



LAND USE APPLICATION SUMMARY

Property Location: 1830 Glenwood Avenue
Project Name: Venture North BWC
Prepared By: [Janelle Widmeier](#), Senior City Planner, (612) 673-3156
Applicant: Venture North BWC
Project Contact: Kim Loken
Request: Allow outdoor patio seating for a coffee shop.
Required Applications:

Variance	To reduce the front yard requirement adjacent to Glenwood Avenue from 7 feet to 0 feet to allow an outdoor seating patio and screening.
Variance	Of the enclosed building requirements to allow the patio seating to be located closer than 20 feet from a residential property.

SITE DATA

Existing Zoning	CI Neighborhood Commercial District
Lot Area	2,900 square feet
Ward(s)	5
Neighborhood(s)	Harrison Neighborhood Association
Designated Future Land Use	Urban Neighborhood
Land Use Features	Community Corridor (Glenwood Avenue)
Small Area Plan(s)	Not applicable

Date Application Deemed Complete	April 22, 2015	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	June 21, 2015	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. A coffee shop and bike repair shop are located in the one-story storefront building located on the subject site at the northeast corner of the Glenwood Avenue and Morgan Avenue intersection. There is an existing concrete paved area in front of the building. A parking area is located behind the building.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. There is a mix of uses in the immediate area including multiple-family dwellings and other commercial uses. A 2-story, multiple-family dwelling with 16 units is located on the adjacent property to the east.

PROJECT DESCRIPTION. The applicant is proposing to use the existing paved area in front of the building for outdoor seating with tables. The paved area extends all the way to the public sidewalk and the full width of the building. On the east side of the seating area, 6 foot tall planters will provide screening from the adjacent residence located in the R2B district. Where a street frontage includes property zoned as a residence district and property zoned as a commercial district, a front yard equal to the lesser of the front yard required by such residence district or the established front yard of such residential structure shall be provided in the commercial district for the first 25 feet from such residence district boundary. Outdoor dining is exempt from the enclosed building requirements in the CI district provided the outdoor dining area is no closer than 20 feet from an adjacent residence district boundary, and shall be screened from such district boundary or residential use, as specified in Chapter 530, Site Plan Review. The east side of the proposed seating area abuts the residential district boundary. The outdoor seating and screening are not permitted obstructions. Therefore variances are required to reduce the front yard requirement and enclosed building requirements.

PUBLIC COMMENTS. As of the writing of this report, staff has not received any correspondence from the neighborhood group. Any correspondence received prior to the public meeting will be forwarded on to the Board of Adjustment for consideration.

ANALYSIS

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for 1) a variance to reduce the front yard requirement adjacent to Glenwood Avenue from 7 feet to 0 feet to allow an outdoor seating patio and screening and 2) a variance of the enclosed building requirements to allow the patio seating to be located closer than 20 feet from a residential property, 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.*

Both variances: Practical difficulties exist in complying with the ordinance due to circumstances unique to the property. There are no other on-site location options for outdoor dining on the small, 2,900 square foot site. The site is only 25 feet wide. Almost the entire existing paved area in front of the building is in the required front yard. The area that is 20 feet from the adjacent residential district is in front of the main entrance and is partly inclined. The area behind the building is used for parking and does not meet accessibility requirements.

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.*

Both variances: In general, yard controls and the outdoor dining spacing requirement are established to provide for the orderly development and use of land and to minimize conflicts among land uses by regulating the dimension and use of yards in order to provide adequate light, air, open space and separation of uses. Although the seating area is adjacent to the residential district boundary, it would be located 25 feet from the adjacent residential structure. In addition to existing vegetation, the planters will provide screening for the seating area. The proposal will not have impacts on the adjacent properties access to light, air and open space. The applicant has noted that the business does not serve alcohol and will not play music outdoors. The request is reasonable and consistent with the intent of the ordinance and the comprehensive plan.

