



# CPED STAFF REPORT

Prepared for the Zoning Board of Adjustment  
BOA Agenda Item #4  
July 16, 2015  
BZZ-7209

## LAND USE APPLICATION SUMMARY

*Property Location:* 1723 Adams Street Northeast  
*Project Name:* Living Hope Ministries  
*Prepared By:* Janelle Widmeier, Senior City Planner, (612) 673-3156  
*Applicant:* Living Hope Ministries  
*Project Contact:* Steve Moen, Living Hope Ministries  
*Request:* To establish a community center.  
*Required Applications:*

<b>Variance</b>	To reduce the minimum parking requirement from 22 spaces to 10 spaces.
<b>Variance</b>	To reduce the minimum front yard requirement adjacent to Adams Street Northeast to allow a building addition, an accessible ramp, and a bike rack.

## SITE DATA

<b>Existing Zoning</b>	II Light Industrial District
<b>Lot Area</b>	15,940 square feet
<b>Ward(s)</b>	I
<b>Neighborhood(s)</b>	Logan Park
<b>Designated Future Land Use</b>	Transitional Industrial
<b>Land Use Features</b>	Not applicable
<b>Small Area Plan(s)</b>	Not applicable

<b>Date Application Deemed Complete</b>	June 25, 2015	<b>Date Extension Letter Sent</b>	Not applicable
<b>End of 60-Day Decision Period</b>	August 24, 2015	<b>End of 120-Day Decision Period</b>	Not applicable

## BACKGROUND

**SITE DESCRIPTION AND PRESENT USE.** The existing one-story building located at the property of 1723 Adams Street Northeast was permitted for construction in 1908 and expanded in 1952, 1961 and 1981. The building has been historically used for industrial purposes. The site has frontage on two streets: Adams Street Northeast and 18<sup>th</sup> Avenue Northeast. The applicant also owns the adjacent property to the west, 1737 Adams Street Northeast,

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** There is a mix of uses in the immediate area, including low- to high-density residential and industrial.

**PROJECT DESCRIPTION.** The applicant is proposing to establish a community center at the property of 1723 Adams Street Northeast. The use would occupy the entire one-story building.

The minimum parking requirement for a community center is as determined by the zoning administrator based on the principal uses in the community center. The proposed principal uses in the community center are an assembly area, classrooms and a small gymnasium. The assembly area would mainly be used for after-school programs and tutoring. Based on these uses, the zoning administrator has determined that the minimum parking requirement is 24 spaces. The applicant would provide 28 bicycle parking spaces. The zoning code authorizes a 10 percent reduction in the minimum parking requirement when bicycle parking equal to 25 percent of the required automobile spaces are provided. To qualify for this reduction, at least 6 bicycle spaces complying with the bicycle parking standards of section 541.180 of the zoning code must be provided. Therefore the proposed bicycle parking reduces the minimum parking requirement by 2 spaces to 22 spaces. A total of 10 automobile parking spaces would be provided. Six spaces would be provided on-site and 4 would be provided on the adjacent property of 1737 Adams Street Northeast. Because the off-street parking is deficient by 12 spaces, the applicant is requesting a variance.

The proposal also includes a few site modifications. A 106 square foot addition is proposed at the southwest corner of the building. A new, more prominent entrance will be added on the west elevation in an existing loading dock door location. To access the new elevated entrance, an accessible ramp is proposed. Another accessible ramp is proposed for a secondary entrance. The bicycle rack will be relocated next to the new main entrance. Some new window openings are also proposed. Where a street frontage includes property zoned as a residence district and property zoned as an industrial district, or where a street frontage includes structures used for permitted or conditional residential purposes, 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 industrial district for the first 25 feet from such residence district boundary or residential property. A residential property in the R2B district is located to the south of the subject property. The district setback requirement is 20 feet and the setback of the residential structure is 20 feet; therefore, the front yard requirement for the subject property is 20 feet. Part of the building addition, accessible ramp serving the new main entrance, and a bike rack would extend into the required front yard. A variance is required to reduce the minimum front yard requirement.

**PUBLIC COMMENTS.** As of writing this report, no correspondence from the neighborhood group was received. 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 a variance to reduce the minimum parking requirement from 22 spaces to 10 spaces 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 minimum parking requirement for the proposed use is 22 spaces. Practical difficulties exist in complying with the ordinance. The existing building occupies most of the site. The existing on-site parking area can accommodate only 6 spaces. The applicant would have use of 4 parking spaces on the adjacent property that is in excess of the parking needed for the 1737 Adams Street Northeast building. Because these sites are odd-shaped, additional off-street parking cannot be provided that complies with the maneuvering and drive-aisle requirements of the zoning code. These circumstances were not created by the applicant.

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 parking regulations is to provide for the parking needs of uses and structures and to enhance the compatibility between parking areas and their surroundings, and to regulate the number, design, maintenance, use and location of off-street parking and loading spaces and the driveways and aisles that provide access and maneuvering space. The regulations promote flexibility and recognize that excessive off-street parking conflicts with the city's policies related to transportation, land use, urban design, and sustainability. The proposed use is mainly intended for children and youth. The hours of peak operation of the community center are not expected to overlap with most nonresidential uses in the immediate area. The community center would primarily operate in the evening during the week and on weekends when other businesses are closed. Ten automobile and 28 bicycle parking spaces would be provided. The proposed amount of bicycle parking far exceeds the minimum 6 space requirement for a community center. The site is also one block from a bus transit stop with frequent service. With the adoption of the staff recommendation, the request 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 proposed use is mainly intended for children and youth. The hours of peak operation of the community center are not expected to overlap with most nonresidential uses in the immediate area. The community center would primarily operate in the evening during the week and on weekends when other businesses are closed. Ten automobile and 28 bicycle parking spaces would be provided. The proposed amount of bicycle parking far exceeds the minimum 6 space requirement for a community center. The site is also one block from a bus transit stop with frequent service. Currently, the parking lot is unimproved and does not comply with the marking, landscaping and screening requirements of the zoning code. The applicant is proposing a parking layout that complies with the maneuvering and minimum parking and aisle dimension requirements. The paving extends up to the front lot lines. Landscaping and screening is required to be provided between parking areas and adjacent streets and residences. Full-compliance with the landscaping requirements would eliminate required parking. However, there are some opportunities to provide landscaping and screening to create a buffer. With

these improvements, granting of the variance should not increase congestion in the area or effect surrounding properties. It would also not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.

## VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to reduce the minimum front yard requirement adjacent to Adams Street Northeast to allow a building addition, an accessible ramp, and a bike rack, 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 subject property is subject to a front yard requirement because it is adjacent to a residential property. Practical difficulties exist in complying with the ordinance due to circumstances unique to the property. The existing building occupies most of the site. The floor of the building is elevated several feet above the adjacent grade. The building has no accessible entrances or an identifiable main entrance. The ramp is needed to make the building accessible. The proposed building addition would infill a corner of the building and aligns with existing south and west walls. Locating the addition elsewhere would interfere with the ramps needed to make the building accessible, eliminate required parking, or be located in a required interior side yard. Bicycle parking is needed to mitigate any adverse effects for the lack of on-site parking. The proposed obstructions would be located in areas that are currently paved.

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.*

In general, yard controls 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. The proposed building addition would be only 106 square feet in area and would align with the existing south and west walls. It is intended to be used for site maintenance tool and equipment storage. The ramp is needed to make the building accessible. Both the building addition and the ramp would be set back more than 8 feet from the shared lot line of the adjacent residential property. Bicycle parking is needed to mitigate any adverse effects for the lack of on-site parking. The proposed obstructions would be located in areas that are currently paved. The proposal will have minimal impacts on the adjacent properties access to light, air and open space. 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.*

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. The proposed building addition would be only 106 square feet in area and would align with the existing south and west walls. It is intended to be used for site maintenance tool and equipment storage. The ramp is needed to make the building accessible. Both the building addition and the ramp would be setback more than 8 feet from the shared lot line of the adjacent residential property. The proposal will have minimal impacts on the adjacent properties access to light, air and open space. The design of the addition and ramp will be compatible with the

existing structure. The applicant has indicated that the addition will be painted concrete block to match the existing building and the ramp would be constructed of a synthetic wood material. If granted, the proposed variance will not be detrimental to the health, safety or welfare of the public or those utilizing the property provided the proposed addition and ramp are constructed to current building codes.

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Zoning Board of Adjustment adopt staff findings for the application(s) by Living Hope Ministries for the properties located at 1723 Adams Street Northeast:

### A. Variance to reduce the minimum parking requirement.

Recommended motion: **Approve** the application for a variance to reduce the minimum parking requirement from 22 spaces to 10 spaces, subject to the following conditions:

1. At least 28 bicycle parking spaces shall be provided that comply with the standards of section 541.280 of the zoning code.
2. The parking lot shall be striped as shown on the plan and as required by section 541.320 of the zoning code.
3. To the extent practical, landscaping and screening shall be provided between the parking area and the adjacent streets and residential uses as required by sections 541.360 and 530.170 of the zoning code.
4. Approval of the final site, elevation and floor plans by the Department of Community Planning and Economic Development.
5. All site improvements shall be completed by July 16, 2017, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

### B. Variance to reduce the minimum front yard requirement.

Recommended motion: **Approve** the application for a variance to reduce the minimum front yard requirement adjacent to Adams Street Northeast to allow a building addition, an accessible ramp, and a bike rack, subject to the following conditions:

1. The exterior materials of the building addition and ramp shall be compatible with the existing building.
2. Approval of the final site, elevation and floor plans by the Department of Community Planning and Economic Development.
3. All site improvements shall be completed by July 16, 2017, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

## ATTACHMENTS

1. Written description and findings submitted by applicant
2. Zoning map
3. Survey
4. Site plan
5. Floor and building elevation plans
6. Photos



## LIVING HOPE MINISTRIES

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**1737 Adams Street NE Minneapolis, MN 55413**  
Phone: 612-789-2244 / Fax: 612-781-4191 Web / [www.livinghopempls.org](http://www.livinghopempls.org)

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Living Hope Ministries, LHM, located in NE Minneapolis began in 1993 serving children and youth in elementary through high school. Over the years the effectiveness of LHM has been primarily due to the volunteers working with LHM and their investment into the lives of these neighborhood people.

To date, volunteers have invested well over \$1,000,000 of time to children, youth and adults in this community.

In the years 2003-2010, over 100 volunteers each week chose to invest their time through One by One tutoring, which pairs each student with their own tutor; Transformers, a midweek Sunday school program for kids in Kindergarten through 5<sup>th</sup> grade; Youth group, for kids in grades 6th-12th, mission trips, community meals every Wednesday evening, rummage sale, school back pack give away, Christmas dinner serving over 150 people providing gifts and gift cards.

Due to a church merger LHM needed to find a new home. In the spring of 2011, we purchased a small building of which we currently occupy at 1737 Adams ST. NE. Moving from a building in which we utilized about 14,000 feet to one of only 3,000 feet, we had to scale back and in some cases pause our programs.

When the 1723 Adams ST. NE was made available, we were grateful and encouraged to be able to not only restart what we had been doing but hopefully expand as well.

Living in the community we serve gives us first hand experience and knowledge of the needs of our neighbors. 1723 Adams St. will become the home of our offices as well as a commercial kitchen enabling us to grow to where we hope to eventually serve dinners Monday thru Friday. A half court gymnasium will provide for the first time an indoor area for games and recreation. We envision this space used in part for afterschool programs and sports outlets in the community.

The Multipurpose room will become the new home of One by One tutoring and space to grow from 25 to 100 students, each with their own tutor.

My wife, Kelli along with another woman, facilitate Celebrate Recovery Monday evenings. This currently serves women struggling with addictions.

Classroom space will make it possible for Transformers, which while in the church became a weekly event for 80 children, to eventually grow to accommodate 150 kids.

We purchased a batting cage to provide kids opportunities to learn some skills with batting and throwing.

