



**CPED STAFF REPORT**  
Prepared for the City Planning Commission

CPC Agenda Item #2  
January 12, 2015  
MS-234 and BZZ-6964

**LAND USE APPLICATION SUMMARY**

*Property Location:* 312 W 59<sup>th</sup> Street  
*Project Name:* N/A  
*Prepared By:* [Kimberly Holien](#), Senior Planner, (612) 673-2402  
*Applicant:* Jacqueline Cannon  
*Project Contact:* Sarah Whiting, Lindquist and Vennum, LLP  
*Request:* To subdivide the property at 312 W 59<sup>th</sup> Street into two parcels.  
*Required Applications:*

<b>Minor Subdivision</b>	To allow a minor subdivision of 312 W 59 <sup>th</sup> Street in the RIA, Single-family District.
<b>Variance</b>	To reduce the front yard setback of the existing single family home from 20 feet to 19.7 feet.

**SITE DATA**

<b>Existing Zoning</b>	RIA, Single-family District AP, Airport Overlay District
<b>Lot Area</b>	18,861 square feet / .43 acres
<b>Ward(s)</b>	11
<b>Neighborhood(s)</b>	Windom
<b>Designated Future Land Use</b>	Urban Neighborhood
<b>Land Use Features</b>	N/A
<b>Small Area Plan(s)</b>	N/A

<b>Date Application Deemed Complete</b>	December 16, 2014	<b>Date Extension Letter Sent</b>	N/A
<b>End of 60-Day Decision Period</b>	February 14, 2015	<b>End of 120-Day Decision Period</b>	N/A

## BACKGROUND

**SITE DESCRIPTION AND PRESENT USE.** The property is located at the corner of W 59<sup>th</sup> Street and Pleasant Avenue. The property is a very large parcel containing a single family home at the rear of the lot. The existing home has an attached garage that is accessed from W 59<sup>th</sup> Street. The eastern 2/3 of the parcel contains some mature vegetation but no structures are located on this portion of the site.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The surrounding area contains a mix of uses. The property is adjacent to single family homes to the north and west. Another single family home is located across Pleasant Avenue to the east. The property to the south of the site, across 59<sup>th</sup> Street, is zoned II and contains Overland Galleries. Medium density residential uses and a cemetery are also located in the general vicinity.

**PROJECT DESCRIPTION.** The applicant is proposing to subdivide the subject property to create two lots. One lot would contain the existing single family home and be 6,123 square feet in area. This lot would have frontage on W 59<sup>th</sup> Street only. The second lot would be located at the corner of W 59<sup>th</sup> Street and Pleasant Avenue. This lot would be 12,738 square feet in area. While the applicant has shown a generic plan for how a single family home may be accommodated on this lot, no construction is planned for the new parcel at this time. Any future construction would require separate permits.

The proposed minor subdivision would result in the creation of a reverse corner lot. The proposed Parcel B would become a reverse corner lot, as the front yard for Parcel A would now be located along W 59<sup>th</sup> Street instead of Pleasant Avenue S. The parcel to the west, fronting on Grand Avenue, would also become a reverse corner lot. Additionally, with 59<sup>th</sup> Street W becoming the new front yard for Parcel A, the existing home requires a front yard setback variance. The required front yard setback in the RIA district is 20 feet. The setback of the existing home is 19.7 feet. A variance has been requested accordingly.

A similar minor subdivision was previously approved for this property. In 1998 the property owner received approval of a minor subdivision that would create a second parcel at the corner of Pleasant Avenue and W 59<sup>th</sup> Street. However, the resolution was never recorded with Hennepin County and the approvals have since expired.

### RELATED APPROVALS.

Planning Case #	Application	Description	Action
MS-32	Minor Subdivision	Minor subdivision to create two parcels	Approved 8/24/98

**PUBLIC COMMENTS.** No correspondence had been received as of the drafting of this report. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

## ANALYSIS

## MINOR SUBDIVISION

The Department of Community Planning and Economic Development has analyzed the application for a Minor Subdivision based on the following findings:

- I. *The subdivision is in conformance with these land subdivision regulations, the applicable regulations of the zoning ordinance and policies of the comprehensive plan.*

### Subdivision Regulations:

The subdivision is primarily in conformance with the design requirements of the zoning code and the land subdivision regulations. However, a variance to the subdivision regulations is requested to allow for the creation of a reverse corner lot. Due to the creation of a reverse corner lot, a zoning code variance is also requested to reduce the front yard setback of the existing structure from 20 feet to 19.7 feet. This setback variance is analyzed below.