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.*

Both variances: The granting of the variance would not affect the character of the area or be injurious to the use or enjoyment of other property in the vicinity. Although the seating area is adjacent to the residential district boundary, it would be located 25 feet from the adjacent residential structure. In addition to existing vegetation, the planters will provide screening for the seating area. The applicant has noted that the business does not serve alcohol and will not play music outdoors. If granted, the proposed variance will not be detrimental to the health, safety or welfare of the public or those utilizing the property.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Zoning Board of Adjustment adopt staff findings for the application(s) by Venture North BWC for the property located at 1830 Glenwood Avenue:

A. Variance to reduce the minimum front yard requirement.

Recommended motion: **Approve** the variance to reduce the front yard requirement adjacent to Glenwood Avenue from 7 feet to 0 feet to allow an outdoor seating patio and screening.

B. Variance to reduce the minimum interior side yard requirement.

Recommended motion: **Approve** the variance the enclosed building requirements to allow the patio seating to be located closer than 20 feet from a residential property.

ATTACHMENTS

1. Written description and findings submitted by applicant
2. Zoning map
3. Site plan
4. Photos
5. Planter rendering

Statement of proposed use and description of project:

Venture North BWC, a neighborhood bike and coffee shop, seeks to provide seasonal outdoor seating within their property.

The first land use application needed is a setback variance (20' from zoning boundary).

The second land use application needed is a front yard setback variance.

Variance findings:

1. Practical difficulty due to circumstances unique to the property

The overall lot is narrow; it is half the width of a typical city lot. The width of the existing building takes up all but 0'-8" of the property width. This remaining strip on the west side of the building is unsuitable for seating because it is too narrow, it is a drainage area, it is a landscape area, and it has no visual connection to the employees inside.

The southwestern corner of the building is the entrance. An ADA-compliant approach to the door must be maintained; this approach also benefits customers bringing bicycles in and out of the building.

The rear yard is not suitable. It is used for parking; it has no visual connection to the retail space; the rear door is half a flight of stairs up from the yard and connects to work areas for bike mechanics.

2. Reasonable Use

Outdoor seating 20'-0" from a zoning boundary line is considered as-of-right.

The proposed seating location is more than 20' from the neighboring apartment building. The outdoor seating will be screened from the neighboring building; there is a yard between; the yard has a variety of perennial trees and bushes; planters with attached screening (trellis, annuals) at a height of 6'-0" are proposed on the east edge of the seating area; planters at a height of 3'-0" are proposed on the south edge of the seating area.

This business, a coffee shop, is typically open from 7am to 7pm, not late into the evening or night. It does not serve alcohol. It does not play music outdoors.