Because of our focused attention to a unique community, many are able to walk to LHM, but for those who cannot do so, we provide transportation at no cost to them.

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*Embracing today's children; Equipping tomorrow's leaders*

VARIANCE APPLICATION STATEMENT: 1723 Adams Street NE Minneapolis, MN 55413

Issue One: Parking

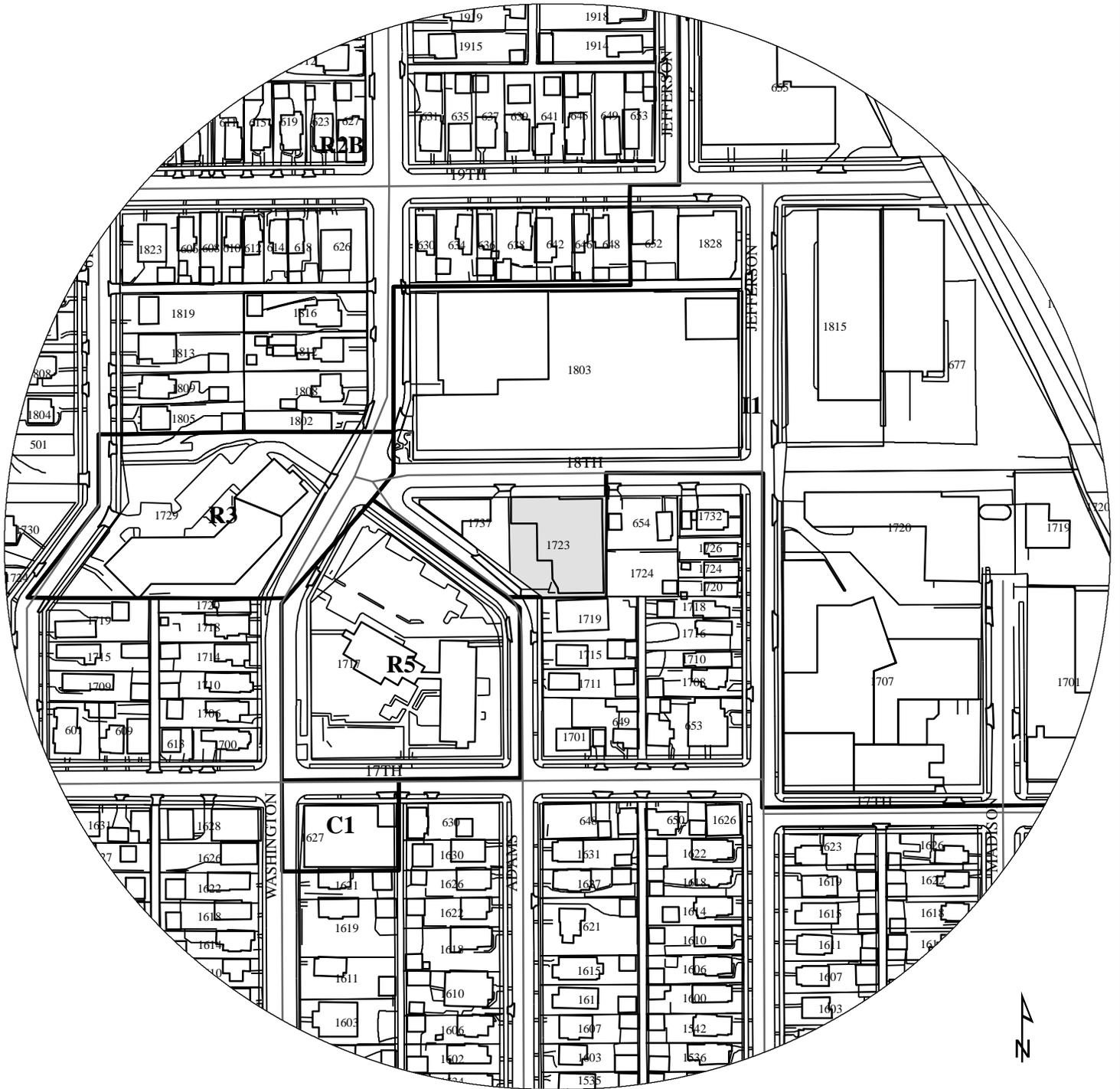
1. The new use is permitted and there is not enough room on the site for any additional parking as the site is fully developed. Currently the property has 6 parking spots, which is not enough for our growing number of volunteers. Due to the change in use of the facility, the number of parking spots required is increasing. The requested parking variance is for an additional 12 spaces.
2. The property will be used as a Christian outreach community center primarily for children and youth. Activities we will provide include after school activities, resume our meal service, expand our One by One tutoring program as well as others options for kids to participate. Additional parking will primarily be used by the growing team of volunteers who invest their time in the lives of these kids. The times this parking will be most needed will be after school, in the evening and on weekends. 18<sup>th</sup> Ave NE abuts the north boundary of this property and has very little parking use particularly in the late afternoon and evening hours and on weekends. We estimate that 18<sup>th</sup> Avenue has room for at least 22 vehicles based on 25' length of a parallel parking space.
3. Between Jefferson and Washington on 18<sup>th</sup> there are only two residential driveways, and garages. The parking variance will not alter current use of on street parking or the essential character of the area or be injurious to the use or enjoyment of other property in the vicinity. Additional parking will mean a great deal to the community in which we are located. Additional men and women choosing to invest in the lives of these kids will provide additional support to the local families, hope amidst difficult and trying times, and opportunities for them to become of greater significance in their community that they call home. If granted, the proposed variance will help to improve the health, safety and welfare of the general public and those using the property and the nearby properties.

Issue Two: Variance for a storage shed addition within the front setback

The building will have two entrances with ramps will make this facility fully accessible for all people. We are requesting a variance to put an attached storage shed between the ramp going into the main entrance of the building and the area where the building has an angled wall. This will allow us to store summer lawn care items, and winter snow removal items readily available and easily accessible. Because the lot area is tight, we would like to use it as wisely as possible. This is the optimum location for this small add on. The shed will in no way impede the neighbors' ability to utilize sidewalks or their yard. The addition of this will not in any way take away from the current structure or the neighboring structures or properties.

