



SAINT PAUL
MINNESOTA

ZONING SECTION
DEPARTMENT OF SAFETY AND INSPECTIONS
DIRECTOR ANGIE WIESE

375 Jackson St. Suite 220
St. Paul, MN 55102

Tel: 651-266-9008 | DSI-ZoningReview@ci.stpaul.mn.us

May 2, 2024

To: Thomas Nelson Jr.
493 Van Buren Ave.
Saint Paul, MN 55103-1536

RE: Correction to Site Plan #24-010261

Dear Thomas Nelson Jr.,

I hope this message finds you well. I am writing to bring to your attention a correction regarding your previously approved site plan #24-010261.

Upon further review, it has come to our attention that there was an error in the description of the yellow highlighted area on the site plan. As per the initial plan, the area highlighted in yellow was indicated as existing gravel. However, upon closer examination of the 2017 aerial image from the City's General Inquiry Map (attached for your reference), it has been observed that part of the yellow highlighted area was covered in grass, not gravel as previously stated. Accordingly, the City is rescinding its approval of the above referenced site plan.

You may submit a revised site plan, accurately delineating the existing gravel area on the lot based on the 2017 aerial image provided by the city. We apologize for any inconvenience this may cause, but it is essential to ensure accuracy and compliance with regulations.

Thank you for your attention to this matter.