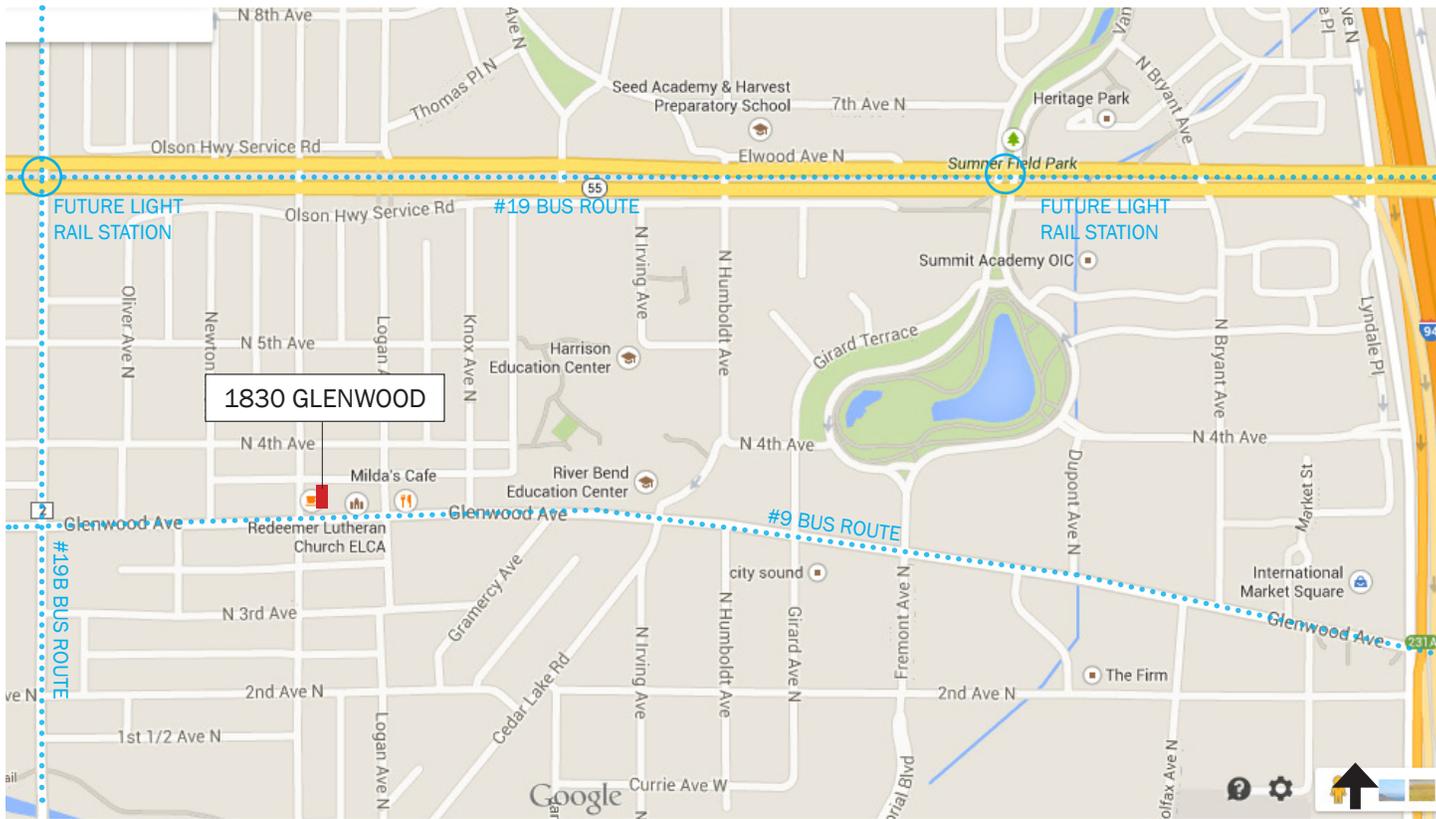
Further, this is an active commercial street, with several retail and commercial neighbors as well as a bus route. A bus stop is located in front of the property (and the proposed seating). A Nice Ride bike sharing station is also located at this property's corner.

Lastly, this property is within a "Support" zone of Minneapolis' Great Streets program. Support areas are defined as "areas showing signs of strength, but that remain fragile and have some barriers to market development and business investment." Outdoor seating will enhance the neighborhood by providing "eyes on the street" when patrons sit outdoors. The proposed outdoor seating will also be in view of indoor employees and patrons. Venture North is already a place of gathering in the neighborhood, both informally (as a coffee shop and bike store) and formally (supporting youth with mentorship and apprenticeship opportunities in bicycle repair and business skills).

3. Not Altering Character

The proposed seating is modest in quantity, scale and character. The furniture folds, rolls or otherwise moves and will be stored in the off-season. The proposed seating will enhance, not alter, this commercial node.