NAME OF APPLICANT

WARD



200 100 0 200 400

PROPERTY ADDRESS  
**1723 Adams St NE**

FILE NUMBER  
**BZZ-7209**

EXISTING CONDITIONS SURVEY FOR:  
**LIVING HOPE MINISTRIES**  
 1737 Adams Street NE  
 Minneapolis, MN 55413

Legal Description

Lots 2 and 3 and that part of Lots 4 and 5 lying North of Adams Street all in Block 24, Cobb's Addition to St. Anthony, Hennepin County, Minnesota.

MISCELLANEOUS NOTES

- MN 1** Title commitment showing legal description and easements of record not provided.
- MN 2** Property Address: 1723 and 1737 Adams Street, Minneapolis, MN
- MN 3** Area of Parcel = 24929 sq.ft
- MN 4** Property is in Flood Zone "X" (area of minimal flooding) per FEMA panel map number 27053C0219E, dated September 2, 2004.
- MN 5** Property located in Section 11, Township 29, Range 24, Hennepin County, Minnesota.
- MN 5** Existing Hardcover  
 Open green space = 2076 sq.ft  
 Area of Parcel = 24929 sq.ft  
 Percentage of Green Space = 8.3%  
 Percentage of Hardcover = 91.7%

Certification

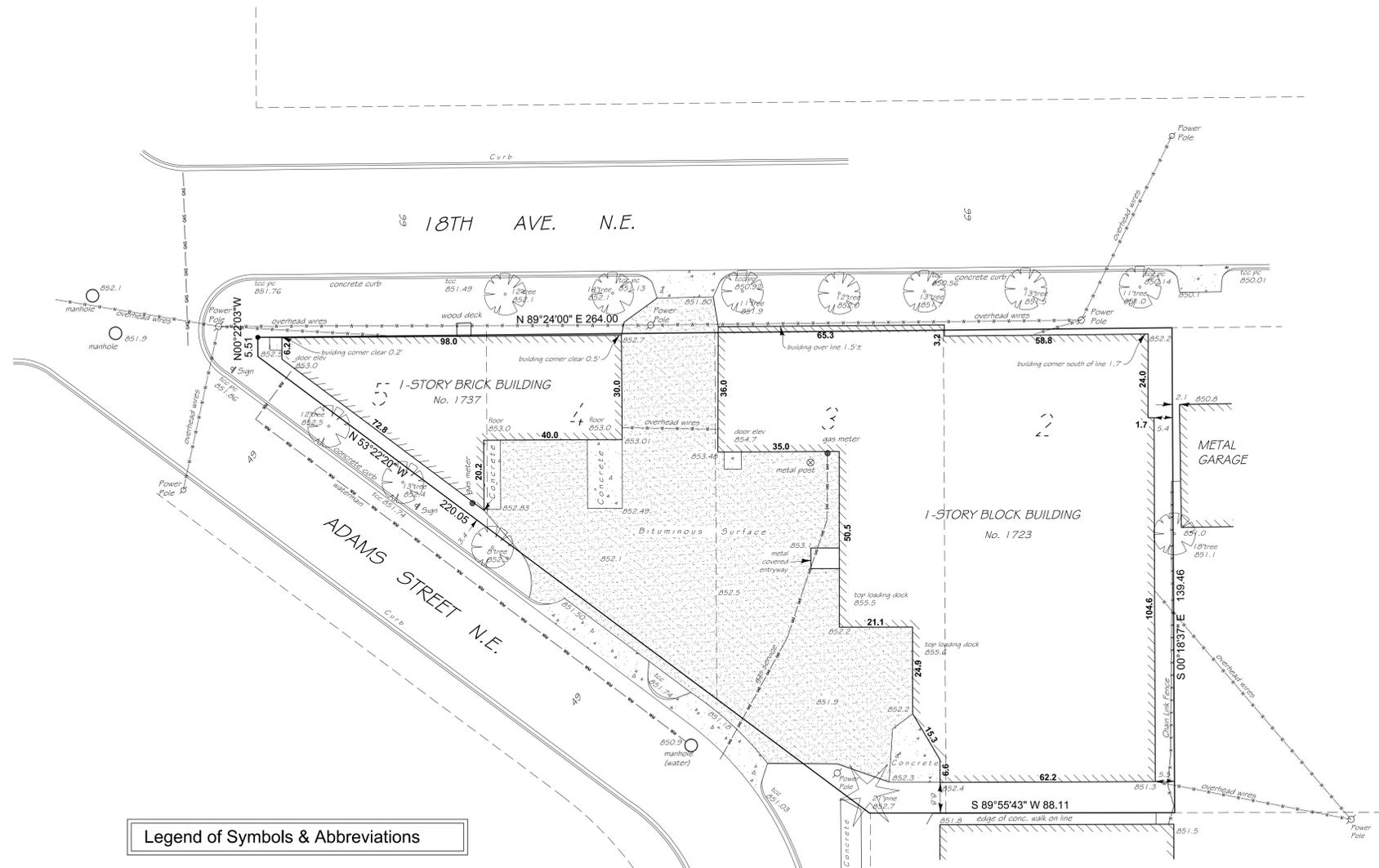
The only easements shown are from plats of record or information provided by client.

I certify that this plan, specification, or report 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.

Surveyed this 15th day of June 2015.