**598.310. Variances.** Where the planning commission finds that hardships or practical difficulties may result from strict compliance with these regulations, or that the purposes of these regulations may be served to a greater extent by an alternative proposal, it may approve variances to any or all of the provisions of this chapter. In approving variances, the planning commission may require such conditions as it deems reasonable and necessary to secure substantially the objectives of the standards or requirements of these regulations. No variance shall be granted unless the planning commission makes the following findings:

- (1) There are special circumstances or conditions affecting the specific property such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of land.

The subject site is unique due to its size. The subject parcel is nearly 19,000 square feet in area. Additionally, the existing home is setback significantly from Pleasant Avenue S. While the proposed subdivision will create a reverse corner lot, it will allow for development at the corner. Limiting an 18,861 square foot residential property to one single family home would prevent reasonable use of this large lot.

- (2) The granting of the variance will not be detrimental to the public welfare or injurious to other property in the area in which the property is located.

Granting the variance to create a reverse corner lot will not be detrimental to the public welfare or injurious to other property in the vicinity. While the creation of a reverse corner lot also creates a reverse corner lot on the parcel to the west and makes that home non-conforming to the side yard setback, that parcel is already developed with a single family home and detached garage and the existing conditions on the current home at 312 W 59<sup>th</sup> Street are not changing. Thus, there is no injurious impact on that existing home to the west. The proposed subdivision will allow for the development of an additional single family home at the corner of W 59<sup>th</sup> Street and Pleasant Avenue, filling in the urban fabric. Parcel B, the parcel that would be the site of a future single family home, will be 12,738 square feet in area. An additional single family home on a lot of this size is consistent with the character of the surrounding area.

### Zoning Ordinance:

As noted above, the creation of a reverse corner lot will result in the need for a front yard setback variance from 20 feet to 19.7 feet for the existing structure. That variance is evaluated below. In all other aspects, the subdivision would conform to the application regulations of the zoning ordinance.

Comprehensive Plan:

*The Minneapolis Plan for Sustainable Growth* designates this development area as Urban Neighborhood on the future land use map. Urban Neighborhood is described as a “predominantly residential area with a range of densities. May include other small-scale uses, including neighborhood serving commercial, and institutional and semipublic uses (for example, schools, community centers, religious institutions, public safety facilities, etc.) scattered throughout. More intensive non-residential uses may be located in neighborhoods closer to Downtown and around Growth Centers.” The subdivision is consistent with the following policies of the comprehensive plan.

**Land Use Policy 1.1: Establish land use regulations to achieve the highest possible development standards, enhance the environment, protect public health, support a vital mix of land uses, and promote flexible approaches to carry out the comprehensive plan.**

- 1.1.5 Ensure that land use regulations continue to promote development that is compatible with nearby properties, neighborhood character, and natural features; minimizes pedestrian and vehicular conflict; promotes street life and activity; reinforces public spaces; and visually enhances development.

**Land Use Policy 1.8: Preserve the stability and diversity of the city's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses.**

- 1.8.1 Promote a range of housing types and residential densities, with highest density development concentrated in and along appropriate land use features.

**Housing Policy 3.1: Grow by increasing the supply of housing.**

- 3.1.2 Use planning processes and other opportunities for community engagement to build community understanding of the important role that urban density plays in stabilizing and strengthening the city.

2. *The subdivision will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor be detrimental to present and potential surrounding land uses, nor add substantially to congestion in the public streets.*

Although the proposal results in two reverse corner lots on the block, the proposed subdivision will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor be detrimental to surrounding land uses. The proposed subdivision will allow for the development of an additional single family home at the corner of W 59th Street and Pleasant Avenue, filling in a gap in the built form. Both parcels will greatly exceed the minimum lot area requirements in the R1A district. Parcel B, the parcel that would be the site of a future single family home, will be 12,738 square feet in area. An additional single family home on a lot of this size is consistent with the character of the surrounding area. Furthermore, the construction of one additional dwelling unit will not substantially add to congestion in the public streets. Off-street parking will be accommodated on-site for each lot.

