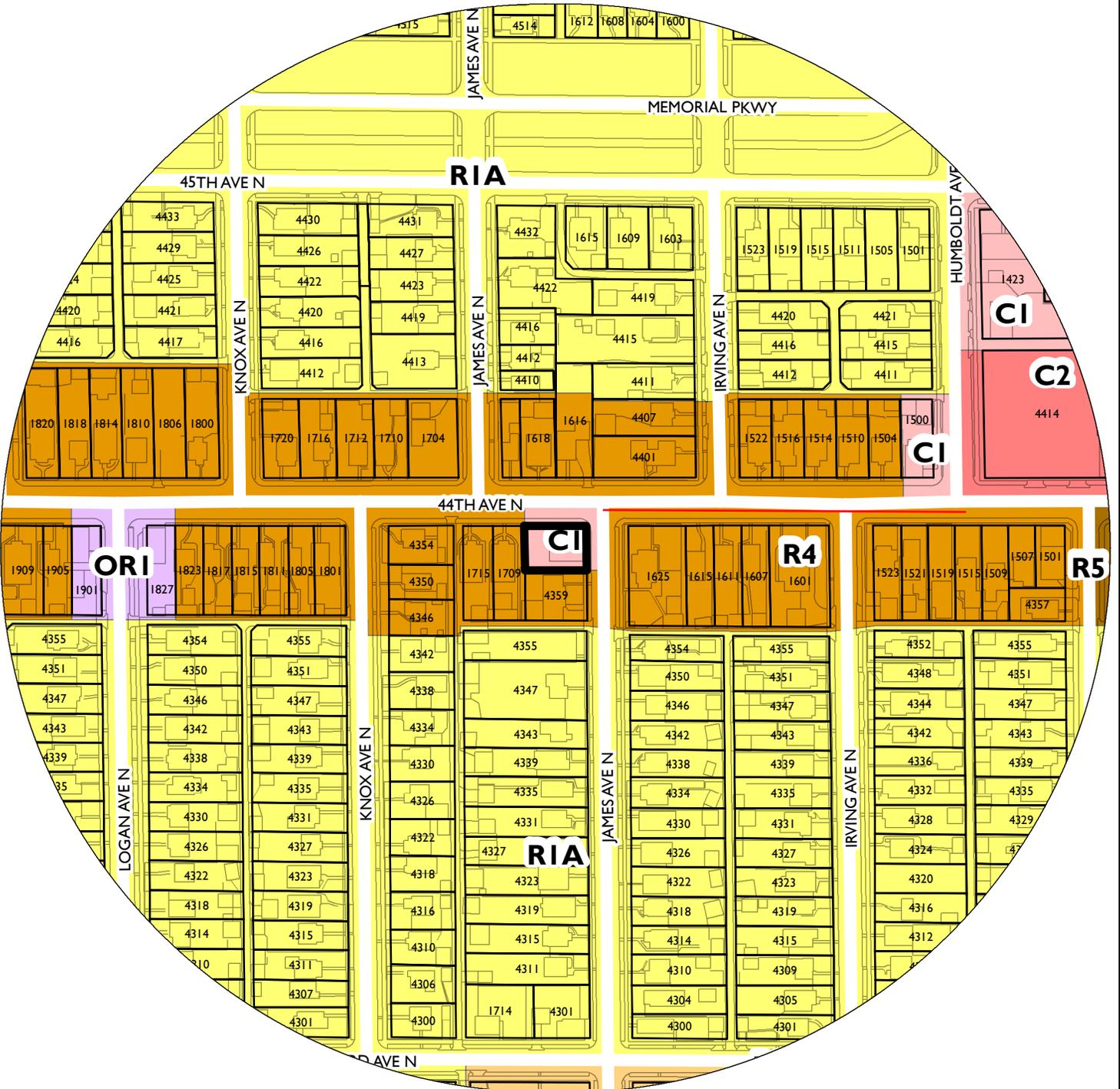


Kevin Aldwaik

4th

NAME OF APPLICANT

WARD



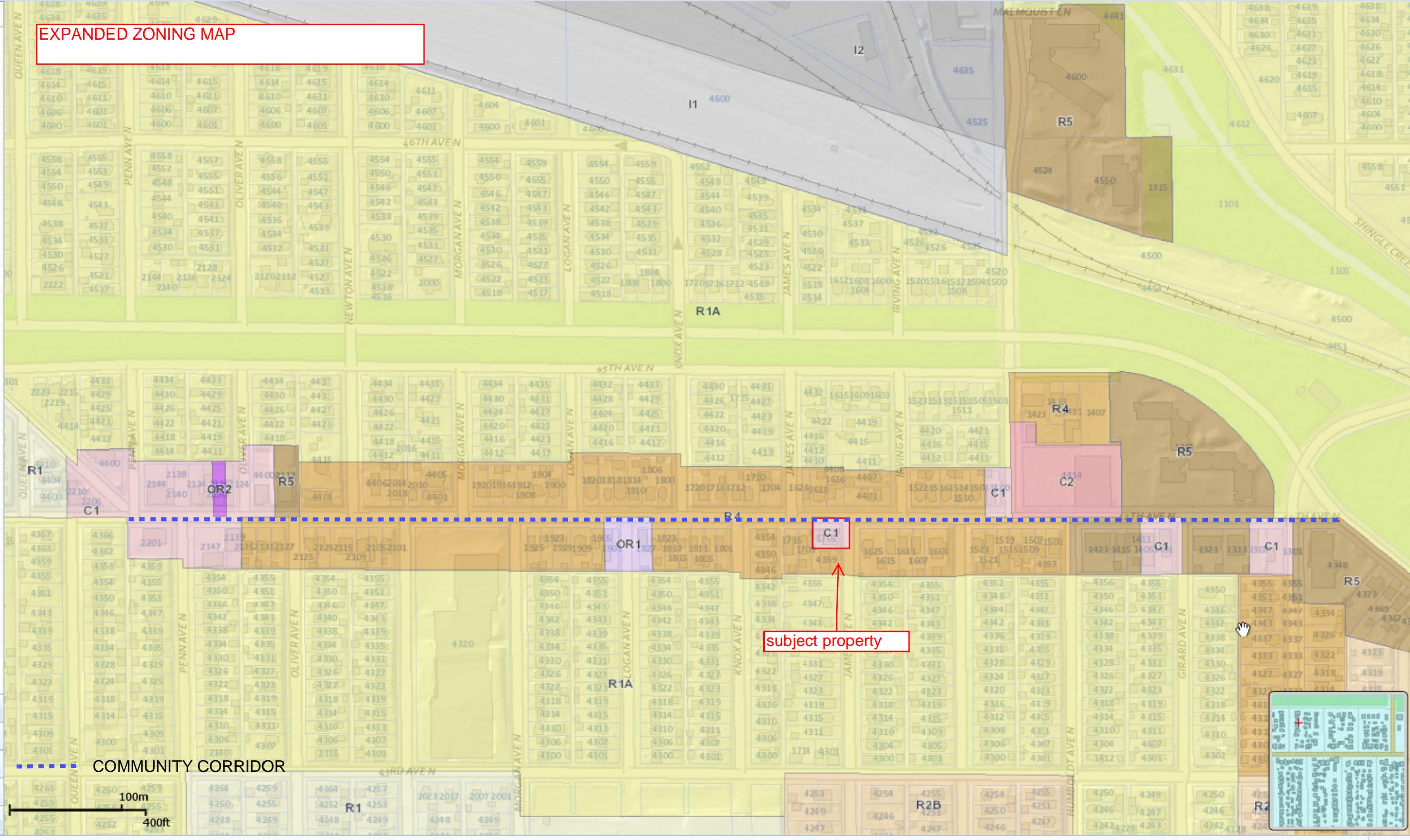
PROPERTY ADDRESS

1701 44th Avenue North

FILE NUMBER

BZZ-7515

EXPANDED ZONING MAP



subject property

COMMUNITY CORRIDOR

100m  
400ft

Legend

- Property boundaries
- City boundaries
- Water bodies
- Public utilities
- Other

**Statement of proposed use and description of the project**

Kevin Aldwaik owns the property located at 1701 44th Ave. N., in the Webber-Camden neighborhood. The property is currently vacant, and Mr. Aldwaik intends to open a convenience/grocery store in the commercial building on the property. Mr. Aldwaik intends to offer a full range of grocery and household items in the store.

The property is zoned C1, and a grocery store is a permitted use in the C1 zone, but the applicant also wishes to sell tobacco products in the store, and a tobacco dealers license requires a C2 zoning designation. Those tobacco products will include packaged cigarettes, packaged loose tobacco and papers, and chewing tobacco. Mr. Aldwaik will not sell drug paraphernalia, including hookahs, pipes or scales on the property.