Prepared by:  
 The Gregory Group, Inc. d.b.a.  
 Lot Surveys Company  
 7501 73rd Avenue N.  
 Brooklyn Park, MN 55428  
 phone 763-560-3093  
 fax 763-560-3522

Signed:   
 Gregory R. Frasch Registration No. 24992



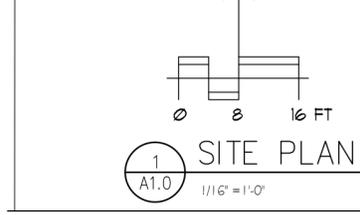
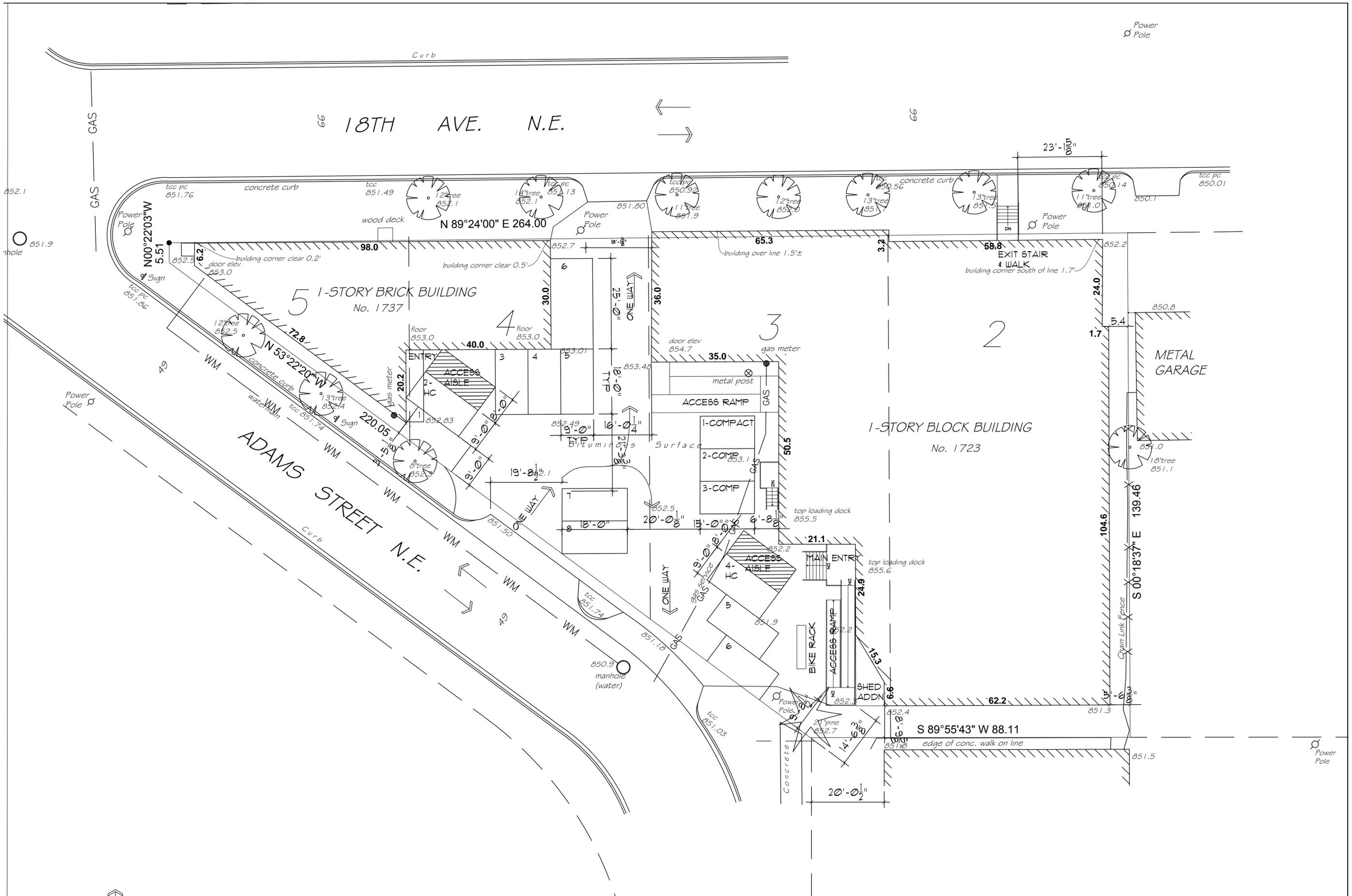
Legend of Symbols & Abbreviations



