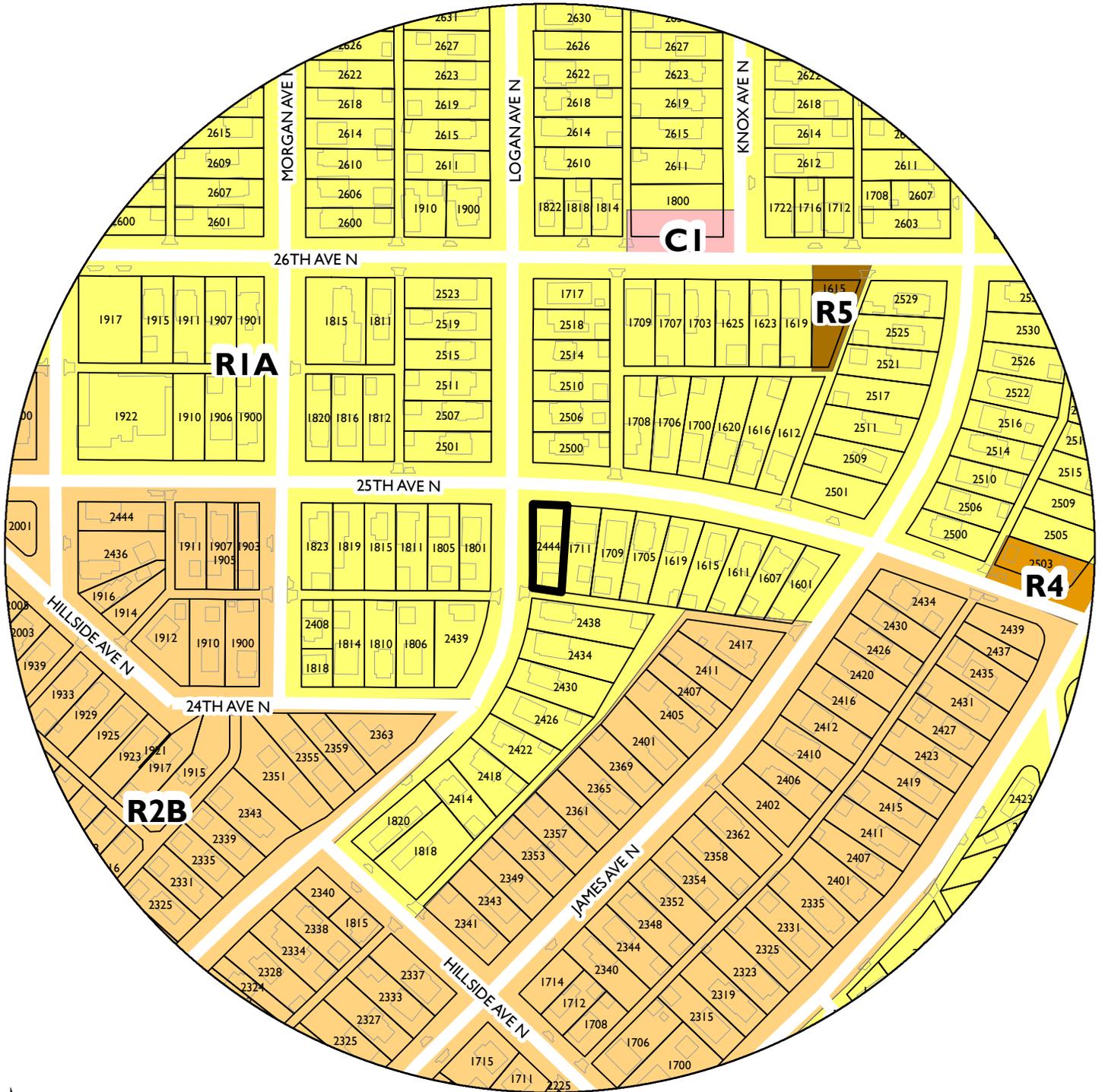


Mohammad Islam

5th

NAME OF APPLICANT

WARD



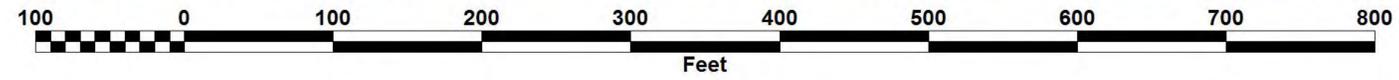
PROPERTY ADDRESS

2444 Logan Avenue North

FILE NUMBER

BZZ-7876

|   | <b>R1A</b><br>Single-Family District        | <b>R3</b><br>Multiple Family<br>District (Medium<br>Density) |
|---|---|--|
|   | <b>Single- and Two-Family<br/>Districts</b> | <b>Multiple Family<br/>Districts</b>                         |
| <b>FAR</b>  |   |  |
| Base FAR Maximum  | <b>0.50</b>                                 | <b>1.00</b>  |
| 20% bonus for enclosed, underground or structured parking | n/a   | 0.20   |
| 20% bonus for 50% ground floor commercial                 | n/a   | n/a  |
| 20% bonus for 20% affordable units                        | n/a   | 0.20   |
| <b>Total possible FAR</b>                                 | <b>0.50</b>                                 | <b>1.40</b>  |
| Required lot area per dwelling unit (sq. ft.)             | 5,000                                       | 1,500  |
| <b>Possible DU Bonuses:</b>                               |   |  |
| 20% bonus for enclosed, underground or structured parking |   | Y  |
| 20% bonus for 50% ground floor commercial                 |   |  |
| 20% bonus for 20% affordable units                        |   | Y  |
| Base building height maximum (in stories)                 | 2.5   | 2.5  |
| <b>Base building height in feet</b>                       | 35*   | 35   |
| Maximum size of retail store (sq. ft.)                    | N/A   | N/A  |
