



Case File No. 15-0071



Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180



CUP Narrative

My business is a technology consulting and support firm. My two full time employees include my brother-in-law and a close friend. We do lease Regus Virtual offices part time in Maple Grove for client meetings and have space at a datacenter in Edina. We have leased full time office space in the past, but found that we rarely needed to be there. We will often be at client sites, at the datacenter, or at meetings at our Regus offices. When we are at our house, we use a portion of the basement where we can use our computers, answer our phones and just have discussions. Technically we support our clients 24/7, however the 2 employees are only scheduled from 7:30-5. Myself and an outside group provide the rest of the 24/7 service.

I need to work from my home because it made no financial sense to pay a full time office lease at this point when I rarely needed to be there. Almost everything we do can be done just sitting at our laptops. It also allows me and my wife flexibility with our kids and with her career. Forcing me at this point to lease an office space would add a significant amount of unnecessary financial burden both for my company and for my family personally.

We do not intend on remaining here if the day comes when we add another employee. However, because I intend on working from home personally, I may have employees pop in here or there. I will always have an open door policy at my house for employees and need it to be 'ok' that they might do some work while they are here.

I don't want to frustrate my neighbors, however, there is nothing that I am doing that exceeds normal daily activities of many other residents in this area and on my block.

I hope that the right decision is made.

Sincerely,

Jordon Darling

From: [Allison Jeziorski](#)
To: [Bugge, Dawn](#)
Cc: [Johnson, Lori](#); [Clark, Dave](#)
Subject: Planning and Zoning - Case 15-0071
Date: Monday, November 30, 2015 11:12:39 AM

Dawn,

My name is Allison Jeziorski and I live at 11453 Hastings St NE.

I received your letter in regards to case 15-0071 a conditional use permit for 11482 Hasting St NE. I would like to have the following email entered into the public record as I will not be able to attend the 12/18/15 Planning and Zoning meeting.

Honorable Planning and Zoning Commission Members,

It is my hope that upon taking a site visit to the home/business that the members of the planning and zoning committee will include the condition of not allowing the applicants employees to park in the street for the litany of safety / congestion issues it causes--let me briefly explain. The Windermere Home Association neighborhood has 110 homes in it with each home on roughly .2 acre lots with sidewalks on both sides of an already extremely narrow street so the every day parking of two employees on it has these negative effects:

- Increases congestion
- Impairs the maneuverability of safety vehicles
- Decreases the site angels of oncoming traffic (please note where this property sits in the neighborhood - around a corner), which increases chances of accidents both pedestrian and car.
- Impairs snowplow maneuverability. I understand that it is against City ordinance to park in the street during/after two inches of snow, but unfortunately this has not been historically followed by the applicant.

Again, I am hoping the Planning and Zoning Commission strongly considers adding language to the Conditional Use Permit that restricts this home occupations employees from parking on the street. This is not an uncommon requirement to have in a CUP, after all, this is a residential neighborhood (zoned residential) and not a business district.

Thank-you for your time and consideration of this issue and please let me know if you need anything else from me in order to have this admitted into the public record.

Allison Jeziorski

From: Gregory.W.Graf@wellsfargo.com
To: [Bugge, Dawn](#)
Cc: ghada1800@gmail.com
Subject: CASE 15-0071 - Comments
Date: Saturday, December 05, 2015 12:10:51 PM

Hi Dawn,

My wife and I live at 11440 Goodhue St NE and received the *Notice of Public Hearing before the Blaine Planning Commission* regarding the applicant Jordon Darling.

We are not able to attend the hearing in person but wanted to share our response via email to be included in the discussion/decision:

“We are adamantly opposed to the request for a conditional use permit to allow the applicant to maintain a home occupation with employees that do not reside at the residence.”

Please let us know if there is anything further you need from us, or if there are additional methods for which we can provide our comment.

Thank you,

Greg and Ghada Graf

Greg Graf

Vice President
Senior Testing Manager (WORC)
Wholesale Operational Risk Compliance
Cell 763-302-9345
gregory.w.graf@wellsfargo.com

From: [Comcast](#)
To: [Bugge, Dawn](#)
Subject: Case 11-0071, Jordan Darling, 11482 Hastings Street NE
Date: Monday, December 14, 2015 9:55:24 PM

12/14/15

To Whom it May Concern,

I am writing in response to Case 15-0071 at 11482 Hastings Street NE and the Conditional Use Permit for two employees that do not live at said location.

My concerns for this permit are in regards to employee parking. Our neighborhood association encourages us not to use street parking if at all possible. The streets are narrow and there are lots of children living in this neighborhood. This particular area of street is right near a very busy walking and biking trail and is curved (which makes visibility difficult). I myself have 3 young boys that are always out and about crossing the street to see their friends on their bikes, scooters, ect. There are always cars parked in the street at the Darling home, which is right next to ours. Ultimately, this is a safety concern for the neighborhood children. Is there another solution? Can the employees park in the driveway? What if more employees are hired?

Thank you,
Margaret Axe
11490 Hastings Street NE
763-443-5958