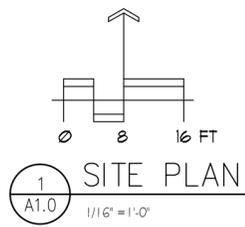
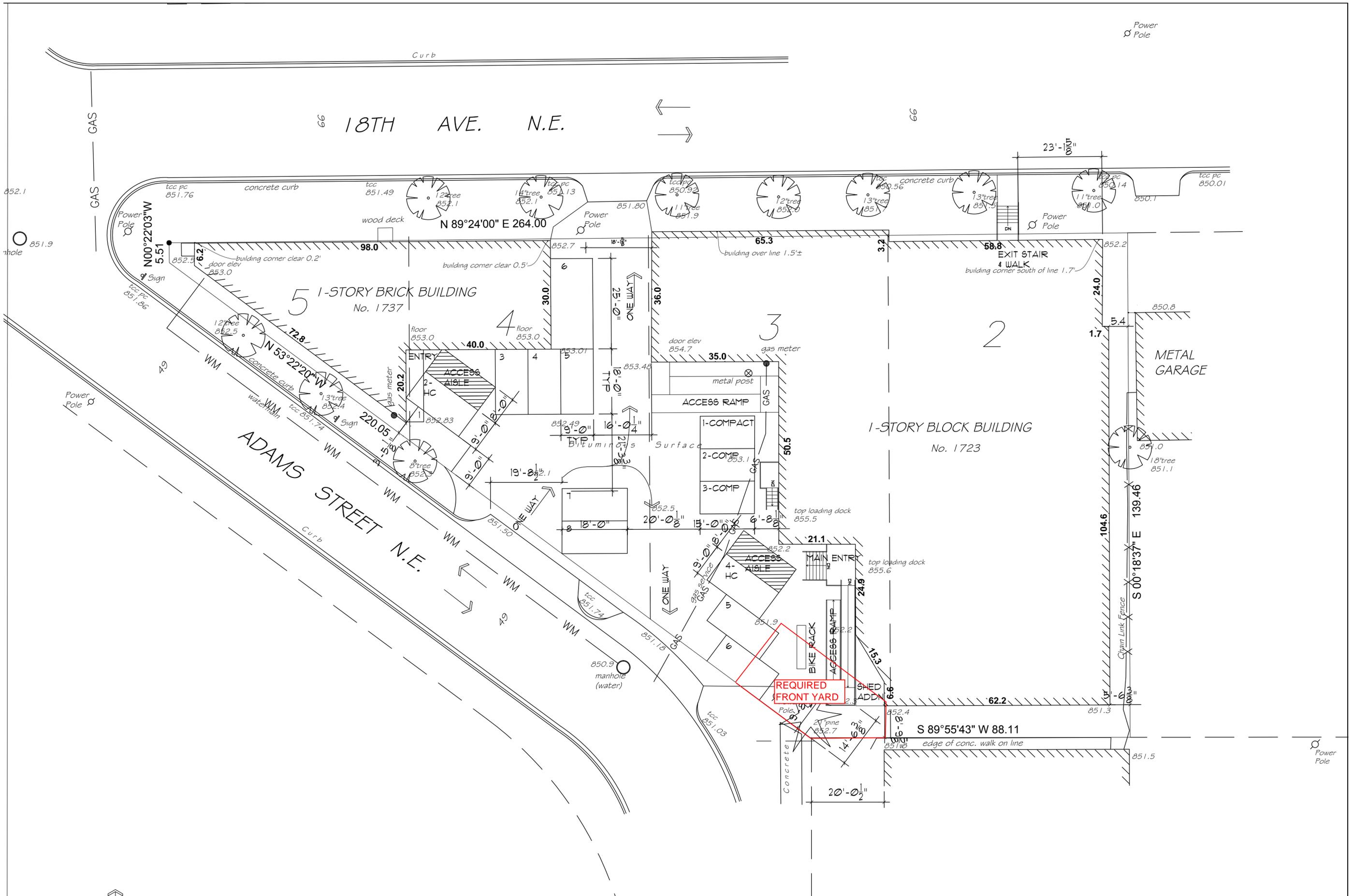
basis of bearings is assumed

LEGEND

-  Steel Post
-  Denotes Iron Monument Set
-  Denotes Iron Monument Found
-  Light
-  Hydrant
-  Power Pole
-  Catch Basins
-  Manhole
-  Fence
-  Overhead Wires
-  Sanitary Sewer
-  Storm Sewer
-  Watermain
-  Gas Main
-  Easement Line
-  Building Line
-  Denotes height of building to adjacent ground



PROJECT: <b>LIVING HOPE MINISTRIES</b> 1723 ADAMS STREET NE, MINNEAPOLIS, MN 55406		
DAN CAYEMBERG DRAFTING 4264 REGENT AVENUE NORTH ROBBINSDALE, MN 55422 763-232-6096		
DRAWN BY: DC	SCALE: AS SHOWN	SHEET NO. A1.0
PROJECT NO.: 1402	DATE: 06-25-15	
SITE PLAN		



PROJECT: <b>LIVING HOPE MINISTRIES</b> 1723 ADAMS STREET NE, MINNEAPOLIS, MN 55406		
DAN CAYEMBERG DRAFTING 4264 REGENT AVENUE NORTH ROBBINSDALE, MN 55422 763-232-6096		
DRAWN BY: DC	SCALE: AS SHOWN	SHEET NO. A1.0
PROJECT NO.: 1402	DATE: 06-25-15	
SITE PLAN		

# Living Hope Ministries

## REGULATORY INFORMATION

**PROJECT DESCRIPTION:** REMODELING OF AN EXISTING VACANT OFFICE/MANUFACTURING FACILITY TO A COMMUNITY CENTER FOR A NEIGHBORHOOD MINISTRY

**CODES USED:** (ALL W/ APPLICABLE LOCAL AMENDMENTS)

BUILDING CODE: 2012 INTERNATIONAL BUILDING CODE  
 EXISTING BUILDING CODE: 2012 INTERNATIONAL EXISTING BUILDING CODE  
 ELECTRICAL CODE: 2011 NATIONAL ELECTRICAL CODE  
 MECHANICAL CODE: 2012 INTERNATIONAL MECHANICAL CODE  
 PLUMBING CODE: 2012 INTERNATIONAL PLUMBING CODE  
 ENERGY CODE: 2012 INTERNATIONAL ENERGY CONSERVATION CODE  
 ACCESSIBILITY CODE: 2012 MN ACCESSIBILITY STANDARDS - CH 1341  
 FIRE CODE: 2012 INTERNATIONAL FIRE CODE  
 FUEL GAS CODE: 2012 INTERNATIONAL FUEL GAS CODE

**CONSTRUCTION TYPE:** V-B, COMBUSTIBLE, NOT FIRE RATED

**OCCUPANCY TYPE (USE):** A-3 COMMUNITY HALL, PLACE OF RELIGIOUS WORSHIP

**BUILDING IS FIRE SPRINKLERED**

**BASIC ALLOWABLE AREA:** 6,000 SF  
**SPRINKLER INCREASE:** + 18,000 SF (300%)  
**TOTAL ALLOWABLE:** 24,000 SF  
**ACTUAL AREA:** 12,100 SF + BASEMENT

**ALLOWABLE HEIGHT:** ONE STORY + PARTIAL BASEMENT

**OCCUPANT LOAD:** (IBC TABLE 1004.11)

	EXIT CAPACITY	ACTUAL CAP.
MULTI-PURPOSE	7500 SQ. FT./ 1 = 415 OCC.	232 OCC.
ACTIVITIES	1820 SQ. FT./ 50 = 36	36
CLABROOM	1922 SQ. FT./ 20 = 96	96
OFFICE	1153 SQ. FT./ 100 = 12	12
KITCHEN	1892 SQ. FT./ 200 = 10	10
STORAGE	1026 SQ. FT./ 300 = 4	4
<b>TOTAL</b>		<b>513 OCC. 398 OCC.</b>