| Maximum Lot Coverage                                      | 45%   | 45%  |
| Maximum Impervious Surface Coverage                       | 60%   | 60%  |
| Minimum FAR Requirement                                   | N/A   | N/A  |
| <b>Yard Requirements</b>                                  |   |  |
| Front   | 20  | 20   |
| Interior side or rear <sup>1</sup>                        | 5 (+2X) <sup>1</sup>                        | 5 (+2X) <sup>1</sup>   |
| Corner Side   | 8 (+2X) <sup>1</sup>                        | 8 (+2X) <sup>1</sup>   |







25th Ave N

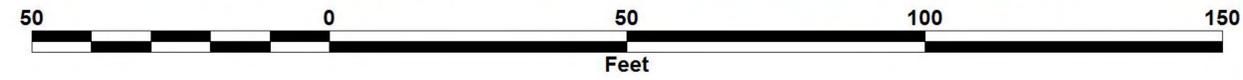
Logan Ave N

25th Ave N

25th Ave N

25th Ave N

Logan Ave N





**Jordan Area Community Council (JACC)**  
*We organize people, knowledge and capital for the collective empowerment of Jordan Neighborhood*

June 7, 2016

**JACC Board of Directors**

Scottie Tuska  
*Board Chair*

Nathaniel Orr  
*Vice Chair*

Alexis Pennie  
*Treasurer*

Jeff Skrenes  
*Housing Chair*

Roger Smithrud  
*C&S Chair / Member at Large*

Dorothy Thomas  
*Board Member*

Lisa Evans  
*Board Member*

Nancy Erdmann  
*Board Member*

Debra Wagner  
*Board Member*

Michael Pugh  
*Board Member*

Audua Pugh  
*Board Member*

Staff

Cathy Spann  
*Executive Director*

Dear Mr. Aaron M. Hanauer,

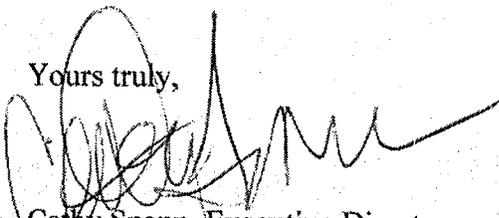
On Thursday, May 19<sup>th</sup>, 2016, Mr. Mohammad Islam attended the Jordan Area Community Council (JACC) board meeting to discuss the property at 2444 Logan Avenue North, Minneapolis, MN 55411.