January 27, 2016

**Via Email** ([Aaron.Hanauer@minneapolismn.gov](mailto:Aaron.Hanauer@minneapolismn.gov))

Planning Commission  
City of Minneapolis  
City of Minneapolis—CPED  
250 S. Fourth St., Room 300  
Minneapolis, MN 55415

Re: Rezoning application—1701 44<sup>th</sup> Avenue North (BZZ-7515)  
Our File No. 27803

Dear Mr. Members of the Planning Commission:

I represent Kevin Aldwaik, the owner of the property located at 1701 44<sup>th</sup> Ave. N. I am writing to provide you with additional information about my client and his plans for the property, as you consider his request to rezone the property from C1 to C2.

As explained in more detail in the application materials, my client's plan is to open a convenience store on the property. This would not be my client's first involvement with a convenience store in the Webber-Camden neighborhood. After owning several small businesses in other parts of the City, in 2012 Mr. Aldwaik and a business partner opened the Camden Mart at 4151 N. Fremont Avenue. That store quickly became a neighborhood asset and now serves as much more than a convenience store. Mr. Aldwaik and his partner took a run-down, windowless former pharmacy and converted into a clean, well-lit, welcoming business that has become a center of life in the neighborhood. Camden Mart has been a reliable supporter of efforts to improve the neighborhood, including by regularly sponsoring multiple National Night Out parties in the neighborhood. Writing in the *Star Tribune*, Gail Rosenblum called Camden Mart "a statement about pride of ownership and a love letter from its owners to a neighborhood that doesn't get a lot of love letters." A customer quoted in the article said that "Kevin has provided an example of what it means to be a good manager." A full copy of the article is enclosed with this letter for your information.

A vice president of the local Lion's Club and a board member of the Webber-Camden Neighborhood Organization, Mr. Aldwaik is keen to continue his track record with a new store at the 1701 44<sup>th</sup> Avenue North property that he acquired last year. Located over a half-mile from the nearest convenience store, the new business would serve an area of the neighborhood that does not currently have any daily shopping options that residents can easily walk to. If allowed

to proceed with his plan, Mr. Aldwaik would again take a shuttered, run-down building and give it new life, in the process providing neighborhood residents with an important amenity.

As you know, a convenience store would be a permitted use of this property with its current C1 zoning. The reality of the small grocery business, however, is that such businesses are viable only if it is possible to sell tobacco, which requires C2 zoning. Tobacco sales typically account for 40-50 percent of gross sales at a convenience store and accordingly play a vital role in bringing customers to the store, where they often make purchases beyond just tobacco. My client shares the concern about potential tobacco sales to minors and for that reason has implemented strict procedures at his businesses to prevent such sales from occurring. In the 16 years that he has held business licenses in Minneapolis, he has never had any complaints about illegal tobacco sales. He would continue this history of responsible business ownership at his new convenience store.

Mr. Aldwaik and I will be in attendance at the February 10 public hearing and look forward to the opportunity to answer any questions you may have at that time.

Thank you for your consideration of Mr. Aldwaik's application.

Very truly yours,



Mark Thieroff

612.337.6102 | Direct  
markthieroff@siegelbrill.com

cc. Client (via email)

MINNEAPOLIS

## Rosenblum: Owner's expectations lead to a great little market

Jody Lee drives by Camden Mart in north Minneapolis most nights on her way home from work. And most nights she marvels at little things that speak volumes:

DECEMBER 25, 2012 — 8:53PM



**Gail Rosenblum**  
@GROSENBLUM

Jody Lee drives by Camden Mart in north Minneapolis most nights on her way home from work. And most nights she marvels at little things that speak volumes:

Forty feet of sparkling clean windows spanning the corner mart's front entrance. An absence of garbage. Well-shoveled sidewalks in winter, welcoming flower pots in summer.

Camden Mart, which opened in March at 4151 N. Fremont Av., is far more than a convenience store. It's a statement about pride of ownership and a love letter from its owners to a neighborhood that doesn't get a lot of love letters.

"I see the bad stuff, but I also see neighbors coming together, people just really helping each other," said Lee, who lives in the nearby Victory neighborhood and is president of the Northwest Minneapolis Business Association. "Kevin has provided an example of what it means to be a good manager."

About a year ago, Kevin Aldwaik, who had run two other area businesses, shared his bold vision with local leaders. With business partner Eddie Elias, he would transform a run-down, windowless pharmacy into a sunny and spacious grocery store and gathering spot for neighbors of all ages.

"Even the building's landlord was skeptical," Aldwaik, 35, said with a smile. Especially about the window part. "I told him, 'If you don't let me have windows, I don't want your building.'"

Aldwaik secured a small business loan, then ripped the place apart and rebuilt it from floor to ceiling. He had "Camden Mart: Your Neighborhood Store" painted on the front door and installed those windows, both clear messages of: Do come in.

"Customers can't believe it," he said. "This is here in north Minneapolis? Some think people over here don't have expectations, but they do."

Aldwaik walks the store's aisles with pride, noting that he carries 5,000 unique and competitively priced items. He's got digital thermometers, wireless adapters, jelly beans, energy drinks, fresh fruit, frozen pizza, pet food, 24 different kinds of cereal. Even Ben & Jerry's ice cream.

Tobacco is a big seller, too, "whether you like it or not," he said. With "a ton of kids around here," he and his small staff are sticklers about checking IDs. "Other places might let it slide, but we're very strict about that."

In a few weeks, he'll have one of the Twin Cities' few Champs Chicken in-store delis, which will sell fried chicken and subs. He plans to hire three or four students from nearby Patrick Henry High School to work part time behind the counter. "I'm anticipating it's going to be a huge success," he says.

Neighbors say success has already come.

"He's my sunshine," said Bonnie Moore, who lives a few doors down and comes in regularly to buy milk, bread and chips. "All of us old ladies love him."

After the big snowstorm a few weeks ago, Moore walked in to ask Aldwaik if he might know someone who could shovel her sidewalk. He said he did.



(<http://stmedia.startribune.com/images>)



(<http://stmedia.startribune.com/images/6gailr1225.jpg>)

Customers walked both from and to the Camden Mart in North Minneapolis on 12/22/12. Kevin Aldwaik is manager of Camden

On his break, Aldwaik walked down to Moore's house and shoveled it clean. "He's part of the neighborhood, rather than someone who just has business in the neighborhood," Moore said.

Aldwaik ran down a bike thief last summer, and helped return a stolen bike to its owner. During National Night Out, Camden Mart sponsored four block parties, offering free soda, bottled water and ice. He's active in the Camden Lions' Club, as well as supportive of Lee's association.

"He takes pride in his store and I'm hoping that's an infectious thing," Lee said.

That pride is seen in Aldwaik's regular, frequently funny posts to his Camden Mart Facebook page. Last week's post, "Apocalypse Sale Tomorrow," was updated with, "Sorry, Sale is Cancelled."

"I try to be witty," he said. "Sometimes it works."

Sometimes, he learns stuff, too. One customer told him, "'I read on Facebook that you have good coffee.' I didn't know that."

Aldwaik, who is Palestinian, came to the Twin Cities as a student and stayed. He owned a gas station and a smaller market in north Minneapolis but is pretty sure the third time is his enduring charm.

He lives in Brooklyn Center but works 16 or 17 hours a day at the mart and hopes to move to Camden soon. He continues to brainstorm ways to add value, such as bringing in a post office branch and getting a bus shelter installed outside.

"People are counting on us," Aldwaik said. "You ask me where I live? I live here."

[gail.rosenblum@startribune.com](mailto:gail.rosenblum@startribune.com) (mailto:[gail.rosenblum@startribune.com](mailto:gail.rosenblum@startribune.com)) 612-673-7350

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Gail Rosenblum writes two to three columns a week on people, social issues, trends, and the complexities of human relationships.

[gail.rosenblum@startribune.com](mailto:gail.rosenblum@startribune.com)    612-673-7350    @grosenblum

**Proposed findings under Sec. 525.280 on the  
Application of Kevin Aldwaik  
to rezone 1701 44th Ave. N. from C1 to C2**

*Finding 1 considers "whether the amendment is consistent with the applicable policies of the comprehensive plan."*

The property is located on a street that the Comprehensive Plan designates as a Community Corridor. The application is consistent with Policy 1.9, which provides that "[t]hrough attention to the mix and intensity of land uses and transit service, the City will support development along Community Corridors that enhances residential livability and pedestrian access." The proposed grocery store will enhance residential livability because it will provide a shopping alternative for daily needs that will eliminate car trips, particularly given its location at a bus stop. Residential livability will also be enhanced by providing an opportunity for increased social interaction in the neighborhood.