**EXIT ACCESS TRAVEL DISTANCE:** (IBC TABLE 1016.1) X' MAX, X' PROVIDED

**EXITS REQUIRED:** (IBC TABLE 1015.1) FOUR ARE PROVIDED

**EXITS WIDTHS:** (IBC SECTION 1005.1) 513 x 0.20 = 15 EXIT INCHES REQUIRED  
 5 x 34 = 170 EXIT INCHES PROVIDED

**PLUMBING FIXTURES REQUIREMENTS:**  
 PER I.B.C. CHAPTER 29 PLUMBING SYSTEMS - TABLE 2902.1  
 1/x OCCUPANTS  
 X / X = X = X FIXTURE REQ'D

**ZONING:** I-1 LIGHT INDUSTRIAL  
**EXISTING PARKING:** 6 SPACES

## SHEET SCHEDULE

### ARCHITECTURAL

A0.0 TITLE SHEET  
 A1.0 DEMOLITION PLAN  
 A2.0 FLOOR PLAN  
 A3.0 DETAILS  
 X X  
 X X

### MECHANICAL

M X  
 M X  
 M X  
 M X

### ELECTRICAL

E X  
 E X  
 E X  
 E ELECTRICAL SPECIFICATIONS

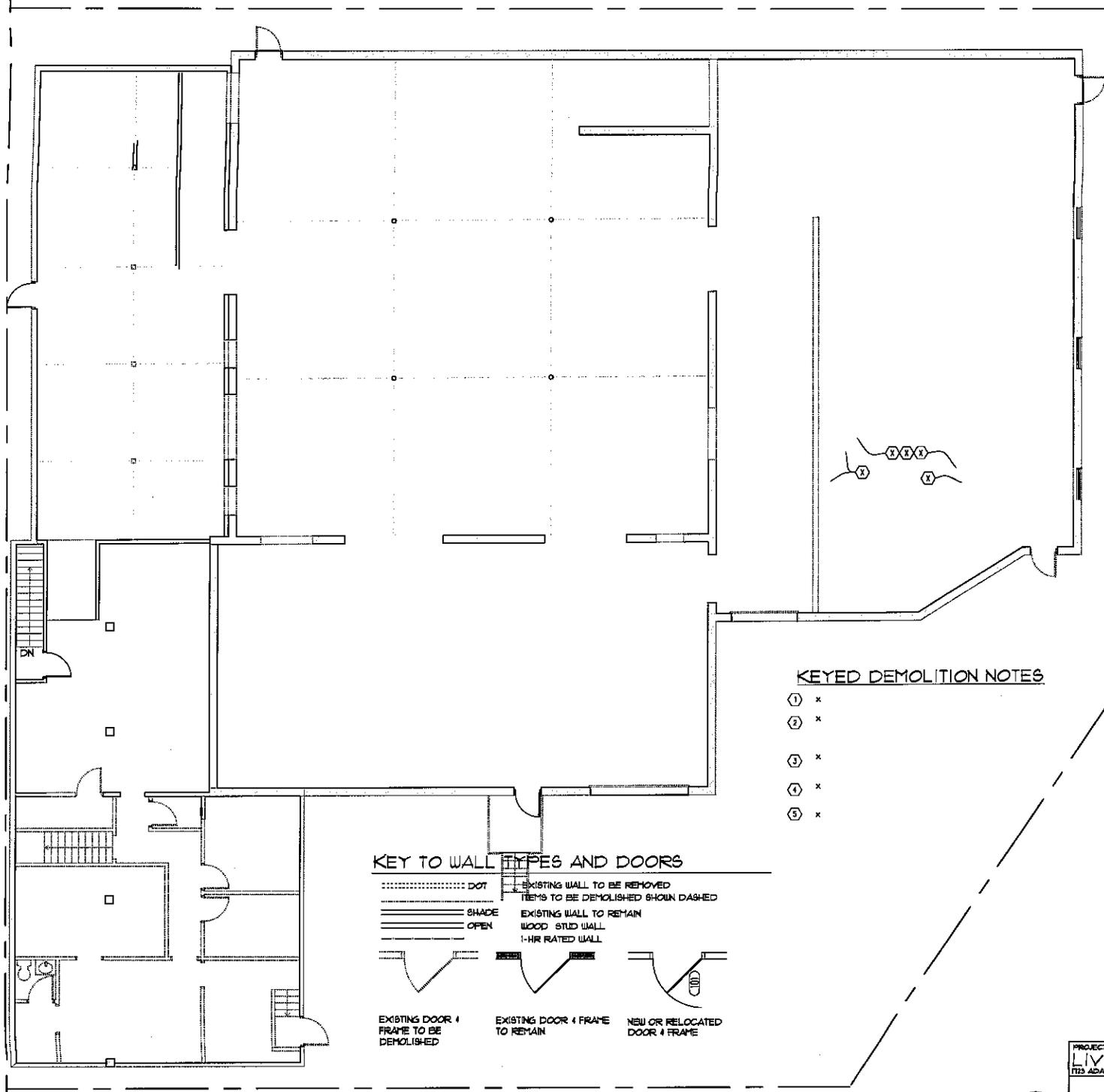
### STRUCTURAL

S X  
 S X  
 S X  
 S X

## LOCATION PLAN



PROJECT: <b>LIVING HOPE MINISTRIES</b> 1715 ADAMS STREET NE, MINNEAPOLIS, MN 55409	
DRAWN BY: DC	
DATE: 04-08-15	SCALE: AS SHOWN
PROJECT NO.: 1427	SHEET NO.: A0.0
DAN GAYEMBERG DRAFTING 4264 REGENT AVENUE NORTH ROBINSDALE, MN 55427 763-230-6296	
TITLE SHEET	



**KEYED DEMOLITION NOTES**

- ① x
- ② x
- ③ x
- ④ x
- ⑤ x

**KEY TO WALL TYPES AND DOORS**

- ..... DOT EXISTING WALL TO BE REMOVED
- DASHED ITEMS TO BE DEMOLISHED SHOWN DASHED
- ===== SHADE EXISTING WALL TO REMAIN
- ===== WOOD STUD WALL
- ===== 1-HR RATED WALL