3. *All land intended for building sites can be used safely without endangering the residents or users of the subdivision or the surrounding area because of flooding, erosion, high water table, soil conditions, improper drainage, steep slopes, rock formations, utility easements or other hazard.*

None of the above hazards exist on the site. The property does contain a slight slope along the south property line, which will need to be accounted for with the future construction of any single family home. However, the remainder of the lot is relatively flat.

4. *The lot arrangement is such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits and in providing driveway access to buildings on such lots from an approved street. Each lot created through subdivision is suitable in its natural state for the proposed use with minimal alteration.*

The applicant has provided a speculative building plan for Parcel B that shows how future construction could potentially be laid out. In this plan, the applicant shows an attached garage to the front of the home that would likely be a tuck-under design to accommodate access with the slope. Staff recommends that, with any future construction, the garage be located to the rear of the structure with the access further west of the intersection.

5. *The subdivision makes adequate provision for stormwater runoff, and temporary and permanent erosion control in accordance with the rules, regulations and standards of the city engineer and the requirements of these land subdivision regulations. To the extent practicable, the amount of stormwater runoff from the site after development will not exceed the amount occurring prior to development.*

*The construction of a single family home on the newly created parcel is not expected to result in increased stormwater runoff or soil erosion. Existing utility and drainage provisions are adequate for the area.*

## VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to reduce the front yard setback requirement from 20 feet to 19.7 for the existing structure at 312 W 59<sup>th</sup> Street based on the following findings:

1. *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

The applicant is proposing to reduce the front yard setback of the existing single-family home from 20 feet to 19.7 feet as W 59<sup>th</sup> Street becomes the front yard for the existing structure post-subdivision. Practical difficulties exist in complying with the ordinance due to circumstances unique to the property, particularly the size of the lot. The subject lot is over 18,000 square feet in area and the existing home was constructed to the rear of the parcel in 1964. At the time of construction, the area shown on the attached survey as Parcel B was under separate ownership. Thus, the existing home was sited to the west, leaving a large piece of undeveloped land at the corner and resulting in unique circumstances not created by the present owner. The land that was originally under separated ownership is now proposed to become its own parcel. The proposed subdivision will change the front yard of the existing structure from Pleasant Avenue to W 59<sup>th</sup> Street. Therefore, while the location of the existing home is not changing, a front yard setback variance is required.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

The purpose of yard requirements is to provide for orderly development and use of land and to minimize conflicts among land uses by governing the location of structures and to provide adequate separation between uses. The established setback of the home at 312 W 59<sup>th</sup> Street is not changing.

The subdivision of the parcel changes which yard is the front yard, though physical conditions for the existing structure will not be altered. Allowing a four-inch reduction to the required front yard setback will be in keeping with the spirit and intent of the ordinance and allow the property to be used in a reasonable manner.

3. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

Granting of the front yard setback would not negatively alter the essential character of the area. As noted above, the existing structure will not be altered and the setback variance is only due to the change in assigned yards (i.e. W 59<sup>th</sup> Street becomes the front yard post-subdivision). Reducing the required front yard setback by four inches will not be detrimental to the health, safety or welfare of the public or those utilizing the property or nearby properties.

## RECOMMENDATIONS

### **Recommendation of the Department of Community Planning and Economic Development for the Minor Subdivision:**

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the Minor Subdivision application for the property located at 312 W 59<sup>th</sup> Street.

### **Recommendation of the Department of Community Planning and Economic Development for the Variance:**

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the variance application to reduce the required front yard setback from 20 feet to 19.7 feet for the property located at 312 W 59<sup>th</sup> Street.

## ATTACHMENTS

1. Written description and findings submitted by applicant
2. Zoning map
3. Photos
4. Survey
5. Correspondence

## **Statement Regarding Required Findings – Minor Subdivision Application**

Applicant: Jacqueline Cannon

Address: 312 W. 59<sup>th</sup> Street, Minneapolis, MN 55419

**1. Subdivision is in conformance with the land subdivision regulations, the applicable regulations of the zoning ordinance and policies of the comprehensive plan.**

The subdivision will create a reverse-corner lot, and applicant is therefore applying for a variance. The two parcels that will be created are very large and will conform to the character of the neighborhood. There should be no issues with constructing a single family house on the reverse-corner lot.