*Finding 2 considers "whether the amendment is in the public interest and is not solely for the interest of a single property owner."*

The amendment is in the public interest for the same reasons that it is consistent with Policy 1.9—it will improve residential livability by making the neighborhood more pedestrian friendly, provide an important shopping alternative for daily needs, and provide an opportunity for increased social interaction in the neighborhood.

*Finding 3 considers "whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of particular property."*

The proposed C2 zoning classification is compatible with the zoning classification of the surrounding properties. As a Community Corridor, 44th Avenue No. is zoned predominantly R4, which allows for medium-density housing, with commercial properties spaced along the Avenue going westward towards the commercial node at 44th and Penn Avenues. The property has historically been zoned commercial and has co-existed with the surrounding residential properties for decades.

*Finding 4 considers "whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of particular property."*

The proposed use—a grocery store—is a permitted use in the existing C1 zoning and the proposed C2 zoning. So this is not an application prompted by a desire to put property to a use that is not currently permitted. What necessitates the rezoning is a licensing requirement, namely the licensing rule that does not allow tobacco sales in the C1 zone. As tobacco sales are key to the business model for a successful neighborhood-grocery store, the applicant needs to be able to offer tobacco in the product range for the store in order for the project to be financially feasible.

60

*Finding 5 considers "whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of particular property."*

What has changed is the tobacco dealer license ordinance, which as of 2008 no longer permits tobacco sales in the C1 zone. A grocery store has long been an appropriate use at this site, and with its location along a Community Corridor, permitting tobacco sales on the property would be consistent with the character of a grocery store in the general area.

## Zoning Comparison: C1 and C2

	C1	C2
	Neighborhood Commercial District	Neighborhood Corridor Commercial District
<b>FAR</b>		
Base FAR Maximum	<b>1.70</b>	<b>1.70</b>
20% bonus for enclosed, underground or structured parking	0.34	0.34
20% bonus for 50% ground floor commercial	0.34	0.34
20% bonus for 20% affordable units	0.34	0.34
<b>Total possible FAR</b>	<b>2.72</b>	<b>2.72</b>
Required lot area per dwelling unit (sq. ft.)	700	700
<b>Possible DU Bonuses:</b>		
20% bonus for enclosed, underground or structured parking	Yes	Yes
20% bonus for 50% ground floor commercial	Yes	Yes
20% bonus for 20% affordable units	Yes	Yes
Base building height maximum (in stories)	2.5/3	4
Maximum size of retail store (sq. ft.)	8,000	30,000
Maximum Lot Coverage	n/a	n/a
Maximum Impervious Surface Coverage	n/a	n/a
<b>Yard Requirements</b>		
Front	0	0
Interior side or rear <sup>1</sup>	5	5
Corner Side	0	0
<b>Height Requirements</b>		
Feet	35	56
Stories	2.5	4
<b>Retail</b>		
Maximum size of retail store (sq. ft.)-base	4,000	30,000
Bonus for no parking b/w structure and street	2,000	0
Bonus for additional stories & parking	2,000	0

## Principal Uses in the Commercial Districts

Use	C1	C2	C3A	C3S	C4	Specific Development Standards
<b>COMMERCIAL USES</b>						
<b>Retail Sales and Services</b>						
General retail sales and services	P	P	P	P	P	
Alternative financial establishment		P		P	P	
Antiques and collectibles store	P	P	P	P	P	
Art gallery	P	P	P	P	P	
Art studio	P	P	P	P	P	
Bank or financial institution	P	P	P	P	P	
Bookstore, new or used	P	P	P	P	P	
Building material sales	P	P		P	C	
Child care center	P	P	P	P	P	
Consignment clothing store	P	P	P	P	P	
Contractor's office	C	C	C	C	C	
Day labor agency					C	
Exterminating shop					P	
Farmers' market	P	P	P	P	P	
Firearms dealer					C	
Funeral home	P	P	P	P	P	
Greenhouse, lawn and garden supply store	P	P		P	P	
Grocery store	P	P	P	P	P	
Laundry, self service	P	P	P	P	P	
Market garden	P	P	P	P	P	
Memorial monuments		P			P	
Motorized scooter sales	P	P	P	P	P	
Neighborhood electric vehicle sales	P	P	P	P	P	
Office supplies sales and service	P	P	P	P	P	
Pawnshop					P	
Performing, visual or martial arts school	P	P	P	P	P	
Pet store	P	P	P	P	P	
Photocopying	P	P	P	P	P	

Rental of household goods and equipment		P	P	P	P	
Secondhand goods store	P	P	P	P	P	
Shopping center	C	C	C	C	C	
Small engine repair		C		P	P	
Tattoo and body piercing parlor	P	P	P	P	P	
Tobacco shop		P	P	P	P	
Veterinary clinic	P	P	P	P	P	
Video store	P	P	P	P	P	
<b>Offices</b>	P	P	P	P	P	
<b>Automobile Services</b>						
Automobile convenience facility existing on the effective date of this ordinance	C	C		C	C	
Automobile convenience facility		C		C	C	
Automobile rental		C			C	
Automobile repair, major					C	
Automobile repair, minor		C		C	C	
Automobile repair, minor, existing on the effective date of this ordinance	C	C		C	C	
Automobile sales		C		C	C	
Car wash		C		C	C	
<b>Food and Beverages</b>						
Catering	P	P	P	P	P	
Coffee shop, with limited entertainment	P	P	P	P	P	
Liquor store, off-sale		C	C	C	C	
Nightclub			C			
Restaurant, delicatessen	P	P	P	P	P	
Restaurant, fast food	C	C	C	C	C	
Restaurant, sit down, including the serving of alcoholic beverages, with limited entertainment	P	P	P	P	P	
Restaurant, sit down, including the serving of alcoholic beverages, with general entertainment		P	P	P	P	
<b>Commercial Recreation, Entertainment and Lodging</b>						
Bed and breakfast home	P	P	P	P	P	

Hotel, 5—20 rooms	P	P	P	P	P	
Hotel, 21 rooms or more			P	P	P	
Indoor recreation area		P	P	P	P	
Outdoor recreation area		C	C	C	C	
Radio or television station	P	P	P	P	P	
Reception or meeting hall		C	P	C	C	
Regional sports arena			P			
Sports and health facility	P	P	P	P	P	
Theater, indoor	P	P	P	P	P	
<b>Medical Facilities</b>						
Birth center	P	P	P	P	P	
Blood/plasma collection facility					P	
Clinic, medical or dental	P	P	P	P	P	
Laboratory, medical or dental	P	P	P	P	P	
<b>Planned Unit Development</b>	C	C	C	C	C	
<b>Transportation</b>						
Ambulance service					C	
Bus garage or maintenance facility					C	
Limousine service					C	
Package delivery service					C	
Taxicab service					C	
Truck, trailer, boat, recreational vehicle or mobile home sales, service and rental					C	
<b>PARKING FACILITIES</b>						
Parking facility	C	C	C	C	C	
<b>RESIDENTIAL USES</b>						
<b>Dwellings</b>						
Single or two-family dwelling	P	P				
Single or two-family dwelling existing on the effective date of this ordinance			P	P	P	
Cluster development	C	C	C	C	C	
One (1) to four (4) dwelling units, as part of a mixed use building	P	P	P	P	P	
Multiple-family dwelling, three (3) and four (4) units	P	P	P	P	P	

Multiple-family dwelling, five (5) units or more	P	P	P	P	P	
<b>Planned Unit Development</b>	C	C	C	C	C	
<b>Congregate Living</b>						
Community residential facility serving six (6) or fewer persons	P	P	P	P	P	
Community residential facility serving seven (7) to sixteen (16) persons	C	C	C	C	C	
Community residential facility serving seventeen (17) to thirty-two (32) persons		C	C	C	C	
Board and care home/Nursing home/Assisted living	C	C	C	C	C	
Inebriate housing		C			C	
Residential hospice		C			C	
Supportive housing		C			C	
<b>INSTITUTIONAL AND PUBLIC USES</b>						
<b>Educational Facilities</b>						
Early childhood learning center	P	P	P	P	P	
Preschool	P	P	P	P	P	
School, grades K—12	C	C	C	C	C	
School, vocational or business	C	P	P	P	P	
<b>Social, Cultural, Charitable and Recreational Facilities</b>						
Athletic field	C	C	C	C	C	
Club or lodge, with limited entertainment	C	P	P	P	P	
Club or lodge, with general entertainment		P	P	P	P	
Community center	C	P	P	P	P	
Community garden	P	P	P	P	P	
Developmental achievement center	P	P	P	P	P	
Educational arts center	P	P	P	P	P	
Library	C	P	P	P	P	
Mission					C	
Museum	C	P	P	P	P	
Park, public	P	P	P	P	P	
<b>Religious Institutions</b>						
Convent, monastery or religious retreat center	C	P	P	P	P	