After reviewing the materials submitted, the board voted and explained to Mr. Islam that JACC supports his effort to rezone the property located at 2444 Logan Ave North to an R4, with the intent to rehab, based upon the stipulation he reconfigures the unit D on the 2<sup>nd</sup> Floor to look like unit B on the main floor.

JACC is committed to supported affordable quality housing that is functional for individuals and families. This reconfiguration would allow unit D to have a living room area, kitchen, bathroom and 1 bedroom.

Mr. Islam agreed to these suggestions, and was willing to market and advertise the building, upon completion of rehab and inspection, as a rental unit with 2 - 2 bedrooms and 2 - 1 bedrooms.

If you have any questions, please feel free to contact me at 612-886-4539.

Yours truly,  
  
Cathy Spann, Executive Director

## Statement Of Proposed Use And Description Of Project

Property Address: 2444 Logan Ave N, Minneapolis MN 55411

Proposed use will be a 4 Unit Dwelling.

We intend to refurbish all the four units and bring this property to the city code.

Fulfill all rerequirments listed in the code compliance check list.

## A Statement To The Findings Required For A Rezoning Application

Property located at 2444 Logan Ave N Minneapolis MN 55411 Was sold by the City Of Minneapolis as a 4 UNIT property.

There should not be any requirments to rezon the above property, I am fulfilling the undisclosed requirments by the city of Minneapolis at the time of sale.

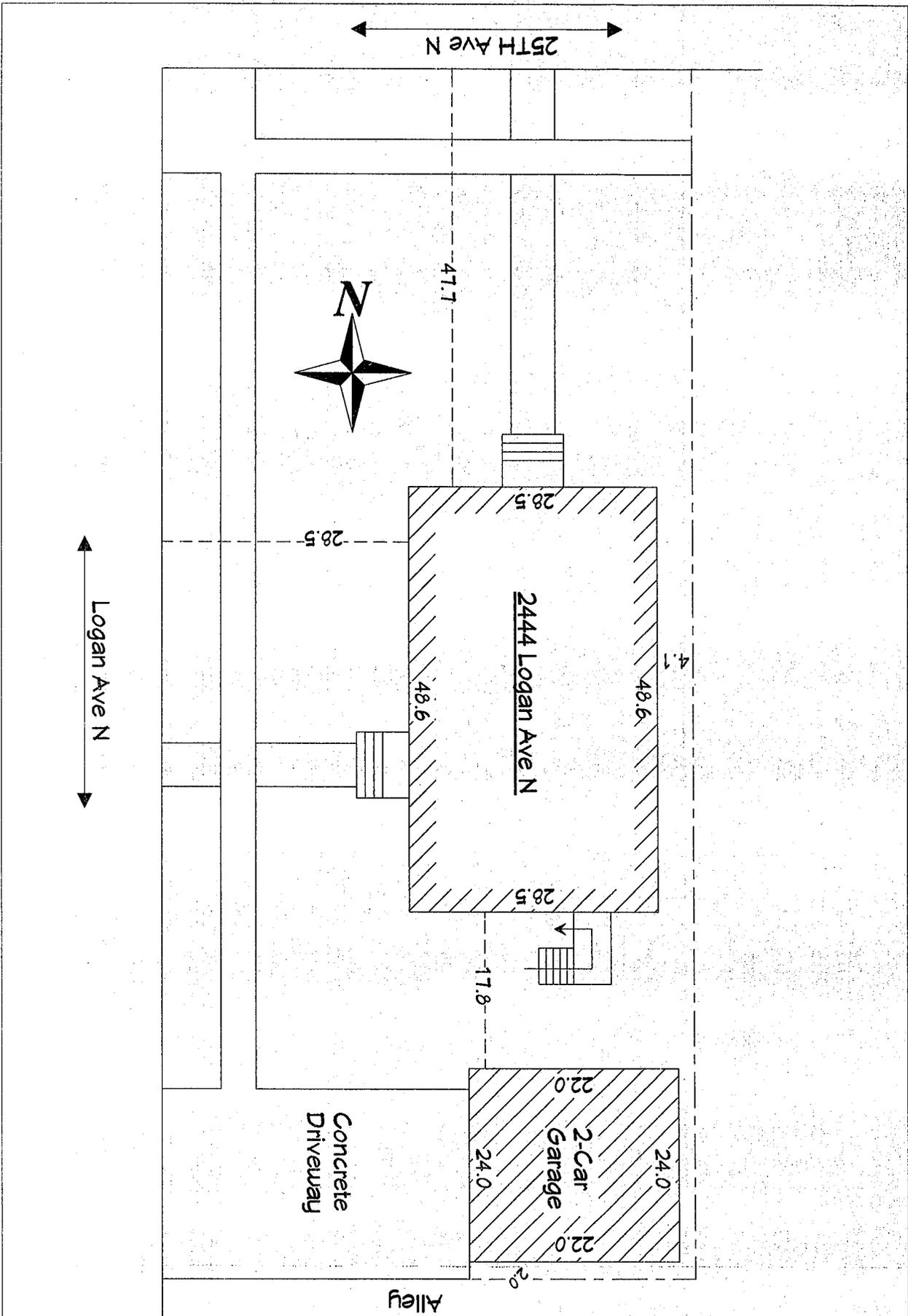
However i as an owner am submitting these documents to keep the zoiing for this property the same as a 4 unit property and not change it to a single family Home.