**2. Subdivision will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor be detrimental to present and potential surrounding land uses, nor add substantially to congestion in the public streets.**

Construction of a new single family house on a large lot should not create any hazards nor harm surrounding uses. There will be no significant increase in congestion of the public streets.

**3. All land intended for building sites can be used safely without endangering the residents or uses of the subdivision and the surrounding area by peril from floods, erosion, high water table, severe soil conditions, improper drainage, steep slopes, rock formations, utility easements or other hazard.**

There is a slight slope on the south edge of the site, but most of the lot is flat. The site does not present the above hazards. The purchaser of the reverse-corner lot will be able to construct a single family house in compliance with the required setbacks without making any of the adjacent homes non-conforming with the required setbacks.

**4. The lot arrangement is such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits and in providing driveway access to buildings on such lots from an approved street. Each lot created through subdivision is suitable in its natural state for the proposed use with minimal alteration.**

Access to Proposed Parcel 1 is available from West 59<sup>th</sup> Street, and access to Proposed Parcel 2 is available from Pleasant Avenue South and West 59<sup>th</sup> Street. Grading and site alteration should be minimal.

**5. The subdivision makes adequate provision for stormwater runoff, and temporary and permanent erosion control in accordance with the rules, regulations and standards of the city engineer and the requirements of these land subdivision regulations. To the extent practicable, the amount of stormwater runoff from the site after development will not exceed the amount occurring prior to development.**

Existing utilities are adequate to provide stormwater drainage.

## **Statement Regarding Required Findings – Variance to Create a Reverse Corner Lot**

- 1. There are special circumstances or conditions affecting the specific property such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of land.**

The subdivision will create a reverse-corner lot, and applicant is therefore applying for a variance. The two parcels that will be created are very large and will conform to the character of the neighborhood. There should be no issues with constructing a single family house on the reverse-corner lot.

- 2. The granting of the variance will not be detrimental to the public welfare or injurious to other property in the area in which the property is located.**

Construction of a new single family house on a large lot should not create any hazards nor harm surrounding uses. There will be no significant increase in congestion of the public streets.

- 3. The variance and alternatives proposed in lieu of design standards will be in keeping with the spirit and intent of the ordinance.**

The subdivision will create a reverse-corner lot, and applicant is therefore applying for a variance. The two parcels that will be created are very large and will conform to the character of the neighborhood. There should be no issues with constructing a single family house on the reverse-corner lot.

## **Statement of Proposed Use and Description of the Project – Setback Variance**

Applicant: Jacqueline Cannon

Address: 312 W. 59<sup>th</sup> Street, Minneapolis, MN 55419

Applicant is requesting a setback variance for her property located at 312 W. 59<sup>th</sup> Street, Minneapolis, MN 55419. Currently, the distance between applicant's garage and West 59<sup>th</sup> Street measures 19.7 feet, which is a few inches short of the 20 feet setback requirement for front yards. Applicant currently uses, and will continue to use, the property as a single-family residence.

## **Statement Regarding Required Findings – Setback Variance Application**

Applicant: Jacqueline Cannon  
Address: 312 W. 59<sup>th</sup> Street, Minneapolis, MN 55419

**1. Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.**

The house that the applicant currently lives in was built many years ago. The yard that borders West 59<sup>th</sup> Street has always functioned as applicant's front yard, even though it was not platted as such. For example, applicant's front door has always faced West 59<sup>th</sup> Street, and her driveway connects to West 59<sup>th</sup> Street.

**2. The property owner or authorized applicant proposes to use the property in a reasonable manner that will be keeping with the spirit and intent of the ordinance and comprehensive plan.**

The applicant will continue to use the property as a single-family residence in the manner she always has. This use is in conformance with the surrounding neighborhood. Right now, applicant does not meet the front yard setback requirement because the garage is too close to the street by only a few inches. The setback variance will not alter the applicant's current use of the property, which is reasonable.

**3. The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.**

The applicant will continue to use the property as a single-family residence in the reasonable manner she always has. The setback variance will not create any hazards nor harm surrounding uses. There will be no significant increase in congestion of the public street. The setback variance requested is for only a few inches will not alter the essential character of the locality.

