

From: [John Edwards](#)
To: [Bender, Lisa](#); [Johnson, Andrew](#); [Johnson, Barbara A. - City Council](#); [Reich, Kevin A.](#); [Warsame, Abdi](#); [Goodman, Lisa R.](#); [Frey, Jacob](#); [Council Comment](#)
Subject: 3621 Bryant Ave S (16-00768)
Date: Wednesday, June 08, 2016 5:58:16 PM
Attachments: [rockethouse3.png](#)

Please deny the appeal regarding the side-yard setback variances at 3621 Bryant Ave S. The developer is asking for 1 foot in order to make this a better, more visually appealing structure. Last year the same developers built a fourplex in my neighborhood, with a pitched roof, and it received a lot of negative attention (see attached image). They're trying to respond to that feedback.

They could easily build a less attractive structure of the same size, with a pitched roof, with identical setbacks--and not require any variances. It would make their lives easier not to seek these variances. Don't punish someone for trying to do the right thing. Sometimes a variance can be a good thing, and developers should be encouraged to seek variances in cases like this.

-John Edwards, Ward 10 resident

From: [Alex Cecchini](#)
To: [Council Comment](#); [Holien, Kimberly](#); [Bender, Lisa](#)
Subject: 3621 Bryant Ave South Proposal Support
Date: Tuesday, June 07, 2016 10:33:40 AM

Hello,

I'm writing today in support of the proposed 4-unit building at 3621 Bryant Ave South. Unlike many projects I've supported in the recent years, this project is very close to my home (4 skinny blocks west along 36th St - about 5 minutes from my front door). I walk, bike, and take the 4 or 23 right past this lot on a frequent basis. My wife, son, and I shop by foot at the pet supply store, the hardware store, and we eat at Bogarts, Gigi's, and Our Kitchen. This is the perfect place for this type of development; nestled between two apartment/condo buildings with fewer parking spaces than units, steps from a bus stop, and on a bike route.

I'm very troubled by the recent trend of neighbors appealing minor variances for small infill projects like this. We saw it at 2008 Bryant - questioning minor things like trash and landscaping. The design in front of us is almost entirely by-right but for a 1 foot setback variance on either side, a variance that was only required because the developer listened to neighbor concerns and feedback from a similar project at 2743 Dupont Ave S that gabled roofs for a half story were not preferred. I don't care either way - I value having more neighbors, more housing supply, and more people who will ride transit or bike and shop at our wonderful commercial node over petty design details. Nevertheless, this is a project that responded to critiques, meets almost every city requirement, is being built by local developers, and even provides units with more than one or two bedrooms. These are all things the people of this city have been clamoring for over the past decade as large apartment buildings with small units have gone up in Uptown and other areas of the city.

Please deny the appeal for the setback variance granted by the Zoning Board of Adjustment and approve this project that clearly meets the intent of the city's Comprehensive Plan and almost every zoning requirement.

Thank you so much,

Alex Cecchini
3525 Fremont Ave S
Minneapolis, MN 55408

From: [Holien, Kimberly](#)
To: [Council Comment](#)
Subject: Fw: 3621 Bryant Ave South Proposal Support
Date: Tuesday, June 07, 2016 12:13:17 PM

Below is an e-mail for item #4 on Thursday's Zoning and Planning Committee agenda.

Thank you.

Kimberly

From: Alex Cecchini <cecc0011@gmail.com>
Sent: Tuesday, June 7, 2016 10:33 AM
To: Council Comment; Holien, Kimberly; Bender, Lisa
Subject: 3621 Bryant Ave South Proposal Support

Hello,

I'm writing today in support of the proposed 4-unit building at 3621 Bryant Ave South. Unlike many projects I've supported in the recent years, this project is very close to my home (4 skinny blocks west along 36th St - about 5 minutes from my front door). I walk, bike, and take the 4 or 23 right past this lot on a frequent basis. My wife, son, and I shop by foot at the pet supply store, the hardware store, and we eat at Bogarts, Gigi's, and Our Kitchen. This is the perfect place for this type of development; nestled between two apartment/condo buildings with fewer parking spaces than units, steps from a bus stop, and on a bike route.