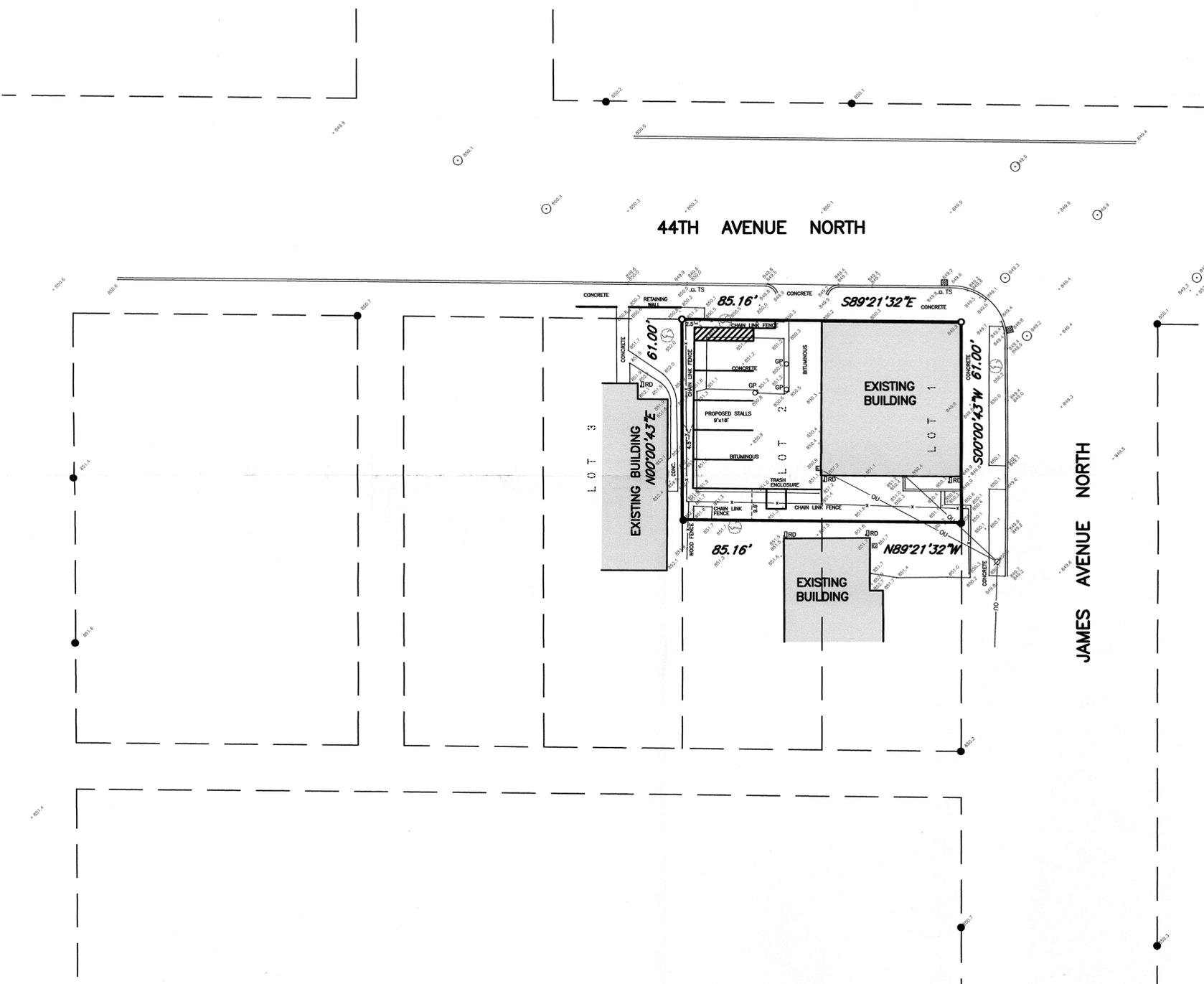
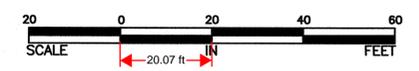
Place of assembly	P	P	P	P	P	
<b>PRODUCTION, PROCESSING AND STORAGE</b>						
Limited production and processing	C	C	C	C	C	
Dry cleaning establishment		C			C	
Film, video and audio production	P	P	P	P	P	
Furniture moving and storage					C	
Industrial machinery and equipment sales, service and rental					C	
Laundry, commercial		C			C	
Packaging of finished goods					C	
Printing and publishing		C			C	
Self-service storage					C	
Urban farm					C	
Wholesaling, warehousing and distribution					C	
<b>PUBLIC SERVICES AND UTILITIES</b>						
Bus turnaround	C	C	C	C	C	
Communication exchange	C	C	C	C	C	
Electric or gas substation	C	C	C	C	C	
Fire station	C	C	C	C	C	
Garage for public vehicles					C	
Heating or cooling facility	C	C	C	C	C	
Passenger transit station	C	C	C	C	C	
Police station	C	C	C	C	C	
Post office	C	C	C	C	C	
Railroad right-of-way	C	C	C	C	C	
Regional financial service center			C			
Stormwater retention pond	C	C	C	C	C	
Street and equipment maintenance facility					C	
Water pumping and filtration facility	C	C	C	C	C	

# TOPOGRAPHIC SURVEY FOR: KEVIN ALDWAIK

1701 44TH AVENUE NORTH, CITY OF MINNEAPOLIS, HENNEPIN COUNTY, MINNESOTA, 55412

## LEGEND

- . . . . . FIRE HYDRANT
- ⊙ . . . . . WATER VALVE
- . . . . . MANHOLE
- ⊠ . . . . . CATCH BASIN
- ⊘ . . . . . POWERPOLE
- ☀ . . . . . LIGHT POLE
- . . . . . GUY
- ⊠ . . . . . TRANSFORMER
- ⊠ . . . . . ELECTRIC METER
- ⊠ . . . . . TV PEDESTAL
- ⊠ . . . . . TELEPHONE PEDESTAL
- ⊠ . . . . . AIR CONDITIONER
- ⊠ . . . . . HAND HOLE
- . . . . . SEMAPHORE
- . . . . . GAS METER
- S . . . . . SANITARY SEWER
- ST . . . . . STORM SEWER
- W . . . . . WATERMAIN
- G . . . . . UNDERGROUND GAS MAIN
- T . . . . . UNDERGROUND TELEPHONE
- E . . . . . UNDERGROUND ELECTRIC
- TV . . . . . UNDERGROUND CABLE T.V.
- OU . . . . . OVERHEAD UTILITY LINES
- . . . . . IRON MONUMENT FOUND
- . . . . . IRON PIPE MONUMENT SET
- . . . . . EXISTING SPOT ELEVATION
- . . . . . SOIL BORING
- ⊠ . . . . . SIGN
- . . . . . DECIDUOUS TREE
- ☀ . . . . . CONIFEROUS TREE
- ⊠ . . . . . DENOTES TREE AND BRUSH LIMITS
- ⊠ . . . . . DENOTES FLARED END SECTION
- ⊠ . . . . . DENOTES FRENCH DRAIN
- ⊠ . . . . . CURB STOP
- ⊠ . . . . . CLEAN OUT
- ⊠ . . . . . BUSH
- ⊠ . . . . . BARBECUE GRILL
- ⊠ . . . . . AUTO SPRINKLER
- ⊠ . . . . . BASKETBALL HOOP
- ⊠ . . . . . BENCH
- ⊠ . . . . . WATER SPIGOT
- ⊠ . . . . . TRENCH DRAIN
- ⊠ . . . . . TRAFFIC CONTROL PANEL
- ⊠ . . . . . STORM DISPATER
- ⊠ . . . . . SATELLITE DISH
- ⊠ . . . . . TELEPHONE
- ⊠ . . . . . ELECTRIC PEDESTAL
- ⊠ . . . . . FLAG POLE
- ⊠ . . . . . GROUND LITE
- ⊠ . . . . . MAILBOX
- ⊠ . . . . . ROOF DRAIN
- ⊠ . . . . . TRANSMISSION TOWER
- ⊠ . . . . . VENT PIPE
- ⊠ . . . . . WELL
- — — — — DENOTES ELEC. LINE
- — — — — DENOTES FENCE LINE
- — — — — DENOTES FIBER OPTIC
- — — — — DENOTES GAS LINE
- — — — — DENOTES SANITARY SEWER
- — — — — DENOTES STORM SEWER
- — — — — DENOTES TELEPHONE LINE
- — — — — DENOTES TV LINE
- — — — — DENOTES OVERHEAD UTL.
- — — — — DENOTES WATERMAIN
- — — — — DENOTES WETLAND
- — — — — DENOTES TREELINE
- — — — — DENOTES RAIL ROAD



**LEGAL DESCRIPTION:**  
THE NORTH 61.00 FEET OF LOTS 1 AND 2, BLOCK 3, HARVEYS ADDITION TO MINNEAPOLIS ACCORDING TO THE PLAT ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, HENNEPIN COUNTY, MINNESOTA.

