

LAND USE APPLICATION SUMMARY

Property Location: 4020 Lake Street East
Project Name: Hi-Lo Diner Signage
Prepared By: [Janelle Widmeier](#), Senior City Planner, (612) 673-3156
Applicant: James Brown
Project Contact: James Brown
Request: To install a roof sign.
Required Applications:

Variance	To increase the maximum allowed area of signage for a primary building wall from 55 square feet to 171 square feet.
Variance	To increase the maximum allowed area of an individual sign attached to a building has been returned .
Variance	To increase the maximum allowed height above the roof from 2 feet to 6 feet, 9 inches.
Variance	To increase the distance from the face of the primary building wall from 5 feet to 7 feet.

SITE DATA

Existing Zoning	C2 Neighborhood Corridor Commercial District
Lot Area	14,215 square feet
Ward(s)	2
Neighborhood(s)	Longfellow Community Council
Designated Future Land Use	Mixed Use
Land Use Features	Commercial Corridor (Lake Street)
Small Area Plan(s)	Seward and Longfellow Greenway Area Land Use and Pre-Development Study (2007)

Date Application Deemed Complete	October 23, 2015	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	December 22, 2015	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The existing building was originally constructed in 1977 for a fast food restaurant. The building is undergoing an expansion for a new sit down restaurant. The front of the building was removed for the new front addition that is a vintage 1958 diner relocated to the subject property from Pennsylvania. As part of the expansion, the abandoned pole sign from the previous use was also removed.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. There is a mix of commercial uses in the immediate area along Lake Street. Low density residential uses are located to the north off of the commercial corridor.

PROJECT DESCRIPTION. The applicant is proposing to install a roof sign facing Lake Street for the new restaurant. The roof sign would be 171 square feet in area (6 feet by 28.5 feet). The area of the sign is determined by calculating the area of an imaginary rectangle drawn around all components of the sign, including the stars. Because a roof sign is proposed, one square foot of signage for each one foot of primary building wall is allowed. Allowed sign area from one primary building wall cannot be located on another. Because the sign would face Lake Street, the Lake Street façade determines the allowed sign area. This wall is 55 feet wide; therefore, up to 55 square feet of sign area is allowed for the roof sign. Roof signs are not allowed to be located more than five feet from the face of the primary building wall. Where the vestibule would extend from the front of the building, the sign would be a total of 7 feet from the face of the wall. A roof sign may have a vertical dimension of two feet per story, but not more than a total of five feet, above the roof line of a flat roofed building, or the parapet wall, whichever is greater. Because the building is only one story, the maximum allowed sign height is 2 feet. The top of the sign would be located 6 feet, 9 inches above the roof. The applicant is requesting variances to increase the maximum allowed area of signage on a primary building wall, setback from the primary building wall, and height to allow the proposed roof sign. The public hearing notices included a variance to increase the maximum area of an individual sign. That variance is not required because the total area of the sign would be less than 180 square feet. In the project summary, the applicant indicated that the sign would be 8 feet by 32 feet or 256 square feet. The applicant has clarified that the dimensions shown on the drawing are accurate.

RELATED APPROVALS.

Planning Case #	Application	Description	Action
BZZ-6894	Administrative site plan review	For a 1,427 sq. ft. addition	Approved on December 10, 2014

PUBLIC COMMENTS. As of writing this report, no correspondence from the neighborhood group has been 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 1) a variance to increase the maximum allowed area of signage for a primary building wall from 55 square feet to 171 square feet, 2) a variance to increase the maximum allowed height above the roof from 2

feet to 6 feet, 9 inches and 3) a variance to increase the distance from the face of the primary building wall from 5 feet to 7 feet 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.*

All variances: The roof sign would be 171 square feet in area (6 feet by 28.5 feet). It would be set back one to seven feet from the face of the building wall. The proposed height measured from the roof to the topmost part of the sign would be 6 feet, 9 inches. Practical difficulties exist in complying with the ordinance due to circumstances unique to the property.

The applicant has salvaged a vintage diner and relocated it to the subject site adjacent to Lake Street. The diner is clad in stainless steel panels. While the structure is not original to the subject site, its design and primary exterior materials limits options for business identification facing Lake Street, a commercial corridor. As opposed to a wall or projecting sign, a roof sign would not interfere with the structures architectural elements or windows.

The vintage diner is symmetrical in design. In keeping with that design, the 6 foot by 11 foot vestibule is centered on the front of the building. The roof sign is also proposed to be centered at the front of the building. The roof sign would be within 5 feet of the front face of the building, except where the vestibule is located. A street-facing entrance is a site plan review requirement. Removal of the vestibule or a reduction of its size to eliminate the need for this sign variance would not be practical. The applicant is proposing to increase the height of the sign to ensure its visibility over the vestibule.

