required yard for a one family dwelling, per February 6, 2012 Board of Zoning Appeal Guidelines:

#1 Not an issue.

#2 I can demonstrate hardship with "topography that makes rear yard parking impossible". The findings section in the staff report reads: "The vegetable and flower garden on the east side of the house would be negatively affected and there (is) no room for a driveway to a parking space in the rear yard on the west side of the house".

#3 Approval of neighboring property owners within 100 feet of the property. With the sole exception of one condo unit owner across the street at 2272 Benson (the unit has been vacated for over a year according to a neighboring unit owner), all 7 property owners have signed the petition—100% approval. (The staff report was in factual error in stating that only one of the condo owners approved, when 3 did. Also it stated there are 5 property owners adjoining 100 feet both sides of my property, when in fact there are 4 and all approved.)

#4 The additional parking area is already paved with acceptable concrete block and will be re-set upon granting a variance for better stability.

On-street parking is available, but there is increased traffic from the newly built PPL 44 unit complex on the next block with the parking entrance facing Benson. In addition there is the regular semi-truck traffic from Van Paper Company, plus parking of Brandywine condo guests directly across the street from my house. "Providing off-street parking to reduce congestion in the public streets is consistent with the Comprehensive Plan" is found in the staff report.

I need all these spaces as we are a multi-car household.

I pride myself in maintaining my property and being an "urban farmer" with a large vegetable garden/fruit trees and large water tubs (450 gallons total) to collect rainwater from my house roof to use on my garden.

The decorative concrete blocks (12 inches square by 4½ inches thick) exemplifies the "green parking" trend whereby grass/green ground cover can grow between and within the blocks. This is environmentally better and aesthetically pleasing to the eye than a poured concrete slab or black asphalt which contributes to rain water run off.

Respectfully,

Stephen L. Prokop,

Property owner, 2275 Benson Avenue

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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

April 15, 2013

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 May 1, 2013 for the following zoning case:

Appellant:

Stephen L. Prokop

BZA Zoning File #: 13-162377

Purpose:

An appeal of a decision of the Board of Zoning Appeals (BZA) which reviewed the request for a variance to allow 3 off-street parking spaces in the front yard to remain as part of the 2013 street reconstruction project in the Madison/Benson RSVP area. The BZA approved the variance for one parking space and denied the variance for the two easternmost parking spaces in the front yard. The applicant is appealing the denial of the 2 spaces.

Location:

2275 Benson Avenue

Staff:

Recommended denial of the variance

District:

No recommendation

Board:

The BZA approved the variance for one parking space and denied the variance for the two easternmost parking spaces in the front yard. The applicant is appealing the

denial of the 2 spaces.

I have confirmed this date with the office of Councilmember Tolbert. 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 DSI Inspector