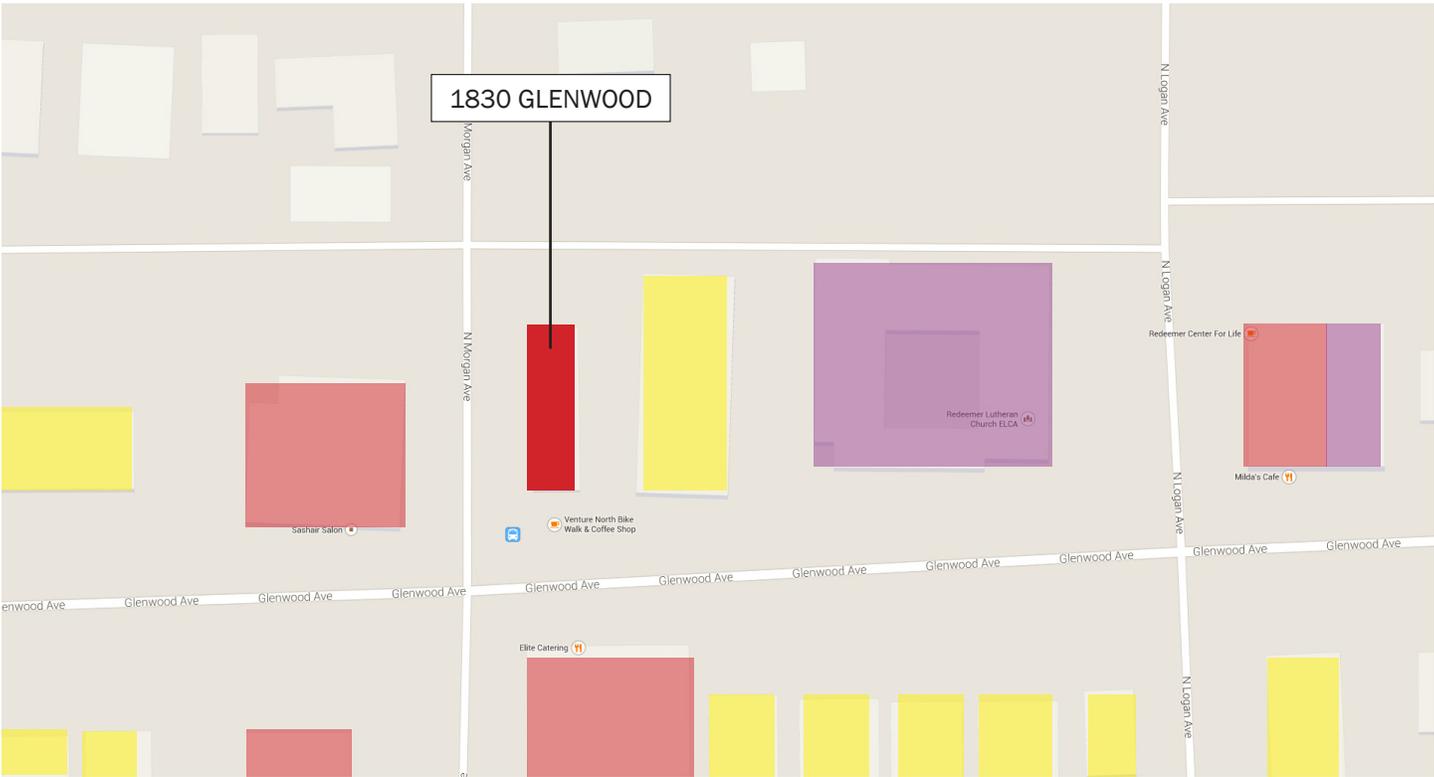
This proposal builds upon other recent enhancements that have added to, not altered, character. An "orange bike" Nice Ride repair station was installed in Fall 2014. Temporary signage was replaced by a zoning-compliant blade sign in Fall 2014.



