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
NOV 14 2016
By: City of St Paul DSI

Zoning office use only
File Number: 16-099004
Fee: $ 200
Tentative Hearing Date: 5 Dec 16
Section(s) 63.315
City agent S Westerholm

APPLICANT

Name Gnia Dua Kong Company
Address 312 E. Wheelock Way (up)
City ST. Paul ST MN Zip 55130 Phone 651-785-8851
Email gniaduakong@hotmail.com Fax
Property Interest of Applicant (owner, contract purchaser, etc)
Name of Owner (if different) same Phone

PROPERTY INFORMATION

Address / Location 312 E. Wheelock Pkwy
Legal Description (*attach additional sheet if necessary*)
Lot Size 17, 18, 19 Present Zoning Present Use Residential-Duplex
Proposed Use 2 parking Stalls

Variance[s] requested:

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.

SEE Attached.

Attachments as required: ☐ Site Plan ☐ Attachments ☐ Pro Forma

Applicant's Signature Gnia Dua Kong Date 11-9-16

16-099004

Gnia D. Kong & Blia V. Kong
312 E. Wheelock Parkway
St. Paul, Minnesota 55130
651-785-8851

To: The Board of Zoning of the City of Saint Paul.

Subject: Variance Requests

I (Gnia Kong) is a retired St. Paul Police Officer. Me and my wife Blia Kong have 1 car, our son Paul Kong is working and has 1 car, our daughter-in-law Koungla Kong is also working and has 1 car. Our tenants are working and have 3 cars of their own. Without the two existing parking spaces in the front it will be very difficult for us.

We did not create the parking spaces in the front of the house. They were there before we bought the house.

The variance will not alter the essential character of the surrounding area because it has been there probably since the house was built. Thank you for considering it.

Thank you
Gnia D. Kong Blia V. Kong

Gnia D. Kong Blia V. Kong

16-099004

Gnia D. Kong & Blia V. Kong
312 E. Wheelock Parkway
St. Paul, Minnesota 55130
651-785-8851

November 9, 2016

To: The Board of Zoning of the City of Saint Paul.

We are the owner of 312 E. Wheelock Parkway; St. Paul, Minnesota 55130. The house was built in 1957. We bought the house back in June 1989. The house was a duplex and the back half was a rental unit. The entrance door for the rental unit is from the back. The entrance from the street to the house was asphalt. The driveway leading to the back parking spaces was gravel. I converted the garage into 2 bedrooms in November 1990. Nobody told me that I needed to remove the two existing cement parking spaces. In 1992, I hired an asphalt company to construct asphalt driveway and 3 parking spaces in the back for my tenants.

There were two existing parking spaces in front of my house on a slap of cement. We had been parking there since we bought the house 1989 (27 years ago). The City built a new sidewalk and bike route trough my house on October and November 2016. The project supervisor Juan approached me "Gnia Kong" saying he was going to remove my asphalt driveway up to the cement parking spaces slopping it to the sidewalk. He said he would replace it with new asphalt. He then removed it. My wife (Blia Kong) said the two parking spaces were cracked and she wanted fix it to match the newly constructed sidewalk and bike route. She then paid him (Juan) $450.00 to remove the cement slap.

When the gentleman was with a spray paint came to mark for asphalt replacement and refused to put asphalt where Juan had promised me he would replace it with new asphalt. I called the Public Work supervisor Kevin Nelson told him of the information. He came over to the location with Karen Zacho and a couple other individuals on 11-1-2016. Kevin Nelson said I should not have moved the cement slap. Karen Zacho stated that I could not have a parking space in front of the house because I converted the garage into living space.

We have been at this house for 27 years (1989) and nobody had said a thing about it until the City removed my asphalt driveway and my wife wanted to fix the cement slap and had it removed by Juam.

We ask the Zoning Board to consider allowing us to replace the cement slap that had been there since the house was built 1957 because the house is a duplex and there are not enough parking spaces for my family and my tenants in the back.

