

Department of Community Planning and Economic Development – Planning Division
Nonconforming Use Certificate
BZZ-5065

Date: January 20, 2011

Applicant: Moss & Barnett

Address of Property: 1521 West 27th Street

Project Name: 1521 West 27th Street Nonconforming Use Certificate

Contact Person and Phone: Paul Zisla, (612) 877-5328

Planning Staff and Phone: Shanna Sether, (612) 673-2307

Date Application Deemed Complete: December 10, 2010

End of 60-Day Decision Period: February 8, 2011

End of 120-Day Decision Period: April 9, 2011 (*extension letter sent January 7, 2011*)

Ward: 10 **Neighborhood Organization:** East Isles Residence Association

Existing Zoning: R2 Two-Family Residence District and SH Shoreland Overlay District

Zoning Plate Number: 24

Legal Description: Not applicable for this application

Proposed Use: A four unit multiple-family dwelling

Nonconforming Use Certificate: to establish legal nonconforming rights to a four unit multiple-family dwelling

Applicable Zoning Code Provision: Chapter 531 Nonconforming Uses and Structures; Specifically Section 531.30 and Chapter 546 Residence District

Background and Analysis: The subject property is approximately 88 ft. by 150 ft. (13,230 sq. ft.). From 1924, the first year the City of Minneapolis had a codified zoning ordinance, to 1963, the property was zoned Residence District. A two-family dwelling was a permitted use at the time of the building's construction in 1922 through 1963; however, a four-unit multiple-family dwelling was a prohibited use. The property was rezoned to R2 Two-Family Residence District in 1963 with the adoption of the new zoning ordinance. The property has been continuously zoned R2 Two-Family District since 1963. A four-unit multiple-family dwelling is a prohibited

use in the R2 District. Therefore, the applicant is applying for a certificate of nonconforming use to establish legal nonconforming rights to a four-unit multiple-family dwelling in the R2 Two-Family District.

The applicant has requested additional time to meet with the East Isles Residents Association. They have requested that the application be continued for two cycles to the February 24, 2011, public hearing to allow for sufficient time to meet with the neighborhood association.

RECOMMENDATION

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the nonconforming use certificate:

The Department of Community Planning and Economic Development – Planning Division recommends that the Board of Adjustment adopt the above findings and **continue** the nonconforming use certificate to establish legal nonconforming rights to a four-unit multiple-family dwelling for the property located at 1521 27th Street West in the R2 Two-Family District and SH Shoreland Overlay District two cycles to the **February 24, 2011**, Board of Adjustment meeting.

Attachments:

- 1) Statement from the applicant requesting continuance
- 2) Zoning map