- EXISTING DOOR & FRAME TO BE DEMOLISHED
- EXISTING DOOR & FRAME TO REMAIN
- NEW OR RELOCATED DOOR & FRAME

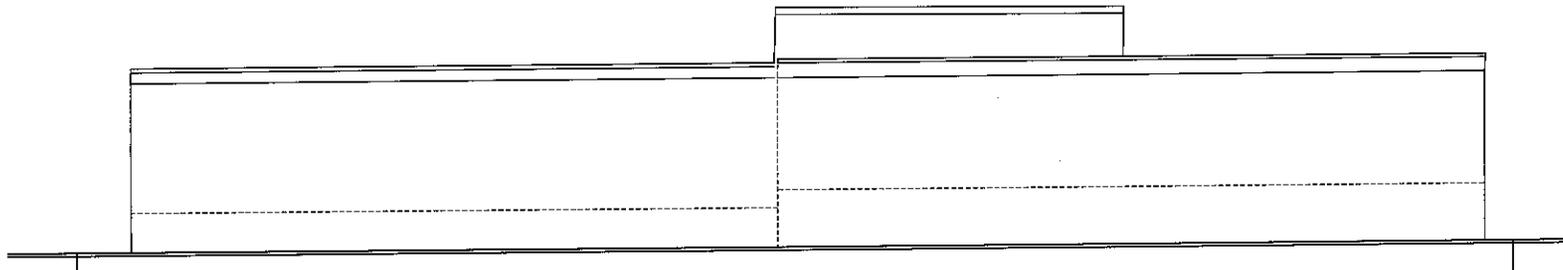
1  
A1.0 1/8" = 1'-0"

**DEMOLITION PLAN**

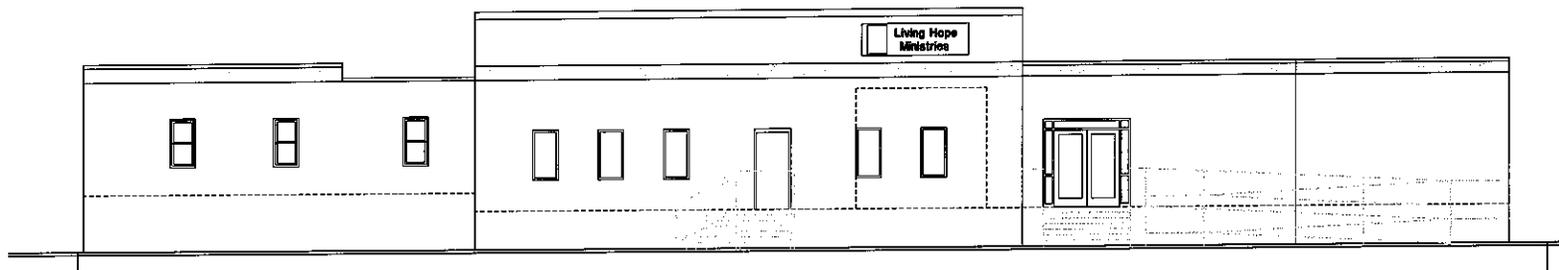


PROJECT: <b>LIVING HOPE MINISTRIES</b>			
1723 ADAMS STREET NE, MINNEAPOLIS, MN 55426			
DAN CAYENBERG DRAFTING 4264 RESIDENT AVENUE NORTH ROSBINDALE, MN 55422 TEL: 327-4276			
DRAWN BY:	DC	SCALE: AS SHOWN	(SHEET NO.) A1.0
PROJECT NO.:	1422	DATE: 04-08-15	DEMOLITION PLAN

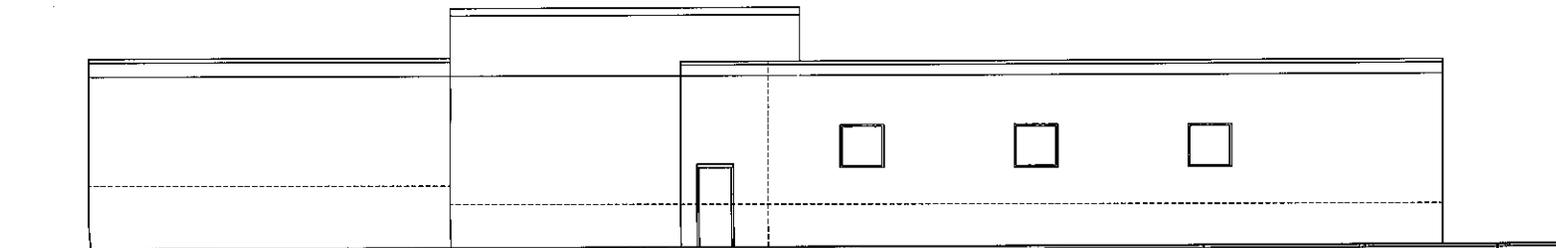




1 NORTH ELEVATION  
A3.0 1/8" = 1'-0"



2 WEST ELEVATION  
A3.0 1/8" = 1'-0"



3 SOUTH ELEVATION  
A3.0 1/8" = 1'-0"

PROJECT:		
LIVING HOPE MINISTRIES		
1725 ADAMS STREET NE, MINNEAPOLIS, MN 55426		
DAN CATENBERG DRAFTING		
424 REGENT AVENUE NORTH		
ROBINSDALE, MN 55422 763-231-6236		
SCALE:	AS SHOWN	SHEET NO.
DRAWN BY:	DC	A3.0
DATE:	04-08-15	
PROJECT NO:	1402	EXT. ELEVATIONS



ASE  
-877-3177



**VICTORY**  
REAL ESTATE SERVICES

**FOR LEASE**  
612-877-3177

LOADING & RECEIVING  
↓



1723 ALAMS

SHIPPING  
&  
RECEIVING  
→

OFFICE  
sojos

192-BVK

1723-001



Living Hope  
Amenity Center

DELIVERIES