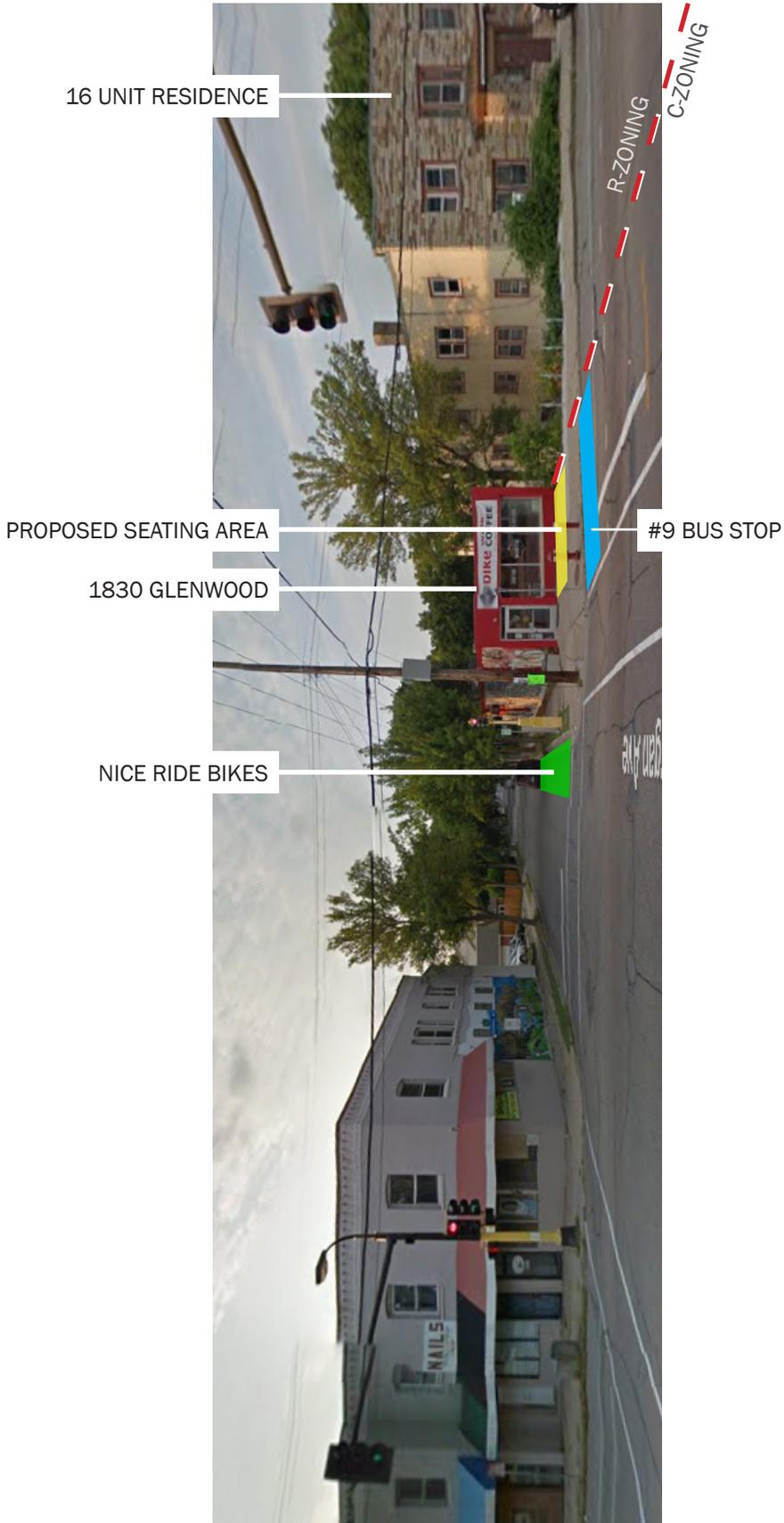
PROJECT LOCATION



- COMMERCIAL
- OFFICE
- CIVIC/CULTURAL
- RESIDENTIAL