Thank you very much
Gnia D. Kong Blia V. Kong

Gnia Kong Blia V. Kong

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GUIDELINES FOR VARIANCE REQUESTS TO ALLOW PARKING WITHIN A REQUIRED YARD FOR ONE AND TWO FAMILY DWELLINGS.

FILE
16-000004

Staff will recommend denial of variance requests to allow the continuation of parking within a required yard unless the following conditions are met:

1. The parking space has been in existence and used continuously for the past 10 (ten) years.
The parking space has been there since the house was build 1957 (59 years) please
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2. The applicant can demonstrate hardship in that there is no feasible alternative location for the parking space. For the purpose of this condition hardship shall include; a disability by a resident of the property that qualifies for a State Handicap Parking Permit, topography that makes rear yard parking impossible, the lack of alley access to the property, or insufficient lot size to provide off-street parking in a non-required yard. Half of the house is a rental unit. It has been a rental property before I bought the house.
3. The applicant submits a petition from property owners within 100 feet of the property along either side of the street stating that they have no objection to the parking.
Attached is attached is a copy of owners of property within 100 feet both on the east and west of my houses
4. The parking space is paved or the applicant agrees to pave the space within 120 days.

I agreed to pave the parking space as soon as possible (Because it is winter and cold now) as spring time 2017.

See Attached.

ADOPTED AND APPROVED BY THE BOARD OF ZONING APPEALS ON MAY 15, 2001

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Gnia D. Kong & Blia V. Kong
312 E. Wheelock Parkway
St. Paul, Minnesota 55130
651-785-8851

16-1049084

November 22, 2016

To: The Board of Zoning of the City of Saint Paul

This morning 11-22-2016 someone stopped by our house and dropped off a copy of CONSENT OF ADJOINING PROPERTY OWNERS FOR A VARIANCE REQUEST and a copy of GUIDELINE FOR VARIANCE REQUEST. We obtained approval and signatures of owners of the properties 100 feet east and west, and across our house—see attached. Following

1. The parking space has been there since the house was built in 1957 (59 years). I bought the house in 1989 (27 years). We have been parked there for 27 years.

2. The lower part of our house has been a rental property before we bought it. We have 1 car, our son Paul Kong is working has 1 car, our daughter-in-law Koungla Kong is also working and has 1 car. Our tenants are working and have 3 cars of their own. Without the existing parking space in the front it will be impossible for us to park 6 cars in the back. The back parking space were for our tenants.

3. We obtained approval of our neighbors within 100 feet of the properties east, west, and across street from our house—see copy attached.

4. Because it is now winter, We will pave the parking space as soon as the weather permits. It can be Spring 2017.

Thank you very much for considering and allowing us the pave the parking space.

Gnia D. Kong

Gnia Dua Kong

Blia V. Kong

Blia V. Kong

CITY OF SAINT PAUL

16-099004

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 Gnia Dua Kong,
(name of applicant)

to continue parking within a required yard 16.5 x 20,
(proposed use)

located at: 312 E. Wheelock Pkwy, St. Paul, MN 55130
(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
304 E. Wheelock Pkwy	[illegible]	[illegible]	11/22/2016
301 E Wheelock Parkway	Mike King	[illegible]	11/22/16
321 E Wheelock Pkwy	Diana Shanley	[illegible]	11/22/2016
354 WHEELOCK PKWY E	LER MOO	[illegible]	11/22/16
322 Wheelock	CRAIG BURSCH	[illegible]	11/22/16
326 Wheelock Pkwy	F. Javier Enriquez	[illegible]	11/22/16
330 E. Wheelock Pkwy	M. DeMaio	[illegible]	11/22/16
311 E Wheelock	Cheng Lang	[illegible]	11-22-16