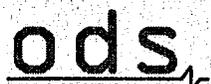
The general use of property has and will remain the same. There are no change or trend of development in the general area of property .

The Jordon neighborhood has also proposed and are requesting the City Of Minneapolis not to change the zoning of the above property

Mohammad Islam

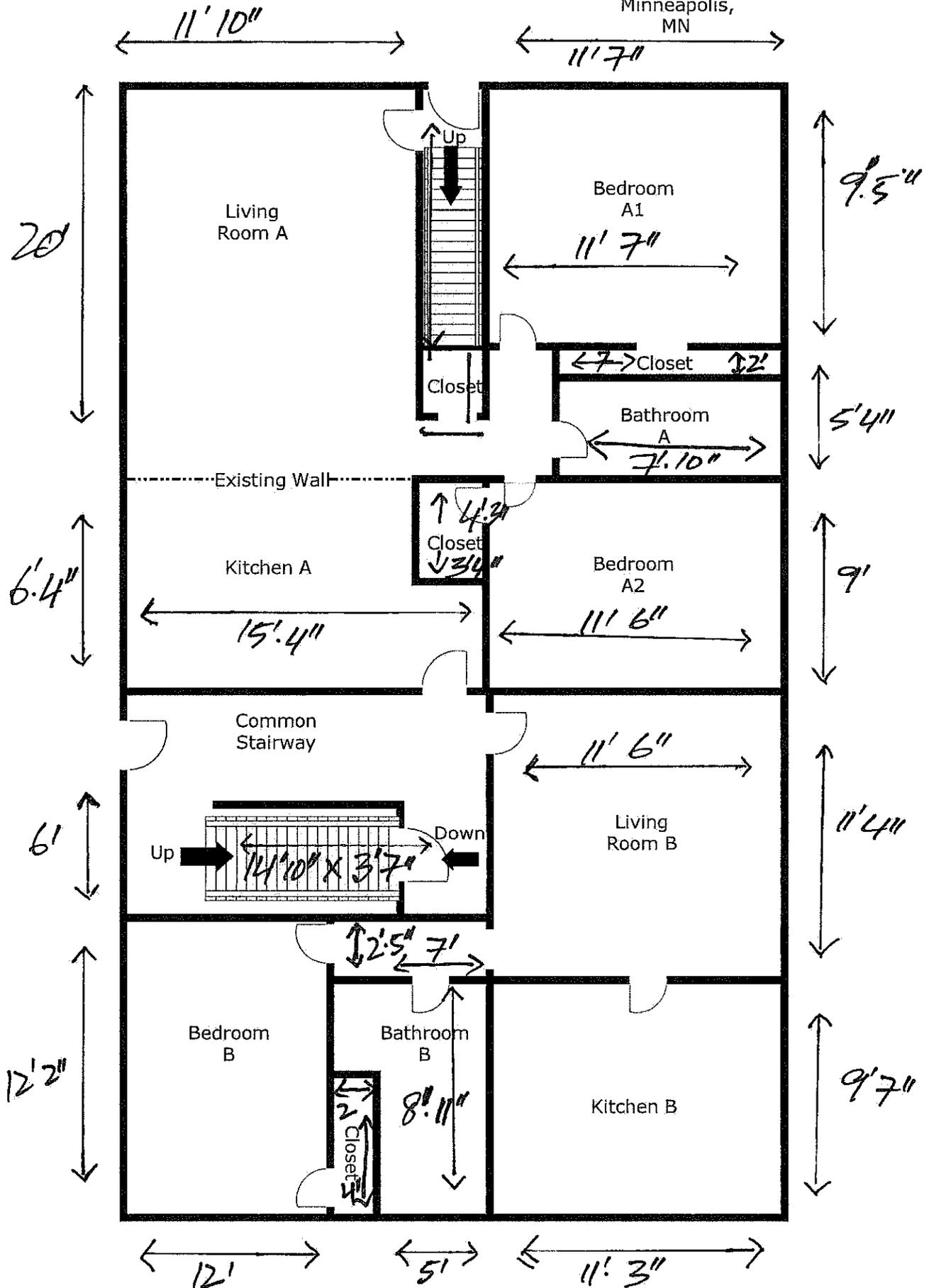
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|               |                    |                   |                           |   |  |  |
|---------------|--------------------|-------------------|---------------------------|---|--|--|
| SHEET:<br>A-1 | SCALE:<br>1" = 10' | DATE:<br>7/1/2016 | SHEET TITLE:<br>Site Plan | PROJECT DESCRIPTION:<br>2444 Logan Ave N<br>Minneapolis, MN 55441 | DRAWINGS PROVIDED BY:<br>Orfield Drafting Services<br>3507 W 50th St.<br>Minneapolis, MN 55410<br>(952)-454-2705 | <br>ORFIELD DRAFTING SERVICES |
|---------------|--------------------|-------------------|---------------------------|---|--|--|

