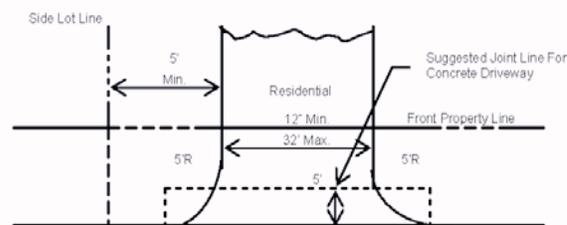




Residential Driveways

PERMITS: A residential driveway permit is required when constructing a completely new driving surface or reconstructing more than 50 percent of the existing driving surface. Reconstruction includes replacement; expansion; or upgrading from gravel, block or pavers to hard surface pavement. A permit is also required for construction of any parking pad or paved vehicular storage surface that is contiguous to the existing driveway. A separate driveway permit is not required for a permitted new home/garage application.

PLANS: The contractor/applicant must present a sketch of the proposed driveway. This sketch should include such details as placement of the driveway in relation to the house/garage, the adjoining neighbor's property and the adjacent street along with complete dimensions. See diagram for some construction guidelines.



SETBACKS: Encroachment into the 5' side lot setback adjacent to the property side lot line requires a signed variance consent from the adjacent property owner. This variance form is available on the city website at www.ci.maplewood.mn.us or from the Engineering Department. The completed variance form must be presented before a driveway permit is issued.

CONTRACTOR: Maplewood requires all contractors doing work in the city to be licensed before a permit will be issued. If the driveway contractor is not licensed by the State of Minnesota, they must be licensed by the City of Maplewood.

COUNTY RIGHT-OF-WAY: Driveway construction within any Ramsey County right-of-way requires a permit from Ramsey County, as well as a permit from the City of Maplewood. This permit may be obtained from Ramsey County Public Works at 1425 Paul Kirkwold Drive, Arden Hills, MN 55112, (651) 266-7100.

SPRWS COVER: Saint Paul Regional Water Services (SPRWS) requires installation of a "Ford A1" cover for water shutoffs in driveways or sidewalks, concrete or bituminous, to reduce frost-induced surface damage and to protect the shutoff access cap. They may be purchased at HD Supply Waterworks, 15800 West 79th Street, Eden Prairie, MN 55344 (952-937-9666) or Ferguson Waterworks, 1694 91st Avenue N.E., Blaine, MN 55449 (763-560-5200) or Minnesota Pipe & Equipment, 5145 211th St W, Farmington MN 55024 (651-463-6090).

FRONT YARD COVERAGE: On May 14, 2001, the Maplewood City Council adopted an ordinance which states that the total area in the front yard setback portion (the area between the house and the front property line/right of way) of a single-dwelling lot improved for parking and driveway purposes shall not exceed forty (40) percent of the front yard setback area. The total area in the front yard setback portion of a duplex or double-dwelling lot improved for parking and driveway purposes shall not exceed fifty (50) percent of the front yard setback area.

Maplewood Public Works—Engineering Department
1902 County Road B East
Maplewood, Minnesota 55109
Phone: 651-249-2400