**Minor Subdivision Application – Existing and Proposed Legal Descriptions**

Applicant: Jacqueline Cannon  
Address: 312 W. 59<sup>th</sup> Street, Minneapolis, MN 55419

**Existing Legal Description:**

That part of West 191.14 feet of Lot 189, Auditor's Subdivision No. 149, Hennepin County, Minnesota, lying North of West 59<sup>th</sup> Street and West of Pleasant Avenue

**Proposed Legal Description:**

Parcel 1: that part of the west 62.00 feet of Lot 189, Auditor's Subdivision Number 149, Hennepin County, Minnesota lying North of West 59<sup>th</sup> Street. Area = 6,123 sq. ft.

Parcel 2: that part of the West 191.4 feet of Lot 189, Auditor's Subdivision Number 149, Hennepin County, Minnesota lying East of the West 62.00 feet thereof and lying North of West 59<sup>th</sup> Street. Area = 12,738 sq. ft.



# MINOR SUBDIVISION FOR: Jacqueline Cannon

## LEGAL DESCRIPTION:

That part of the West 191.4 feet lying North of West 59th Street, Lot 189 Auditor's Subdivision Number 149, Hennepin County, Minnesota.

## PROPOSED LEGAL DESCRIPTION:

- Parcel 1:  
That part of the West 62.00 feet of Lot 189 Auditor's Subdivision Number 149, Hennepin County, Minnesota lying North of West 59th Street.  
Being 6,123 square feet / 0.1406 acres
- Parcel 2:  
That part of the West 191.4 feet of Lot 189 Auditor's Subdivision Number 149, Hennepin County, Minnesota lying East of the West 62.00 feet thereof and lying North of West 59th Street.  
Being 12,738 square feet / 0.2924 acres

## NOTES:

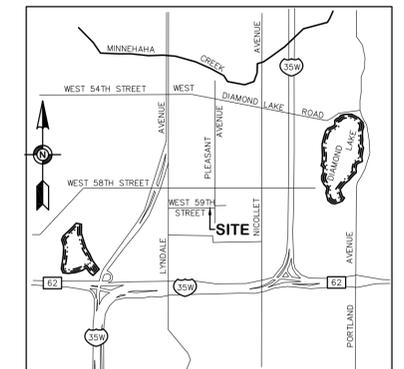
- The orientation of this bearing system is based on the Hennepin County coordinate grid (NAD 83-96 Adj).
- The total area of the property described herein is 18,861 square feet or 0.4330 acres. Area of Proposed Parcel 1 is 6,123 square feet or 0.1406 acres. Area of Proposed Parcel 2 is 12,738 square feet or 0.2924 acres.
- Title work was not furnished to Egan, Field & Nowak, Inc. for the preparation of this survey to verify ownership, the legal description, or the existence of any easements or encumbrances.
- Existing utilities, services and underground structures shown herein were located either physically from existing records made available to us or by resident testimony. Other utilities and services may be present. Verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.
- The property described herein lies within Flood Zone X (areas determined to be outside the 0.2% annual chance floodplain) per Federal Insurance Rate Map No. 27053 C 0368 E, dated September 2, 2004.
- BENCHMARK: Top of Minnesota Department of Transportation Control Monument "2728 T 3" GSID Station #10710. Elevation = 837.20 feet. (NAVD88)
- Per the City of Minneapolis PropertyInfo site (<http://apps.ci.minneapolis.mn.us/AddressPortalApp/>) the subject property is zoned R1A/Single Family District AP/ Airport Overlay District.