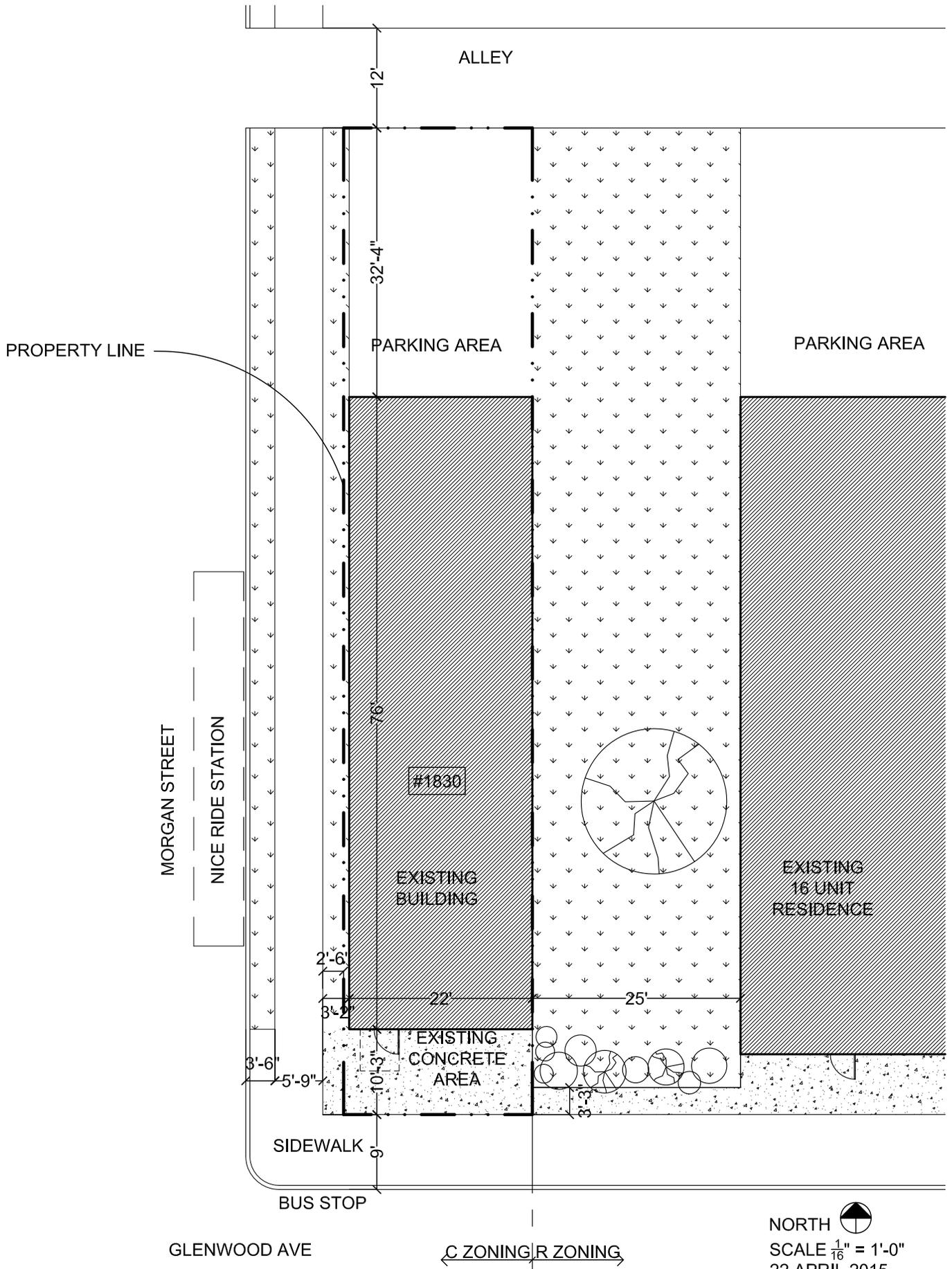
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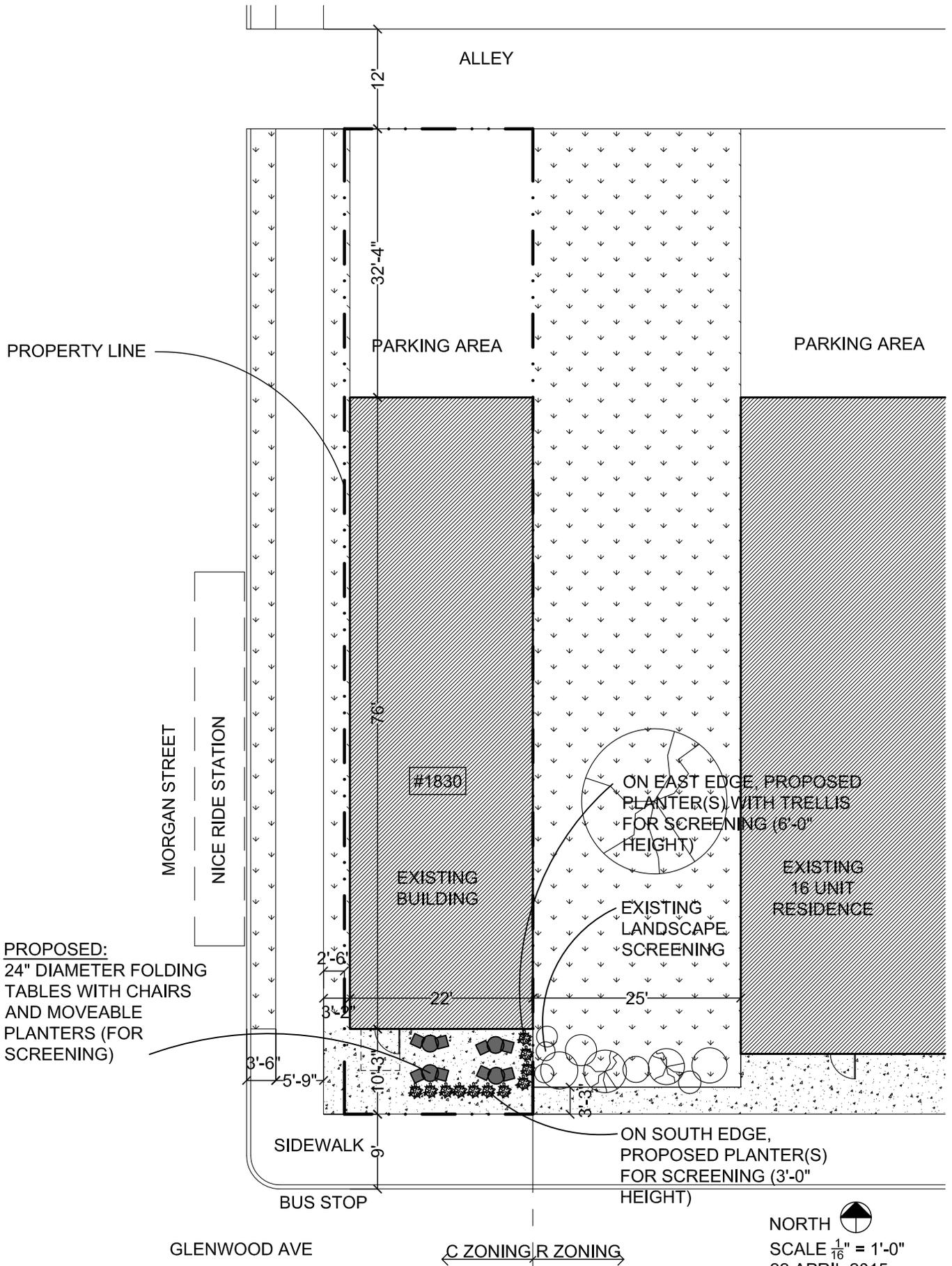


