

**CITY OF MINNEAPOLIS  
CITY COUNCIL**

**Findings of Fact to Support Granting William Wells' Appeal of Planning Commission's  
Site Plan Condition of Approval #5 at 721-729 8<sup>th</sup> Street SE (BZZ-7077)**

1. The Planning Commission approved a conditional use permit, variance, and site plan submitted by Wells and Company Architects, on behalf of Dinkytown Rentals, LLC, for a new 33-unit apartment building located at 721-729 8<sup>th</sup> Street SE. The site plan was approved with six conditions. Condition #5 required the replacement of the proposed pitched roof on the building with a flat roof. William Wells appealed this particular condition of site plan approval. The conditional use permit and variance were not appealed and constitute final decisions.
2. Minneapolis Code of Ordinances (MCO) § 530.120(c) states that the “form and pitch of roof lines shall be similar to surrounding buildings.”
3. The form and pitch of the proposed pitched roof consisting of a hipped roof with dormers is similar to surrounding residential properties on 8<sup>th</sup> Street SE. Approximately 85% of housing in this area has pitched roofs.
4. The existing structure on the site has a pitched roof.
5. According to the applicant, the change from the proposed pitched roof to a flat roof adds significant cost to the project and would result in increased rents. While not relevant to the ordinance cited above, this assertion provides additional impetus to grant the appeal.
6. The appeal is granted and condition #5 is hereby deleted.