

**Community Planning & Economic Development  
Planning Division**

350 South 5<sup>th</sup> Street, Room 210  
Minneapolis, MN 55415-1385



August 18, 2006

Jose Cano  
10655 96<sup>th</sup> Avenue North  
Maple Grove, MN 55369

RE: Request for variance to allow for a parking area not entirely in the rear of the principal structure at 307 East 31<sup>st</sup> Street (BZZ-3149)

Dear Mr. Cano:

I am writing concerning your client's application for a variance at 307 East 31<sup>st</sup> Street (BZZ-3149). On behalf of Alberto Beserra you filed an application for a variance to allow for a parking area not entirely in the rear of the principal structure located at 307 East 31<sup>st</sup> Street in the R4 zoning district. Your application was deemed complete on July 24, 2006.

Your hearing before the Minneapolis Board of Adjustment (BOA) occurred on August 17, 2006. In the staff report prepared for the public hearing, the CPED - Planning recommended that the Board of Adjustment adopt the findings and approve the requested variance. At the August 17<sup>th</sup> meeting, the Minneapolis Board of Adjustment took action on your application. Notwithstanding the staff recommendation, the Board denied the variance request due to a finding of no hardship. The motion passed seven votes to zero. The expiration of the appeal period for this decision is August 28, 2006.

If you have further questions, please do not hesitate to contact me at (612) 673-2634 or [jack.byers@ci.minneapolis.mn.us](mailto:jack.byers@ci.minneapolis.mn.us)

Sincerely,

Jack Byers, Planning Supervisor

cc. Central Neighborhood Association  
Steve Poor, Zoning Administrator  
Cindy Phillips, Committee Clerk  
Shanna Sether, CPED-Planning  
Molly McCartney, CPED-Planning

**Actions from the Minneapolis Zoning Board of Adjustment**  
**Meeting held August 17, 2006**

**307 East 31<sup>st</sup> Street (BZZ-3149, Ward 8)**

Jose Cano, on behalf of Alberto Beserra, has applied for a variance to locate a parking area not entirely to the rear of the principal residential structure for the property located at 307 East 31<sup>st</sup> Street on a reverse corner lot in the R4 Multiple Family District.

Notwithstanding staff recommendation Mr. Perry moved, Mr. Ditzler seconded and the motion passed to **deny** the variance to locate a parking area not entirely to the rear of the principal residential structure for the property located at 307 East 31<sup>st</sup> Street on a reverse corner lot in the R4 Multiple Family District.

**Roll Call Vote:**

Yeas: Ditzler, Fields, Finlayson, Gates, Lasky, Perry and Rand

Nays: None

Recused: None

Absent: None