The sign is odd-shaped and would consist of channel letters. The area of the sign is determined by calculating the area of an imaginary rectangle drawn around all components of the sign, including the stars. Measured as such, it is considered to be 171 square feet in area. When a roof sign is proposed, one square foot of signage for each one foot of primary building wall is allowed. Because the sign would face Lake Street, the Lake Street façade determines the allowed sign area. This wall is 55 feet wide; therefore, up to 55 square feet of sign area is allowed for the roof sign. All sides of the building are primary building walls. Combined, the total allowed signage on all primary building walls is 234 square feet. However, allowed sign area from one primary building wall cannot be located on another. The proposed amount of signage is far less than what is allowed as the applicant is not proposing any other exterior signage (171 square feet compared to 234 square feet).

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.*

All variances: Regulations governing on-premise signs are established to allow effective signage appropriate to the planned character of each zoning district, to promote an attractive environment by minimizing visual clutter and confusion, to minimize adverse effects on nearby property, and to protect the public health, safety and welfare. Further, the limit on the setback from the face of a primary building wall is to prevent the need for a taller roof sign to ensure visibility. The C2 Neighborhood Corridor Commercial District is established to provide an environment of retail sales and commercial services that are larger in scale than allowed in the C1 District and to allow a broader range of automobile related uses. In addition to commercial uses, residential uses, institutional and public uses, parking facilities, limited production and processing and public services and utilities are allowed.

The sign would be oriented to Lake Street, a designated commercial corridor. It would provide the primary identification for the building. No other exterior signs are proposed. Combined, the total allowed signage on all primary building walls is 234 square feet. The proposed amount of signage is

far less than what is allowed. The sign would only be more than 5 feet from the face of the building wall only in the area where the vestibule extends from the front of the building. Although the applicant is proposing to increase the height of the sign to ensure its visibility over the vestibule, the proposed height would not be inconsistent with the character of the district. The proposed height above the adjacent grade would be 17 feet, 9 inches. In the C2 district, the maximum height of signs attached to a wall is 28 feet. Provided additional signage is not installed on the building at a later date to exceed a total of 234 square feet of signage, the requests are reasonable and in keeping with the spirit and intent of the ordinance and 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.*

All variances: Granting the variances would not negatively alter the character of the area and would not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties. There is a mix of commercial uses in the immediate area along Lake Street including the property directly across from the subject site. The sign would be oriented to Lake Street, a designated commercial corridor, and away from the low density residential neighborhood located to the north. The proposed sign would provide the primary identification for the building. No other exterior signs are proposed. Combined, the total allowed building signage on the primary building walls is 234 square feet. The proposed amount of signage is far less than what is allowed. The sign would only be more than 5 feet from the face of the building wall only in the area where the vestibule extends from the front of the building. Although the applicant is proposing to increase the height of the sign to ensure its visibility over the vestibule, the proposed height would not be inconsistent with the character of the district. The proposed height above the adjacent grade would be 17 feet, 9 inches. In the C2 district, the maximum height of signs attached to a wall is 28 feet. In 2007 when a fast-food restaurant was located on the site, a freestanding pole sign and a backlit wall sign located on a tall parapet wall extending above the roof of the building provided the business identification. These signs were not compatible with the character of the area and backlit and freestanding pole signs are no longer permitted sign types. Provided additional signage is not installed on the building or site at a later date to exceed a total of 234 square feet of signage, the proposed signage is expected to have less of an effect on the surrounding area than the previous signage while providing unique identification for a nonresidential use appropriately located on a commercial corridor.

Additional Standards for Sign Adjustments

In addition, the Planning Commission shall consider, but not be limited to, the following factors when considering an adjustment to the number, type, height, area, or location of allowed signs on property located in an OR2 or OR3 District or a commercial, downtown, or industrial district:

1. *The sign adjustment will not significantly increase or lead to sign clutter in the area or result in a sign that is inconsistent with the purpose of the zoning district in which the property is located.*

All variances The C2 Neighborhood Corridor Commercial District is established to provide an environment of retail sales and commercial services that are larger in scale than allowed in the C1 District and to allow a broader range of automobile related uses. In addition to commercial uses, residential uses, institutional and public uses, parking facilities, limited production and processing and public services and utilities are allowed. The proposed sign would provide the primary identification for the building. No other exterior signs are proposed. Combined, the total allowed building signage on the primary building walls is 234 square feet. The proposed amount of signage is far less than what is allowed. The sign would only be more than 5 feet from the face of the building wall only in the area where the vestibule extends from the front of the building. Although the applicant

is proposing to increase the height of the sign to ensure its visibility over the vestibule, the proposed height would not be inconsistent with the character of the district. The proposed height above the adjacent grade would be 17 feet 9 inches. In the C2 district, the maximum height of signs attached to a wall is 28 feet. With the adoption of the CPED recommendation, the sign proposal would also be consistent with the purpose of the C2 district and not lead to sign clutter. It should also be noted that even if these variances are granted, additional signage cannot be added to the Lake Street façade at a later date without first obtaining a variance to allow additional sign area. Further, the total amount of signage allowed on the building would be limited with the adoption of the recommended condition of approval for a maximum of 234 square feet of signage.