**AREA:**  
THE PROPERTY CONTAINS 5195 SQUARE FEET OR 0.12 ACRES

**CERTIFICATION:**  
I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNED THE 17th OF NOVEMBER, 2008.

*Dennis M. Honsa*  
DENNIS M. HONSA  
MINNESOTA LICENSE No. 22440  
FOR BDM CONSULTING ENGINEERS AND SURVEYORS

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THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM ASBUILT DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD

JOB NO: 900 213 S

**BDM**  
**CONSULTING ENGINEERS & SURVEYORS**  
SOUTH OFFICE:  
60 PLATO BOULEVARD EAST, SUITE 140, ST. PAUL, MN (612) 548-3140  
NORTH OFFICE:  
11040-183RD CIRCLE NW, STE. A, ELK RIVER, MN (651) 334-8413

PROTECT ALL EXISTING TREES AT DRIP LINE WITH CHAIN LINK FENCE DURING CONSTRUCTION

PLANTING BED W/ HEDGES

44TH AVENUE NORTH

REMOVE PORTION OF EXISTING CHAIN LINK FENCE

1"=10'

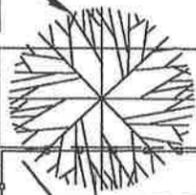
REQUIRED YARD SETBACK SHOULD EQUAL SET BACK OF ADJACENT PROPERTY

4' Cedar wood Fence

REMOVE EXIST STORAGE BUILDING + Green

BUS STOP

EXIST CONCRETE WALK



PROPERTY LINE

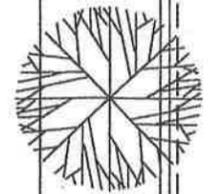
SNOW STORAGE

TRAFFIC FLOW

84.8' MAIN ENTRY

WALL MOUNTED LIGHT (400 WATTS)

42.8'



DRAINAGE

SERVICE ENTRY

1701 44th Avenue North

JAMES AVENUE NORTH

ON STREET LOADING

ADJACENT HOME

PLANTING BED W/ HEDGES

CONCRETE WHEELSTOPS

EXISTING CHAIN LINK FENCE

Covered with 6' cedar wood Fence

61.0' PROPERTY LINE

61.0'

PROPERTY LINE

8'-6"

18'-0"

24'

84.8' PROPERTY LINE

DUMPSTER ENCLOSURE. SEE DETAIL 5,6 & 7 /A1  
PLANTING BED W/ HEDGES

5'-0"

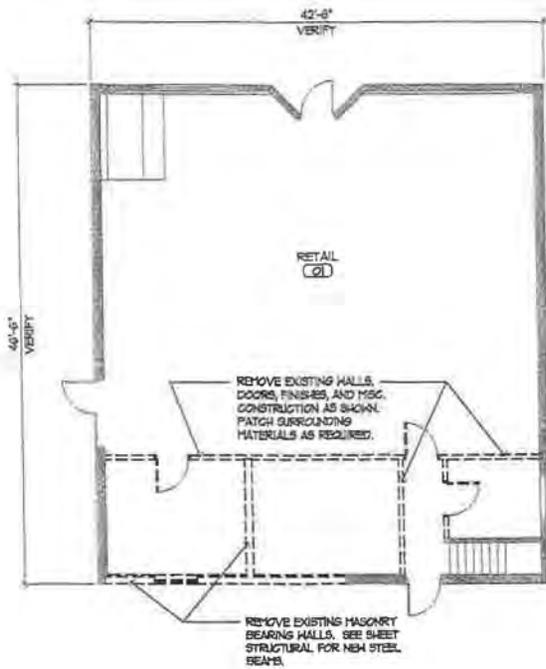
38'-0"

ADJACENT HOME

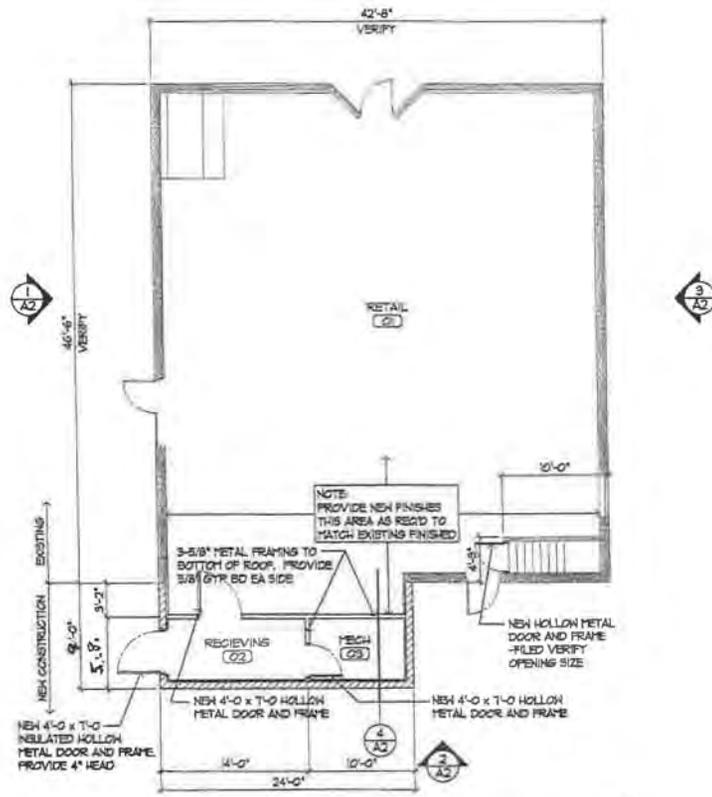


EXIST CHAIN LINK FENCE

Covered with 6' cedar wood



1 AI DEMOLITION PLAN  
1/8"=1'-0" N



2 AI ADDITION PLAN  
1/8"=1'-0" N

RETAIL AREA SCHEDULE	
SPACE	AREA
EXISTING RETAIL	1,456 SQ FT
EXISTING MSG SPACES ADDED (NOT INCLUDING STAIRWAY)	470 SQ FT
NEW CONSTRUCTION (RETAIL ONLY)	76 SQ FT
<b>TOTAL RETAIL AREA</b>	<b>2,002 SQ FT</b>