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

1.01

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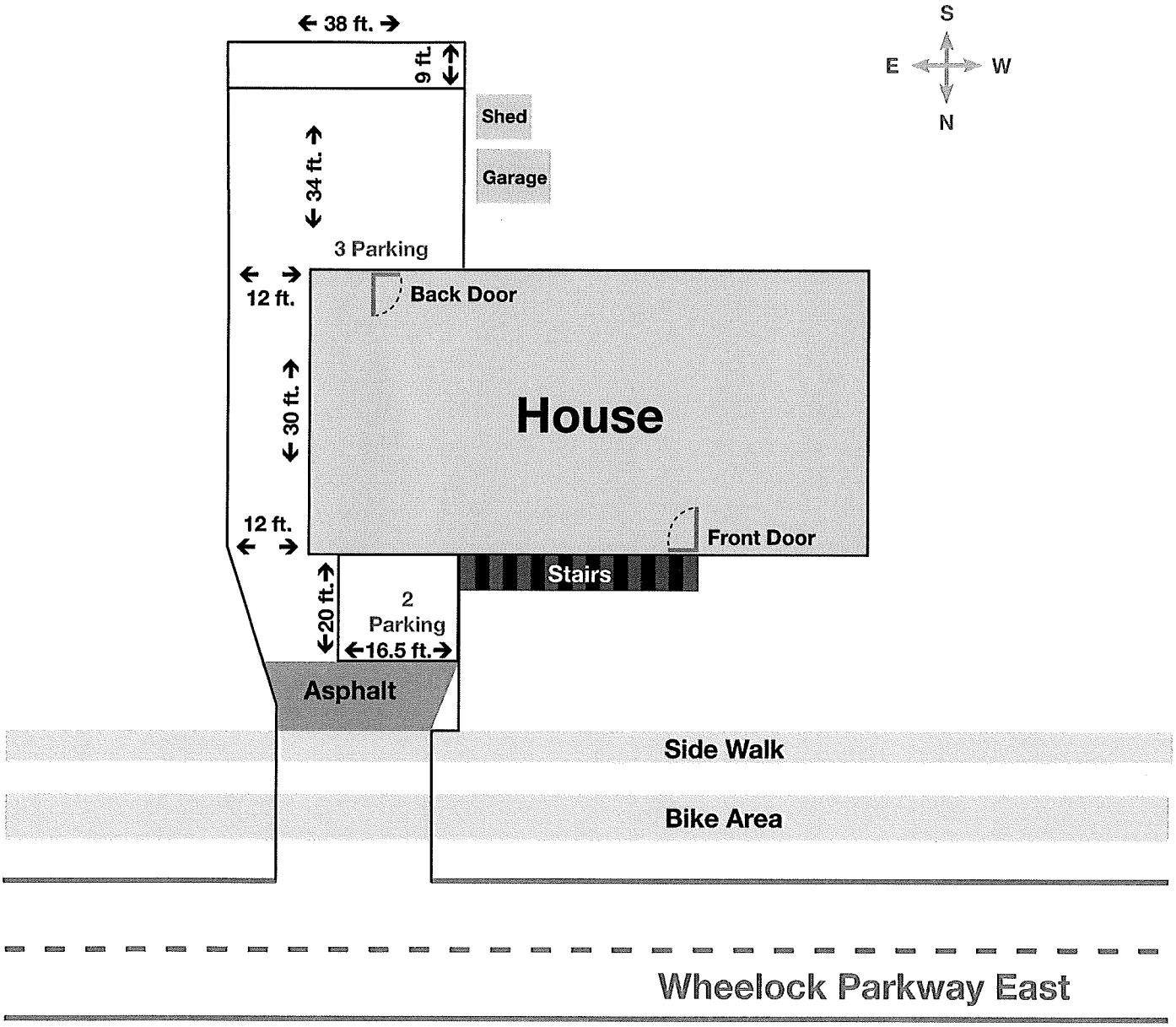
312 Wheelock Parkway East
St. Paul, MN 55130



16.099662

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