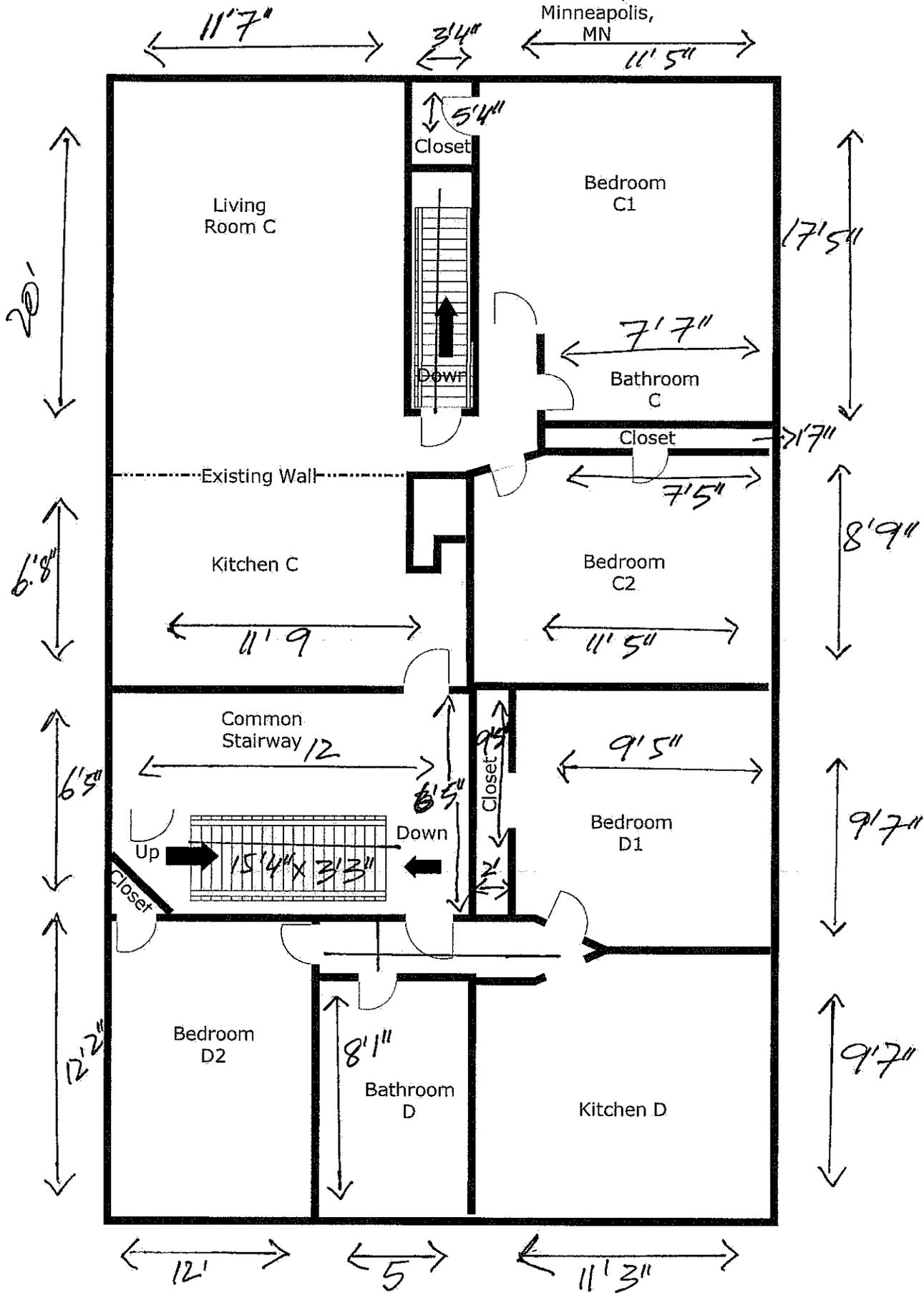
2444 Logan Ave N,  
Minneapolis, MN

Main Floor



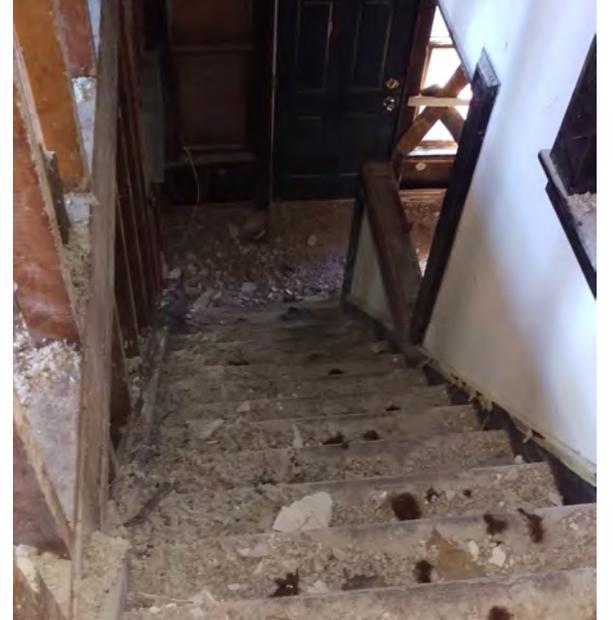
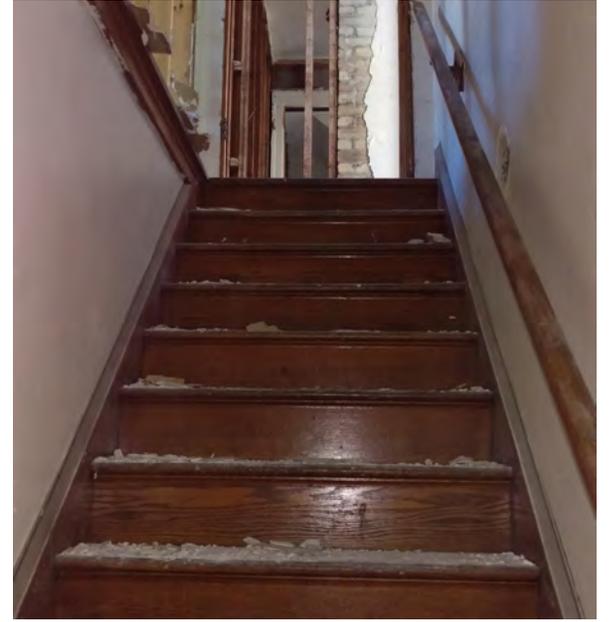
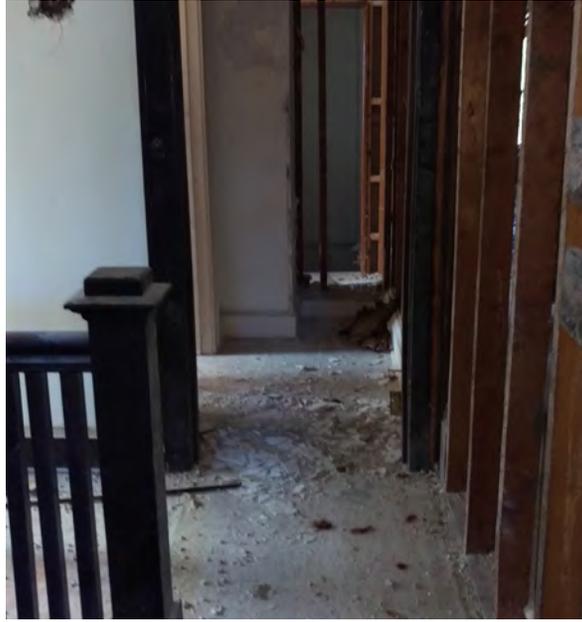
2nd Floor

2444 Logan Ave N,  
Minneapolis,  
MN









9/19 CPC Meeting  
Agenda Item #6  
2444 Logan Avenue North  
Letter #1

**Hanauer, Aaron M.**

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**From:** PBK <pennbrokeith@gmail.com>  
**Sent:** Thursday, September 08, 2016 8:05 AM  
**To:** Hanauer, Aaron M.; Keith Reitman  
**Subject:** 2444 Logan Public Hearing

Hello from Keith Reitman.

There is no good reason to grant variances of any sort to allow this building to become a four unit occupancy, again. It was grandfathered in, it failed, it's over as a four-plex.

If and when restoration of this building occurs, it should be as either a single family home or as a duplex. I'm positive that this structure, when created long ago, was as a single family home or duplex. It was poorly butchered and gerrymandered into a 4 unit sometime thereafter. The best, highest and only proper use of this structure is, and should remain, within the current zoning code without any variance. There is not one good reason for granting any variance to this butchered building on an undersized lot.