REVISIONS

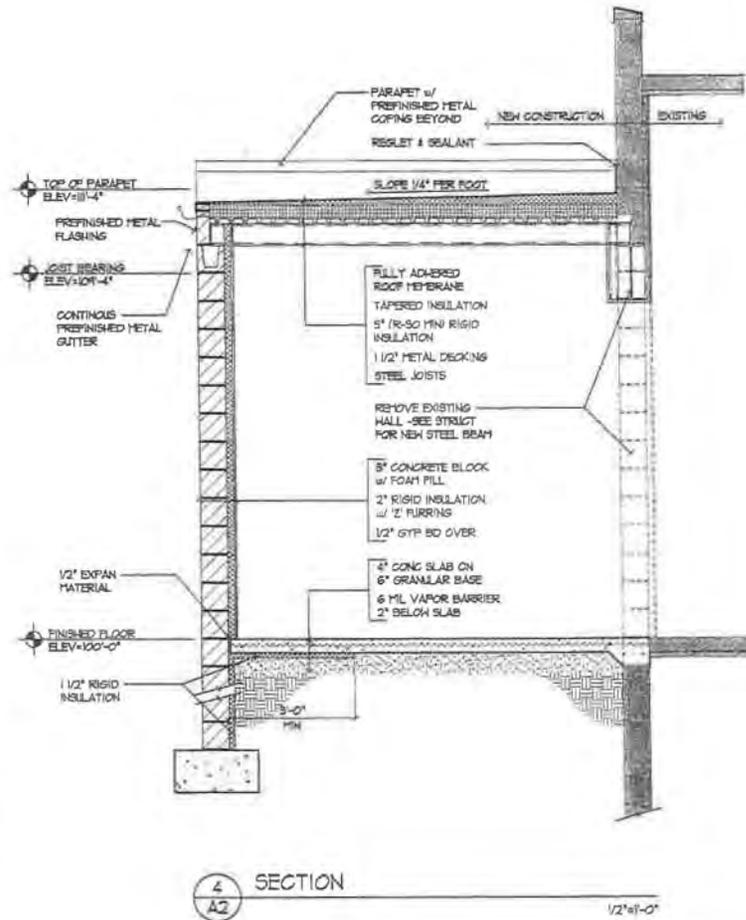
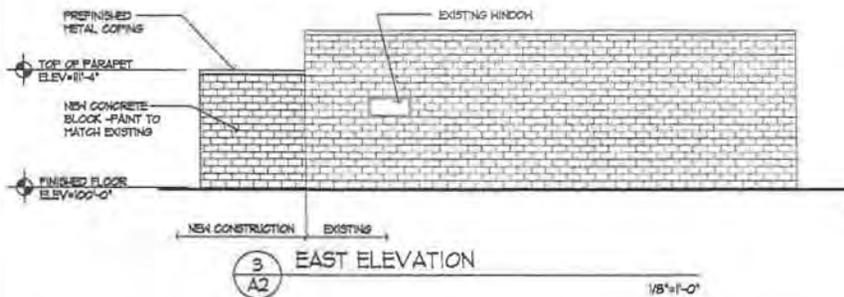
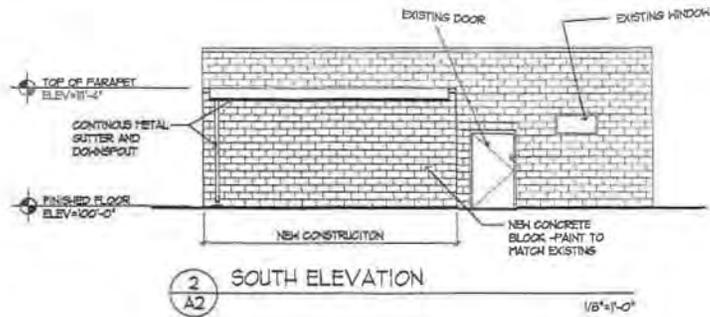
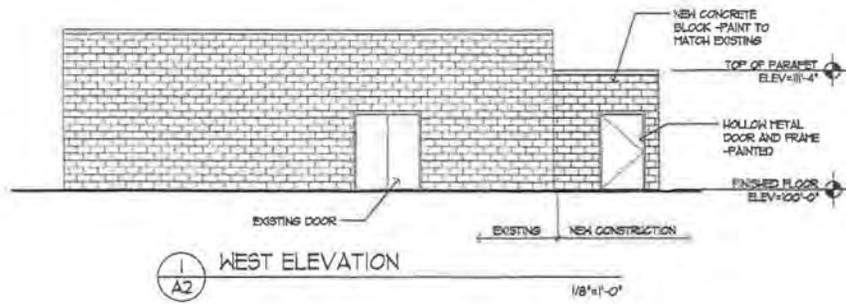

1701 44TH AVE. N.  
MINNEAPOLIS, MN 55412



TRUMAN HOWELL ARCHITECTS & ASSOC., INC.  
1783 HATHING DRIVE  
MINNETONKA, MN 55345  
(952) 877-7888 FAX: (952) 877-7818

DATE: 9/18/09  
SCALE: AS NOTED  
DRAWING: FLOOR PLANS

SHEET NO.: A1  
SHEET OF



REVISIONS


1701 44TH AVE. N.  
MINNEAPOLIS, MN 55412

*Truman Howell*  
**TRUMAN HOWELL ARCHITECTS & ASSOC., INC.**  
1785 HITCHCOCK DR. W.  
MINNETONKA, MN 55345  
(952)431-7888 FAX: (952)431-7914

DATE: 9/18/09  
SCALE: AS NOTED  
DRAWING: ELEVATIONS/SECTION

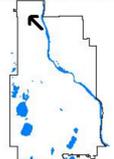
SHEET NO. **A2**  
SHEET OF

DATE: 9/18/09

113063

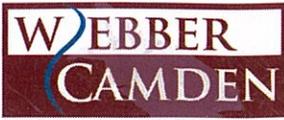


subject property









Addendum  
February 8 CPC Meeting  
Agenda Item #3  
Letter #1

February 8, 2016

Aaron Hanauer, City Planner  
City of Minneapolis CPED  
250 South 4th Street, Room 300  
Minneapolis, MN 55415

Regarding: Petition to rezone the property located at 1701 44th Avenue North from the C1/Neighborhood Commercial District to the C2/Neighborhood Corridor Commercial District.

The Webber-Camden Neighborhood Organization (WCNO) Board of Directors voted unanimously to support the rezoning of 1701 44<sup>th</sup> Avenue North from C1 to C2 Neighborhood Corridor Commercial District.

The specified use of this location is in keeping with the neighborhood organization goals for economic investment that benefits residents in the neighborhood and along the corridor. Residents in the single family homes on the blocks surrounding this location have no access to grocery products and leave the area to destinations in Brooklyn Center (CUB) and Aldi's at Penn and Lowry and beyond north Minneapolis.

The applicant intends to open a convenience/grocery store within the existing building; no additions or alterations are proposed. A convenience/grocery store is allowed in the C1 zoning district. However, the applicant is pursuing a zoning from C1 to C2 in order to gain a tobacco license. Since July 25, 2008, the City of Minneapolis has not allowed a parcel in the C1 zoning district to receive a tobacco license (Section 281.85). The applicant intends to sell packaged cigarettes, packaged loose tobacco and papers, and chewing tobacco. The applicant states that they will not sell drug paraphernalia such as hookahs, pipes, or scales.

The WCNO Board understands the concern related to the selling of tobacco products; however they have confidence in the intent of this applicant to limit those sales to appropriate products.

We encourage the Commission to approve the Aldwalk application for the rezoning of 1701 44<sup>th</sup> Avenue North from C1 to C2, Neighborhood Corridor Commercial District.

On Behalf of the Board of Directors',

  
Roberta Englund  
Executive Director

Cc: Council President Barbara Johnson

**Webber-Camden Neighborhood Organization**  
1206 37th Avenue North, Minneapolis, MN 55412  
612.521.2100 Fax: 612.521.4538 Email: [info@webbercamden.org](mailto:info@webbercamden.org)

We the undersigned residents of the Webber Camden community hereby support & request the City of Minneapolis Board of Zoning & City Council members to grant the petition of Mr. Kevin Aldwaik to Re-Zone property located 1701 44th Ave N. Minneapolis MN. From a C1 to A C2 for the purpose of establishing a local Convenience Store with Grocery & Tobacco license.

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Thank you for your Understanding & Support

Name	Address	Signature
Sia Chang	1347 N. Vassar AVE N	Sia Chang
Ali Hossain	1355 Irving Ave N	Ali Hossain
Bethany Williams	1314 44	Bethany Williams
Leonard Wafield	1314 44	Leonard Wafield
Shirley Ballaney	1314 44th Ave N	Shirley Ballaney
HAN SMITH	1314 44th N.	HAN SMITH
Ann M. Jones	1314 - N. 44th Ave #433	Ann M. Jones
Will Heck	1314 22 Ave N	Will Heck
Jean S. Gunnar	13144 av no	Jean S. Gunnar
Sharon Daily	1314 4th	Sharon Daily
Jerry Wallace	1314 44th AVE	Jerry Wallace
Dorothy HECKARD	1314 44th Ave N	Dorothy HECKARD
Ty Smith	1314 44th Ave N	Ty Smith
Willa	1314 44th Ave N	Willa
Cheryl Carter	1314 Ave n # 217	Cheryl Carter
MICK CARROLL	1314 44th Ave N.	MICK CARROLL
Mary P. Nagel	1314 44th Ave no.	Mary P. Nagel
Frank	1314 44th Ave no	Frank
Angeline	11 11 11 11	ANGELINE
Jay Martin	1314 44 Ave no 408	Jay Martin
KAREN MAYFIELD	1314 44 Ave no 422	KAREN MAYFIELD
BEN MAYFIELD	1314 44 Ave no 632	BEN MAYFIELD
Carlo Barber	1314 44 Ave, May 160	Carlo Barber
RICKIE HUSINGA	1314 44th Ave no # 216	RICKIE HUSINGA

PHAS

JAVIEN VERSEY  
DAVYN GROWDOL  
ALEXANDRA FANAPIR

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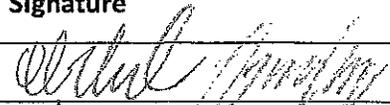
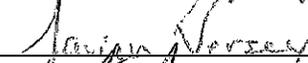
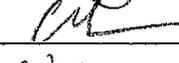
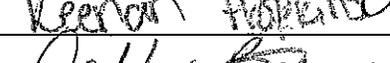
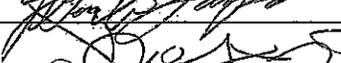
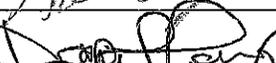
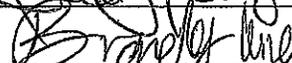
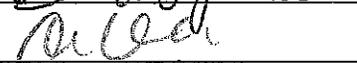
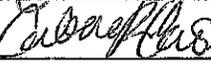
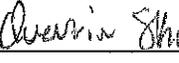
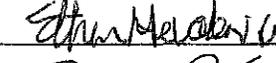
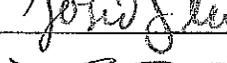
Thank you for your Understanding & Support

