

**Department of Community Planning and Economic Development - Planning Division**  
Change of Non-conforming Use  
BZZ - 3196

**Date:** September 18, 2006

**Applicant:** Sheldon and Inge Russell

**Address Of Property:** 4200 Cedar Avenue S.

**Contact Person And Phone:** Inge Russell, 651-452-9718

**Planning Staff And Phone:** Michael Wee, 673-5468

**Date Application Deemed Complete:** August 22, 2006

**End of the 60 Day Review Period:** October 21, 2006

**End of the 120 Day Review Period:** N/A

**Ward:** 8      **Neighborhood Organizations:** Northrop, Bancroft, Standish, and Ericsson

**Existing Zoning:** C1 Neighborhood Commercial

**Proposed Zoning:** Not applicable for this application

**Zoning Plate Number:** 32

**Proposed Use:** Changing non-conforming use from a lodge/club in C1 Neighborhood Commercial District into a reception/meeting hall.

**Concurrent Review:** Not applicable for this application.

**Appropriate Section(s) of the Zoning Code:** Section 531.80 (Change of non-conforming use).

**Background:**

The property at 4200 Cedar Avenue S. currently has a lodge/club, an office and two apartment units in a site zoned C1 district. The lodge/club, with general entertainment, is not permitted in a C1 District, therefore it is non-conforming. The applicant is requesting a change of a non-conforming use from a lodge/club into a reception/meeting hall, which is also not permitted in a C1 district. No physical change of the structure is proposed.

The facility is leased out to fraternal organization that meets once a month, and another group that meets once a week during winter months. This facility has a complete kitchen facility where a cooking class is

held periodically. The office space on the ground floor will be renovated and rented out again. Two apartment units will remain as rental units on the second floor.

Parking of the required 30 spaces for this property has been grand-fathered, but the property has 4 parking spaces on site. The applicant also has a verbal agreement with business owners in the immediate surroundings to use their off-site parking spaces after business hours when necessary.

**Findings As Required By The Minneapolis Zoning Code:**

**The Community Planning and Economic Development Planning Division has analyzed the application and makes the following findings:**

**The Planning Commission may approve a proposed change in use if the use meets the following standards as specified in section 531.80 of the Zoning Code:**

- (1) The proposed use is compatible with adjacent property and the neighborhood.**  
The property is located in a C1 district with residential uses in the surroundings. It has been used as a lodge/club for over thirty-five years, including an office and apartment units. The proposed use (reception/meeting hall) is very much the same in nature as the lodge/club where seasonal meetings are held. There are no physical changes to the building being proposed. The facility has been in the neighborhood for many years and has been compatible with adjacent property and the neighborhood. The proposed change in use will not impact the compatibility with neighborhood much more than it was as a lodge/club.
- (2) The proposed use is less intense than the existing, nonconforming use.**

  - (a) Hours of operation:** Hours of operation for this facility will vary from 3 to 4 hours during the night after 7 o'clock. Social gatherings will be held 4 to 5 times a month and once or twice a year for pancake breakfasts.
  - (b) Signage:** Existing signs on the building front and side will remain the same except it will identify the facility as "American Nordic Center" rather than what is currently "Danish American Center."
  - (c) Traffic generation and safety:** The proposed use will not significantly change current traffic volume in the area. Traffic volume may increase as membership increases, but this is not anticipated by the applicant.
  - (d) Off-street parking and loading:** There are four (4) parking spaces on-site located on the space between the west elevation and the alley and also on the existing driveway apron. On-street parking is available most of the time. Areas businesses within the block also agreed on allowing the use of their parking spaces after business hours when these meetings usually convene. There is no loading required for this facility.
  - (e) Nature of business operations:** The facility will be providing meeting places for various clubs and neighborhood groups. These meetings usually occur during the nights and a few times

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a month, and a yearly gathering for some ethnic groups. Cooking classes are also held at the same location. The applicant will continue to have the office space and two apartment units rented out.

**(f) Number of employees:** The facility will primarily be managed by the applicants themselves. No other employees were anticipated to be employed. One of the renters will work as a caretaker of the facility whose responsibilities include mowing, snow removal, and other minor building maintenance work of the facility.

**(g) Building Bulk:** There are no changes or renovation proposed for this existing building except for the replacement of the office floor covering. Two apartment units are on the second floor and are both occupied. On the ground floor are one large reception hall and a smaller one serviced by a common kitchen and restroom facilities. An additional meeting room is also usable in the basement. Office tenants will have full access to these amenities.

**(h) Aesthetic impacts on surrounding property:** No cosmetic change is anticipated of this application except for a change in wall sign that would identify the facility as “American Nordic Center” rather than what is currently “Danish American Center.”

**(i) Noise, odor, heat, glare and vibration:** None of these is anticipated to result of the application. No live music or bands, except piano, will ever be utilized on premises.

**(j) Other:** The proposed use will not generate a significant amount of trash, but the applicants have provided a dumpster located adjacent to the alley. Screening is required per Section 535.80 of the code. The applicant is also considering using city services for trash pick-up and removing the dumpsters on site. Until this service has change, the dumpster on site shall be screened to comply with the code.

**RECOMMENDATIONS:**

**Recommendation of the Community Planning and Economic Development Planning Division for the change of nonconforming use:**

The Community Planning and Economic Development Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the application for the change of non-conforming use from a loge/club to a reception/meeting hall in C1 district located at 4200 Cedar Avenue S. subject to the following conditions:

1. Replacement sign shall be no larger than what is currently installed. There are two existing signs on the building at 4200 Cedar Avenue S., with a maximum of 45 square feet permitted in C1 District.
2. Landscaping of the area between the alley and the west elevation wall of the building with not less than 2 trees and evergreen shrubs.

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3. Refuse storage located on the west side yard of the building adjacent to the alley shall be fully screened from public view as required by section 535.80 of the zoning code.
4. All site improvements shall be completed by September 18, 2007, unless extended by the Zoning Administrator, or the zoning permit may be revoked for noncompliance.

**Attachments:**

1. Statement of use
2. Findings
3. Correspondence
4. Zoning map
5. Plans
6. Photos