NEIGHBORHOOD CONTEXT,
LOOKING NORTH ON GLENWOOD AVENUE
AT CORNER OF MORGAN AVENUE



NEIGHBORHOOD CONTEXT,
LOOKING SOUTH ON GLENWOOD AVENUE
AT CORNER OF MORGAN AVENUE







MAINTAIN
ACCESS FOR
TRASH PICKUP

ADA-COMPLIANT
APPROACH AREA

CROSS-SLOPED
SIDEWALK CANNOT
BE FURNISHED



ONLY AN 8" STRIP OF
LAND IS WITHIN THE
PROPERTY LINE ON
THE WEST SIDE



THE READ YARD IS NOT FOR OUTDOOR SEATING SUITABLE:
IT IS USED FOR PARKING
IT IS NOT AT SAME LEVEL AS COMMERCIAL SPACE
IT HAS NO VISUAL CONNECTION TO EMPLOYEES



EXISTING FRONT FACADE AND PROPERTY SETBACK AREA



PHOTO-COLLAGES OF PROPOSED FRONT FACADE WITH SEASONAL OUTDOOR SEATING IN PROPERTY SETBACK AREA AND MOVABLE PLANTERS TO PROVIDE "SCREENING"



Folding metal 3-piece bistro set (1 patio dining table, 2 patio dining side chairs)

Steel with powder-coated finish for rust and weather resistance.