Name	Address	Signature
Javien Versey	5238 Fremont Ave N	Javien Versey
Margaret Campbell	4023 Logan Ave N	Margaret Campbell
Shahid Bill	1329 Gravel Ave N	Shahid Bill
Maichia Thao	4249 Humboldt Ave N	Maichia Thao
NON Gi Thao	919 Logan Ave N	NON Gi Thao
Merkel matts	6020 Emerson Ave N	Merkel matts
Savion Scott	14816 County road 6	Savion Scott
Jordan Lynn	3618 Russel ave N	Jordan Lynn
Lily Strickler	5150 Irving Ave N	Lily Strickler
Marka Wren	3401 Sheridan Ave N	Marka Wren
Kitana Vang		
<del>Channah Jefferson</del>		
Jovahna Jefferson	3442 Knox Ave N	Jovahna Jefferson
Caterce Hutchins	4207 Lakeside Ave N	Caterce Hutchins
Makala Moore	1314 Washburn Ave N	Makala Moore
Ashton Lortor	4536 Upton AVE N	Ashton Lortor
Grace Coleman	1425 Upton Ave N.	Grace Coleman
Angel Colburn	527 Humboldt Ave N.	Angel Colburn
Aidana King	4001 Aldrich AVE N	Aidana King
Bajou Knight	1220 2nd Ave N.	Bajou Knight
Aminah Vortice	2316 Fremont Ave N.	Aminah Vortice
Sofia Caprini	3454 Upton Ave N.	Sofia Caprini
Sergio A. Pagan	1149 North 7 <sup>th</sup> St	Sergio A. Pagan
Todal Johnson Jr	4542 Morgan Ave N	Todal Johnson Jr

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Name	Address	Signature
Abdul-Kader	4818 Thomas Ave. N	
Javien Versey	5238 Fremont Ave N	
Elbor Rodriguez	5104 Washburn Ave N	
Arie Smolik	657 Ottawa Ave (St. Paul)	
Ashton Lotton	4536 Upton Ave N	
Williamie DeLaCruz	21601 Colfax Ave. N	
Keenan Hopkins	3231 Knox Ave N.	
JeNee Brown	6748 Humboldt Ave N #203	
Tamia McLaughlin	3214 N. West	
Florentina Fanapan	4426 Penn Ave N	
Nivea Van	2003 Penn Ave N	
selena Mola	6229 Brooklyn Drive	
Akia Vang	4320 Newton Ave N	
Pochi Hong	4320 NEWTON AVE N	
Brandy Wisdom	4320 Newton Ave N	
ANIKIA VANG	5300 Logan Ave N	
Cabrinna Cain	3730 Morgan W Ave N	
Marina LOR	3758 Morgan Ave N	
Questin Skinner	3238 Girard Ave N	
malika Vang	2010 Queen Ave N	
Ethan Nevalainen	3710 Emerson Ave N	
Eve Xiong	3559 Girard Ave N.	
Charles Houston	2214 Dupont Ave N	
JOSIE STAVIK	2821 CALFAX AVE N	
Todd Johnson, Jr.	4542 Morgan Ave N	



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Name	Address	Signature
Derrick Charleston	4139 Girard	Derrick Charleston
Johnny Jones	2601 Golden Valley Rd	Johnny Jones
[Signature]	2244 48th N.	[Signature]
Michelle Anderson	4039 Emerson Ave N	[Signature]
Dan Olson	4039 Emerson Ave N	[Signature]
Casey Koerner	3225 Edgewood Ave Nth	Casey Koerner
[Signature]	4414 Logan Ave N.	[Signature]
MIKE JENSEN	1614 44th Ave No	[Signature]
Jason Roberts	1614 44th Ave No	[Signature]
Kenneth Lowe	3345 Bryant Ave N	[Signature]
Edwin Ackerson	1321 44th Ave No Apt 4	[Signature]
BASHIR HAJI	1321 44th Ave No Apt 5	BASHIR HAJI
MONT BROWN	1321 IRVING AVE N	MONT BROWN
TYLER GOGGIN	672 HILLARY FARM RD	Tyler Goggin
Robin Jones	3229 James Ave N	[Signature]
Marc Olson	4321 James Ave N	Marc Olson
DALE Benike	4401 Logan Ave	Dale Benike
Scott Wilcox	4121 GERARD AVE	[Signature]
[Signature]	4301 Logan Ave	[Signature]
Jack Decker	4432 Truck Ave No	[Signature]
[Signature]	4516 Queen Avenue N.	[Signature]
Erik Wait	4119 James Ave N.	[Signature]
Tim Buchal	4129 James Ave	Tim Buchal
Elena Leos	4119 James Ave N.	Elena Leos

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Name	Address	Signature
Mandez Ransom	4156 FREMONT AVE N	Mandy Ransom
Charles Freeman	4156 Fremont Ave. N	Charles Freeman
Marlon Dawson	4006 Bryant Ave N	Marlon Dawson
Elle Williamson	4156 fremont Ave N	Elle Williamson
Benson Jefferson	4223 Dupont Ave N	Benson
Bernard Graham	4118 Dupont Ave N.	Bernard Graham
<del>Burton Whitehead</del>	40th Bryant Ave N	<del>Burton Whitehead</del>
<del>Amy Whitehead</del>	3342 Girard Ave. N	<del>Amy Whitehead</del>
Deyvon Timberlake	2110 Dupont Ave N.	Deyvon Timberlake
Dylon Booker	4215 Humboldt Ave N.	Dylon Booker
Deviles Bennett	4215 Humboldt Ave N.	Deviles Bennett
Deecee Humphries	2141 W 15th	Deecee Humphries
Caleb Hankinson	2317 Hennepin Ave S. Apt #7 <small>Minneapolis MN 55408</small>	Caleb Hankinson
	5355 NORTH GIRARD	
Malcolm Samuels	4327 Logan Ave North	Malcolm Samuels
Brandon Holden	2640 Lancaster Lane N	Brandon Holden
Tanon Williams	7347 Knox Ave N	Tanon Williams
Alonzo Terrell	1425 55th Ave N.	Alonzo Terrell
Jay Gue	3562 LANDERN.	Jay Gue
Danielle Jordan	6551 67th Ave N	Danielle Jordan
Hailey Thomas	5833 73rd Ave N	Hailey Thomas
Willie Cole	2931 Colfax Ave N.	Willie Cole
Jeffrey Roberts	3024 Knox Ave N.	Jeffrey Roberts
Michael Leo	1223 42nd Ave N	Michael Leo
Marion Jordan	1223 42nd Ave N.	Marion Jordan

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Name	Address	Signature
Agnesmanger	4306 IRVING AVE N	Agnes Manger
Kathy Gventher	4228 IRVING AVE S	Kathy Gventher
Evans Smith	4220 IRVING AVE N	Evans Smith
LARIA CAUDKILL	129 W 26th ST APT 8	Laria Caudkille
Sarah Flowers	4332 IRVING AVE N	Sarah Flowers
Peter Stapleton	1712 44th Ave N	Peter Stapleton
Rachel Nelson	4324 Irving Ave N	Rachel Nelson
Sherril Secord	4319 IRVING AVE No.	Sherril Secord
Krist Wise	4327 Irving Ave N.	Krist Wise
Abbey Webster	4331 Irving Ave N	Abbey Webster
Heather Olson	4339 Irving Ave N	Heather Olson
Emily Gus	4339 Irving Ave N	Emily Gus
Josh Zelazny	4343 IRVING AVE N	Josh Zelazny
Shore Scott	1500 44th Ave. No.	Shore Scott
NAUGHTON Wilson	1500 44th Ave N.	Naughton Wilson
	1501 44th Ave N	
	1501 44th Ave	
David Wright	4347 Humboldt	David Wright
Marciah Skinder	4335 Humboldt	Marciah Skinder
Melissa Senberg	4329 Humboldt Ave N	Melissa Senberg
Mark Wagner	4319 HUMBOLDT AVE	Mark Wagner
David Paul	4311 Humboldt	David Paul
Chansouk Yang	4307 Humboldt Ave N	Chansouk Yang
Robert Vaughn	1412 41 Ave N.	Robert Vaughn
Russ Walker	4316 Irving Ave N	Russ Walker