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Thank you so much,

Alex Cecchini
3525 Fremont Ave S
Minneapolis, MN 55408

From: [Holien, Kimberly](#)
To: [Council Comment](#)
Subject: Fw: 3621 Bryant Avenue Appeal
Date: Monday, June 06, 2016 9:05:52 PM

The message below relates to an item on the Zoning and Planning Committee agenda on Thursday, June 9th. Specifically, this is for item #4.

Thank you.

Kimberly Holien
Principal Planner
Zoning Administration

From: Mary Ann Schoenberger <mschoenberger@voamn.org>
Sent: Monday, June 6, 2016 2:58 PM
To: Holien, Kimberly
Cc: Deb Schirber (dmschirber@comcast.net); Deb Schirber
Subject: 3621 Bryant Avenue Appeal

I am writing as the director of Southwest Senior Center regarding the proposed new apartment building at 3621 Bryant Avenue S. The building is across the street from our senior center, which serves between 30 and 80 older adults each day Monday - Friday. My understanding is that there will not be any parking spaces for the residents of the new building and that the number of bedrooms is increasing from 3 bedrooms to 19 bedrooms, which would indicate that many more on-street parking spaces could be needed by the new residents. I am concerned that this will make it very difficult to find parking for the older adults who come to our center for dining, exercise classes, social work services and much more. We do have a parking lot, but it is almost always full by 10 am. Also, there has been a sink hole in the pavement near 3621, making it difficult to park there. We are also concerned about losing a large number of parking spaces during construction and that there will be less visibility for people crossing the street. Therefore, we request that city consider the following:

1. Require some parking for residents other than on-street parking
2. Request that the owner inform the project manager that the builders should be aware of the fact that many older adults need to cross the street on this block and that they are extra careful when moving equipment
3. The dumpsters and other vehicles not all be parked in the front of the building on Bryant. If possible, it would be very helpful if the construction workers do not park right next to the senior center. Our staff does not use the parking lot, and during construction I will

ask them to park farther away from the building.

Thank you for your consideration. Please contact me if you have any questions.

Mary Ann Schoenberger

Area Manager of Senior Services

Volunteers of America - Minnesota | www.voamn.org

Southwest Center

3612 Bryant Avenue S, Minneapolis, MN 55409-5541

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From: [Holien, Kimberly](#)
To: [Council Comment](#)
Subject: FW: 3621 Bryant Avenue S
Date: Thursday, June 09, 2016 7:58:29 AM

For item #4 on today's Z&P agenda.

Thank you.

Kimberly Holien
Principal Planner

City of Minneapolis – Community Planning and Economic Development
250 S. Fourth Street – Room 300
Minneapolis, MN 55415

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kimberly.holien@minneapolismn.gov
www.minneapolismn.gov/cped



From: Jon Hornig [mailto:jon@hornigcompanies.com]
Sent: Wednesday, June 08, 2016 4:40 PM
To: Holien, Kimberly
Subject: 3621 Bryant Avenue S

Dear Ms. Holien and member of the Zoning Board of Adjustment,

We own the apartment building located at 3617 Bryant Ave S, the property to the north of the 3621 Bryant Ave S, along which the proposed variance would reduce the set-back. We do not support this variance and respectfully request that you deny the request. There is no “undue hardship” or “practical difficulty” with redeveloping the property (a flat, regularly sized lot) within the confines of the required setbacks and requirements. There are no unique features on this site that make development a challenge. The developer has not contacted us directly to discuss this proposal, but the information that we have received does not spell out any rationale for the request. It appears to us that variance is being requested simply to crowd a large building onto a small lot at the expense of the neighbors. While we support density along transit corridors in theory, we feel this variance is unreasonable and does not meet the criteria in the code.

Thank you for commitment to responsible redevelopment.

Sincerely,

Jon Hornig
Bryant Corner, LLC
3611-17 Bryant Ave S