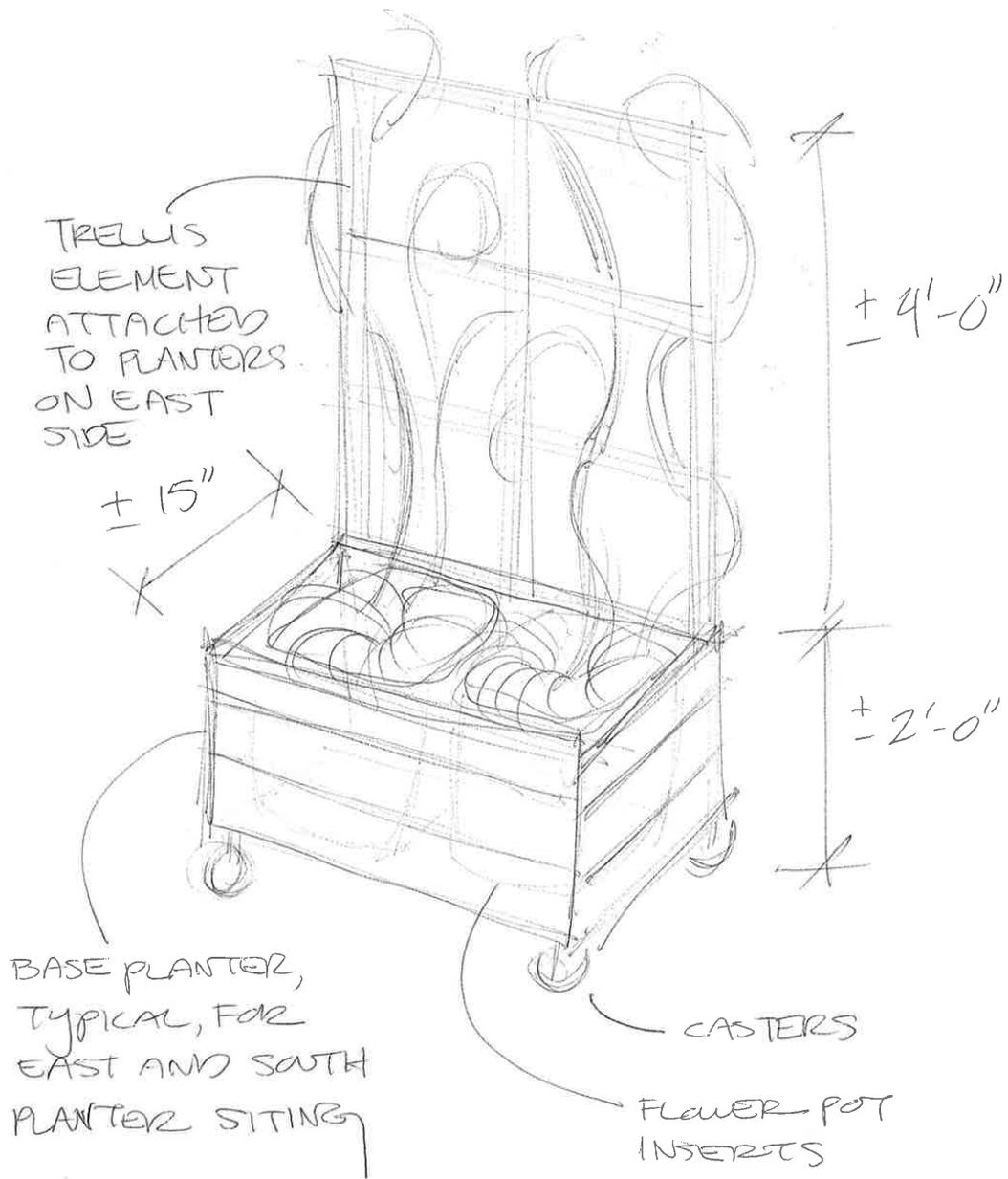
Care and Cleaning: Wipe Clean with a Damp Cloth

Patio Dining Side Chair : 2 pc , Steel, E-Coating, Powder-coated, Folding, Slatted Back, Slatted Seat, Folding Feature.

Overall Dimensions: 32.75 " H x 17.75 " W x 18.13 " D , Seat Dimensions: 18.27 " H x 15.55 " W x 13.27 " D , Weight: 16.55 Lb., Weight Capacity: 225.0 Lb.

Patio Dining Table : 1 pc , Steel, PVC Coating, E-Coating, Steel Table Top, Folding Feature

Overall Dimensions: 28.0 " H x 24.0 " W x 24.0 " D



Proposed scope of planters; outer material will be natural or painted wood.