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Name	Address	Signature
MACARTHUR CARROLL	1314 44th Ave N # 3310 MPLS	MacArthur Carroll
Kim Yonaway	3755 Hubbard Robbinsdale	Kim Yonaway
Lynda Raino	1314 44th N mpls MN 55418	Lynda Raino
Austin Dewenz	4234 Dunkirk Ln Maple Grove	Austin Dewenz
Chareese Hodge	11807 Champlin Dr Champlin mn	Chareese Hodge
Marta Allen	539 45th St	Marta Allen
Graig King	439 Trefler	Graig King
Eric Vystrel	2328 Silver Lake NE, New Brighton	Eric Vystrel
Theresa Stark	12016 Nevada Ct. Champlin	Theresa Stark
Patrick Stark	12016 Nevada Ct. Champlin	Patrick Stark
MARK GORTON	1714 44 Ave N	Mark Gorton
WENTZ & NEUBACH	1314 44th Ave N	Wentz & Neubach
Brian Johnson	5920 Ames NE MPLS, MN 55465	Brian Johnson
Carrie Harris	3M University Ave NE #101 mpls	Carrie Harris
Jared Kramer	7316 Cedar Lake Rd	Jared Kramer
John K. Dillard	1314 44th Ave. N. 224	John K. Dillard
JOE JACKSON	1314 44TH AVE N	JOE JACKSON
Renald Dennis	1565 BARABAN PASS	Renald Dennis
Carl Aumont	1314 44th Ave N	Carl Aumont
Cheryl Carter	1314 44 Ave N # 217	Cheryl Carter
Laurance Brown	5752 Colfax 55412	Laurance C. Brown
Leonard Waford	8316 Lane Ave	Leonard Waford
Ronald O'Sullivan	1314 44th Ave N	Ronald O'Sullivan
Charence Davis	1314 44 Ave N # 314	Charence Davis
ANN SMITH	1314 44 Ave N # 209	Ann Smith
Storie, Galloway	1314 44 Ave N	Glorie Galloway

NAME	ADDRESS	SIGNATURE
Shikina Monte	3312 64th Ave S	
Derhich Shtsack	upton ave N 5229	
Jared Vignato	5129 Vincent Ave N	
Nancy Lee	3103 Russell Ave N	
Shealuck Vang	3235 N 4th St.	
Charles Walker	3310 Moran ave north	
Haydt Mohamed	2013 1/2 5th Ave South	
Christonna Williams	4653 Bryant Ave North	
Alejandra Soriano	3747 Russell Ave North	
Ma Lik Riley	1815 Polk St NE	
Breanna Jensen	4043 Lyndale Ave N	
Crystal Lee	2101 14th street	
Savion Scott	14816 County road 6	
Noah Branch	3319 Knox Ave N	
Ashia Maxwell	2954 Russell Ave N	
Alum Xiong	5217 Sheridan Ave N	
starr Hev	1006 Irving Ave N	
Steven Lee	4920 4th N Ct	
Kiana Brown	4110 James Ave N	
Anja Htenne	3931 Russell Ave N	
Dume Brooks	1513 Newton Ave N	
Jessie Vang	4100 Aldrich Ave N	
Shertao Thao	5843 Vincent Ave N	
<del>Phatxong</del>	4539 Kira Ave N	
Juana's Einiari	1711 Hill Side Ave N	
Angelina Kwabe	1422 11th Ave N	
Melinda Chang	4248 Newton Ave N	
Dashan Ben	7328 Bass Lake Rd	

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Kim Gray	3755 Hubbard Rd Robbinsdale	Kim Gray
Linda Raines	1314 44th N mpls MN 55412	Linda Raines
Austin Dewenz	4234 Dunkirk Ln Maple Grove	Austin Dewenz
Chareese Hodge	11897 Champlin Dr Champlin mn	Chareese Hodge
Maria Allen	539 45th St	Maria Allen
Conrad King	439 Trefler	Conrad King
Eric Vystrel	2328 Silver Lake NE, New Brighton	Eric Vystrel
Theresa Stark	12016 Nevada Ct. Champlin	Theresa Stark
Patrick Stark	12016 Nevada Ct. Champlin	Patrick Stark
MARK GASTON	1714 44 Ave N	Mark Gaston
WINTOZ & M... (unclear)	1314 44th Ave N	Wintoz & M...
BRANDON JOHNSON	5970 Ames Ave MPLS MN 55465	Brandon Johnson
Carrie Harris	301 University Ave NE #101 mpls	Carrie Harris
Jared Kramer	7316 Cedar Lake Rd	Jared Kramer
John R. Dillard	1314 44th Ave. N. 224	John R. Dillard
JOE JACKSON	1314 44th Ave N	JOE JACKSON
Renald Dennis	1565 Bartram Pass	Renald Dennis
CARL AVANT	1314 44th Ave N	Carl Avant
Cheryl Carter	1314 44 Ave N # 217	Cheryl Carter
Thomas Brown	3752 Colfax 55412	Thomas Brown
Leonard W. White	8316 Lane Ave	Leonard W. White
Ronald Judkins	1314 44th Ave N	Ronald Judkins
Clarence Davis	1314 44 Ave N # 314	Clarence Davis
ANN SMITH	1314 44 Ave N # 209	Ann Smith
Storie Galloway	1314 44 Ave N	Storie Galloway

We the undersigned residents of the Webber Camden community hereby support & request the City of Minneapolis Board of Zoning & City Council members to grant the petition of Mr. Kevin Aldwaik to Re-Zone property located 1701 44th Ave N. Minneapolis MN. From a C1 to A C2 for the purpose of establishing a local Convenience Store with Grocery & Tobacco license.

We are in desperate need for such store in our area since many of us don't own cars & lack the means to reliable transportations. We believe such project will further improve the quality of life in our area by offering the convenience access to items we might need without the need to drive and within walking distance

Thank you for your Understanding & Support

Name	Address	Signature
Victoria Mayson	1314 44th Ave N #3	Victoria Mayson
Faelyn Jee	1314 44th Ave N	Faelyn Jee
Niedmar Brian	1314 - 44 Ave N	Niedmar Brian
Karen [unclear]	" " #607	Karen [unclear]
[unclear]	" " "	[unclear]
KEVIN POWELL	" " #933	KEVIN POWELL
DAVID TAYLOR	" " "	David Taylor
Erbert Davis	" " "	Erbert Davis
Richard [unclear]	" " "	Richard [unclear]
Mindy Knies	" "	Mindy Knies
Judi Tudy	4339 Humboldt N	Judi Tudy
MARK ANTHONY	4354 Irving N	Mark Anthony
DRE	4236 Irving	DRE
Maurice Harrison	2931 N Sheridan	Maurice Harrison
Novell Jackson	2931 N Sheridan	Novell Jackson
DARRYL G	4638 Fremont Ave N	Darryl Gaudal
[unclear]	4201 Irving Ave N	[unclear]
R Millerberg	4314 Humboldt	Richard [unclear]
Jock Harrison	3916 Lyndale	Jock Harrison
Lilressy Golden	3916 Lyndale	Lilressy Golden
John Harrison	3916 Lyndale	John Harrison
Doug Jackson	44th Ave N	Doug Jackson
V Gaudal	4328 Irving	Rary Gaudal
e Knight	3831 Girard Ave N	Jane Knight
Harrison	2931 N Sheridan	Teres Harrison

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Name	Address	Signature
Lania Caldwell	3639 Main St NE	Lania Caldwell
SHAKELA MURRELL	3639 Main St Ne	Shel Murrell
Raushawn Granda	4328 Irving Ave N	Raushawn Granda
Devyn Granda	4328 Irving Ave N	Devyn Granda
LARRY HARRISON	4328 Irving Ave N	Larry Harrison
Marissa Granda	4328 Irving Ave N	Marissa Granda
David Hoffmann	4323 Humboldt Ave N	David Hoffmann
Ramon Kgs	4308 IRVING AVE N	Ramon Kgs
Mike Book	4235 Irving Ave N	Mike Book
Aqanence Nichols	4254 James Ave N	Aqanence Nichols
Sudann Parrish	4207 James Ave. N	Sudann Parrish
Tribby Idzerda	4225 James Ave N	Tribby Idzerda
Poland Harris	4328 Irving Ave N	Poland Harris
Mayt McNeill	4342 James Ave N	Mayt McNeill
Kerrn Bayona	4342 James Ave	Kerrn Bayona
Tabor Jor NS	4342 James Ave	Tabor Jor NS
Vicki + Steve O'Toole	1607-44th Ave N	Vicki O'Toole
Taymer McQueen	4328 Irving N	Taymer McQueen
Carl	3309 Emerson	Carl
Mabuya Guffon	4342 Irving Avenue N	Mabuya Guffon
Maniah Guffon	4342 Irving Avenue N	Maniah Guffon
Kaylyn Caldwell	3639 Main St NE	Kaylyn Caldwell
Danna Granda	4328 Irving Ave N	Danna Granda
David Granda	4328 Irving Ave N	David Granda
Richard Knight	3839 EMERSON	Richard Knight