## CERTIFICATION:

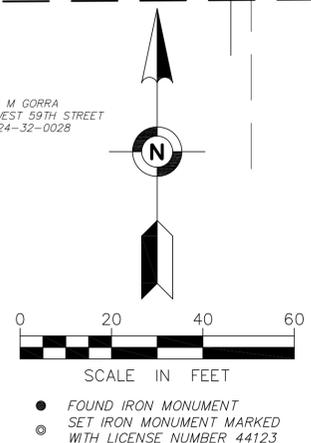
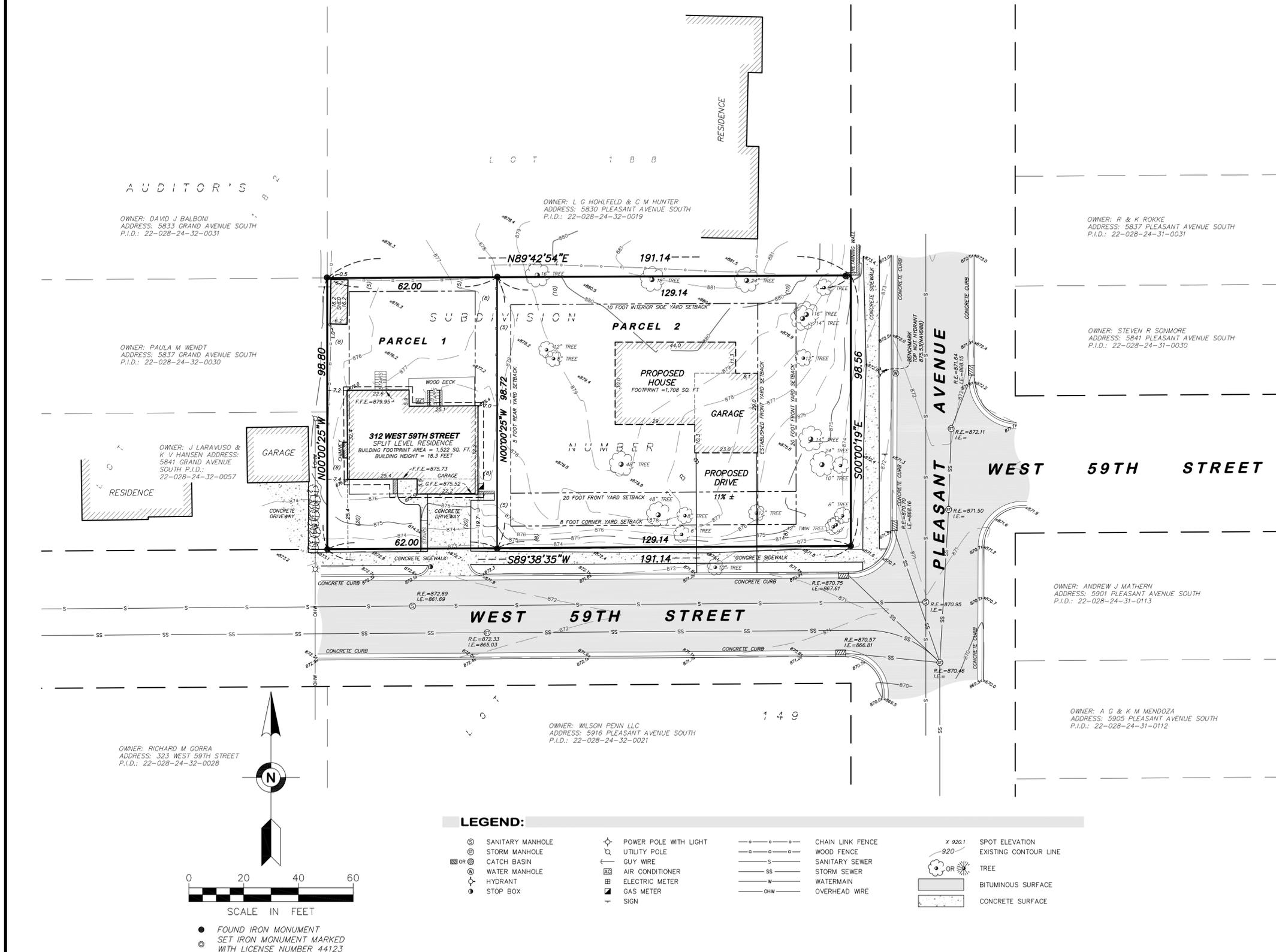
I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Date of survey: October 31, 2014.  
Date of signature: November 18, 2014.