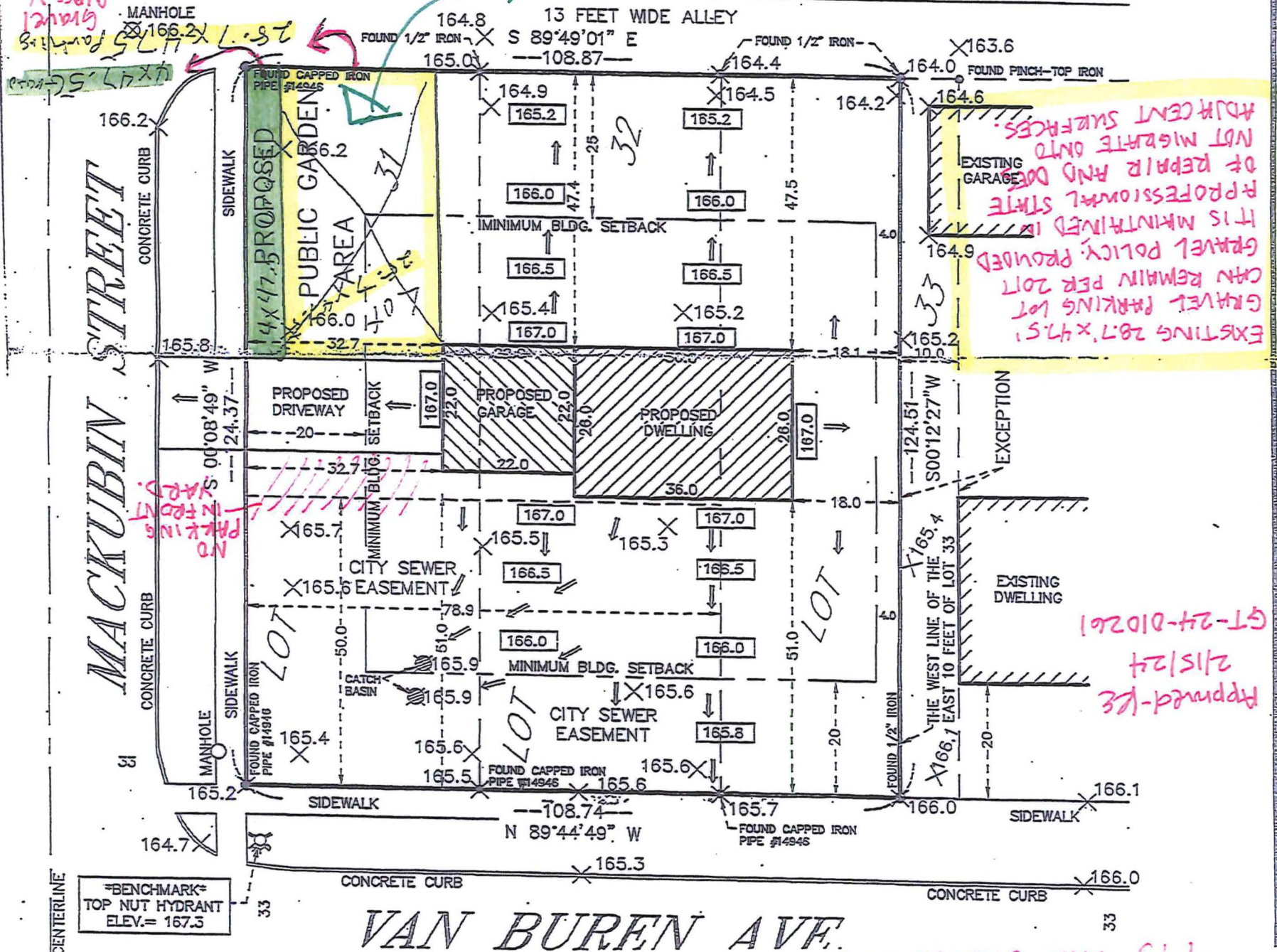
Respectfully,

Yaya Diatta
Zoning Administrator

Cc: Richard Kedrowski, Lisa Martin, Marcia Moermond

Approved Resubdivided 5/2/24 YD

CLASS V
Gravel
8.1' x 4.5' x 4.5'



EXISTING 28.7' x 47.5' GRAVEL PARKING LOT CAN REMAIN PER 2017 GRAVEL POLICY. PROVIDED IT IS MAINTAINED IN PROFESSIONAL STATE OF REPAIR AND DOES NOT MIGRATE ONTO ADJACENT SURFACES.

Approved-KE
2/15/24
GT-24-010261

493 VAN BUREN AVE.

“BENCHMARK”
TOP NUT HYDRANT
ELEV.= 167.3

VAN BUREN AVE.



DSI General Inquiry Map

STAMP Property Inquiry MapRamsey BEACON (Ramsey County)



493 VAN BUREN AVE X Q

Show search results for 493 VA...



Aerial Images



Layers



☐ Aerial Photo 2022 ...

☐ Aerial Photo 2020 ...

☐ Aerial Photo 2018 ...

☒ Aerial Photo 2017 ...

☐ Aerial Photo 2015 ...

☐ Aerial Photo 2012 ...

☐ Aerial Photo 2011 ...

☐ Aerial Photo 2009 ...



40ft
-93.122 44.963 Degrees

Esri Community Maps Contributors, County of Ramsey, Metropolitan Council

Sec. 34.08 (7)

DEPARTMENT OF SAFETY AND INSPECTIONS
Ricardo X. Cervantes - Director



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street., Suite 220
Saint Paul, MN 55101-1806

Telephone: 651-266-9101
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Web: www.stpaul.gov/dsi

DATE: January 11, 2017

TO: DSI Staff

FROM: Travis Bistodeau, Deputy Director-Housing and Building Inspections *TJB*

SUBJECT: Gravel Driveways

There are many gravel parking surfaces throughout the City of Saint Paul that have been in place and utilized for decades. These surfaces were previously prohibited by Chapter 34 of the Saint Paul Legislative Code (SPLC). Fire Safety inspectors were regularly addressing this violation, especially when conducting an initial inspection for a new residential rental property, and requiring property owners to pave these surfaces. Numerous rental property owners expressed concern that they were forced to make this costly repair as part of the Fire Certificate of Occupancy process while neighboring owner occupied properties were not (unless DSI received a complaint).

On January 4th, 2017 the City Council voted and passed an amendment to Chapter 34 of the SPLC to allow pre-existing gravel parking surfaces on commercial and residential properties so long as the following conditions are met:

- The parking surface is maintained in a professional state of repair
- Surfaces are clearly delineated on the property, as determined by the assigned inspector
- Parking surfaces are contained to eliminate materials migrating onto other adjacent surfaces
- Gravel surfaces may be maintained/replaced with like materials (gravel can be maintained/replaced with gravel), and this type of maintenance will not require approval from the city

If a property owner chooses to expand the footprint or change the type of surface on a pre-existing gravel parking area, the surface will require zoning approval and need to meet all zoning requirements. For example, should an owner choose to change the type of surface on a pre-existing gravel driveway to any other surface type (pavers, asphalt, concrete), then the parking space would require zoning approval and need to meet all zoning requirements.

Parking on a grass or un-paved (dirt) surface will continue to remain a Chapter 34 violation. However, if an inspector determines that the parking space was gravel at one time, the owner may 'refresh' the surface with new gravel without additional approval/review from the city as long as the parking surface does not grow in size.

If staff have issued orders on a pre-existing gravel driveway that meets the requirements of the new, amended Chapter 34 ordinance, please abate those orders and let the customer/property owner know of the change.

This amendment will likely be published next week and take effect on approximately February 15, 2017.

For additional questions, please contact me directly (266.1922).