  
Brent R. Peters  
Minnesota License No. 44123



VICINITY MAP  
NOT TO SCALE



**LEGEND:**

○ SANITARY MANHOLE	⚡ POWER POLE WITH LIGHT	— CHAIN LINK FENCE	x 920.1 SPOT ELEVATION
⊙ STORM MANHOLE	⚡ UTILITY POLE	— WOOD FENCE	— EXISTING CONTOUR LINE
⊙ CATCH BASIN	— GUY WIRE	— SANITARY SEWER	☀ TREE
⊙ WATER MANHOLE	⊠ AIR CONDITIONER	— STORM SEWER	— BITUMINOUS SURFACE
⊙ HYDRANT	⊠ ELECTRIC METER	— WATER SEWER	— CONCRETE SURFACE
⊙ STOP BOX	⊠ GAS METER	— OVERHEAD WIRE	
	⊠ SIGN		

FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS		
2731	46	SW	NO.	DATE	DESCRIPTION
DRAWING NAME: 36080.dwg			1	11-21-14	PROPOSED HOUSE
			2	12-10-14	BUILDING HEIGHT
JOB NO. 36080			CHECKED BY:		
FILE NO. 4892			BRP		

**MINOR SUBDIVISION**

**SURVEY FOR:**  
**Jacqueline Cannon**

**PROPERTY ADDRESS:**  
**312 West 59th Street**  
**Minneapolis, Minnesota 55419**



**Egan, Field & Nowak, Inc.**  
land surveyors since 1872

1229 Tyler Street NE, Suite 100  
Minneapolis, Minnesota 55413  
PHONE: (612) 466-3300  
FAX: (612) 466-3383  
WWW.EFNSURVEY.COM  
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4200 IDS Center  
80 South Eighth Street  
Minneapolis, MN 55402  
Phone: (612) 371-3211  
Fax: (612) 371-3207

December 12, 2014

*VIA EMAIL AND U.S. MAIL*

Windom Community Council  
5821 Wentworth Avenue S.  
Minneapolis, MN 55419  
[council@windomcommunity.org](mailto:council@windomcommunity.org)

**Re: Notification of Jacqueline Cannon's Application for Minor Subdivision for 312 59<sup>th</sup> Street West, Minneapolis, MN 55419 ("Property")**

To Whom It May Concern:

This letter is to inform you that Jacqueline Cannon is submitting an application to the City of Minneapolis for a minor subdivision and setback variance regarding the above-reference Property. Jacqueline currently resides in a single family home on the Property. She intends to remain in her home and to sell a portion of the Property for the future development of a single family home. She is also applying for a setback variance for her front yard.

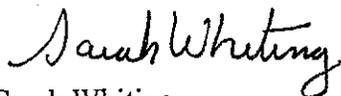
Ms. Cannon's contact information is as follows:

312 59<sup>th</sup> Street West  
Minneapolis, MN 55419  
Phone: (612) 861-7178  
Email: [jcancrna@aol.com](mailto:jcancrna@aol.com)

Ms. Cannon will not be residing in Minnesota during the winter months, so I request that any correspondence for Ms. Cannon be directed to me.

Please let me know if you have any questions.

Sincerely,



Sarah Whiting

Sarah Whiting  
[swhiting@lindquist.com](mailto:swhiting@lindquist.com)  
Phone: (612) 371-3264  
[www.lindquist.com](http://www.lindquist.com)

Lindquist & Venum LLP  
4200 IDS Center  
80 South Eighth Street  
Minneapolis, MN 55402  
Phone: (612) 371-3211  
Fax: (612) 371-3207

December 12, 2014

*VIA EMAIL AND U.S. MAIL*

Ward 11 City Council Office  
Attn: CM John Quincy  
350 South 5<sup>th</sup> Street  
Room 307, City Hall/Courthouse  
Minneapolis, MN 55415  
[john.quincy@minneapolismn.gov](mailto:john.quincy@minneapolismn.gov)

**Re: Notification of Jacqueline Cannon's Application for Minor Subdivision for 312 59<sup>th</sup> Street West, Minneapolis, MN 55419 ("Property")**

Dear Council Member Quincy:

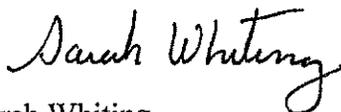
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Ms. Cannon's contact information is as follows:

312 59<sup>th</sup> Street West  
Minneapolis, MN 55419  
Phone: (612) 861-7178  
Email: [jcancrna@aol.com](mailto:jcancrna@aol.com)

Ms. Cannon will not be residing in Minnesota during the winter months, so I request that any correspondence for Ms. Cannon be directed to me. Please let me know if you have any questions.

Sincerely,



Sarah Whiting