2. *The sign adjustment will allow a sign that relates in size, shape, materials, color, illumination and character to the function and architectural character of the building or property on which the sign will be located.*

All variances: The sign would relate in size, shape, material, color, illumination and character of the building and the use. The sign would consist of channel letters and would be illuminated with neon. It is designed to appear like other vintage diner signs. The primary exterior material of the front of the diner is stainless steel while the back is concrete block. The part of the building where the roof sign would be located is 11 feet in height. Because the sign would consist of individual channel letters, the sign and building would be compatible in size and the proposed height would not detract from the character of the building. A concern was raised that the sign would flash. The applicant has given no indication that the neon lighting would flash. Further, a flashing roof sign would be considered a dynamic sign which is explicitly prohibited by the zoning code when located on a roof.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Zoning Board of Adjustment adopt staff findings for the applications by James Brown for the property located at 4020 Lake Street East:

A. Variance to increase the maximum allowed sign area on a primary building wall.

Recommended motion: **Approve** the variance to increase the maximum allowed area of signage for a primary building wall from 55 square feet to 171 square feet, subject to the following condition:

1. The addition of any other exterior building signage shall not result in the total sign area exceeding 234 square feet on the site.
2. Approval of the sign permit by the Department of Community Planning and Economic Development.

B. Variance to increase the maximum allowed sign area of an individual sign.

Recommended motion: The variance to increase the maximum allowed sign area of an individual sign has been **returned**.

C. Variance to increase the maximum allowed height.

Recommended motion: **Approve** the variance to increase the maximum allowed height above the roof from 2 feet to 6 feet, 9 inches, subject to the following condition:

1. The addition of any other exterior building signage shall not result in the total sign area exceeding 234 square feet on the site.
2. Approval of the sign permit by the Department of Community Planning and Economic Development.

D. Variance of the location requirements for a roof sign.

Recommended motion: **Approve** the variance to increase the distance from the face of the primary building wall from 5 feet to 7 feet, subject to the following condition:

1. Approval of the sign permit by the Department of Community Planning and Economic Development.

ATTACHMENTS

1. Written description and findings submitted by applicant
2. Zoning map
3. Sign details
4. Survey
5. Site plan
6. Floor plans
7. Building elevations
8. Current photos of subject site
9. 2007 photo of subject site
10. Photos of other vintage diners



BROWNSMITH RESTORATION

MPLS ESTD 2005 MINN

Hi-Lo Diner
4020 East Lake St
Minneapolis, MN

Variance Findings: Set back from primary wall
11/3/15

To Whom It May Concern:

The purpose of this letter is to outline the five findings required for our application of a variance

(1) Uniqueness of property:

- The design of the building has a vestibule that projects forward towards the street 6' and is only 11' wide, a roof sign in this area would be out of scale to the building length which is 55'

•

(2) Reasonable Use

- The roof sign we are proposing is the only location for a sign on this property and is more in-keeping with the spirit of the roof sign ordinance

(3) Essential Character

- Because of the design of the building attached to the diner the sign will not appear over the roof line from the surrounding residential neighbors and will not detract from the enjoyment of residents in the area
- There are many stanchions and other signs in the area that are from the 1950's and our sign will be in-keeping with the essential character of the commercial corridor of East Lake St.

Sign Variance

(1) Sign Clutter

- Our proposed sign would not contribute to sign clutter in the area, instead it will contribute to the visual interest of the commercial corridor.
-

(2) Character of the Building

- Our sign proposal is based on photos of other vintage diners around the US and is very consistent with the 1957 vintage diner that it will be on. We specifically designed the sign to look like the diner and sign could have been in this location since 1957.

Thank you for your consideration

James Brown
Owner

612-702-7489



**BROWNSMITH
RESTORATION**

MPLS ESTD 2005 MINN

Hi-Lo Diner
4020 East Lake St
Minneapolis, MN

Letter of Intent for Sign Variance
10/14/15

To Whom It May Concern:

I am writing this letter to inform you of our intent to obtain a sign variance for our project at 4020 East Lake St. The project involves a vintage 1958 diner that we had moved to the site of the former Taco Bell at 4020 East Lake St.

We are pursuing a sign variance for a roof top sign. The current code for roof top signs only allows for 24" above the roof on a single story building, because of the design of the building our roof top sign would not be completely visible from the sidewalk and out of proportion to the building. The diner is clad in stainless steel panels that also do not allow for a wall mounted sign on Lake St.

Our proposed sign would be 8'x32'

This project is unique in that it is the only vintage diner in Minneapolis of this type and only the second vintage diner in the State, the only other diner being Mickey's Diner in St Paul. The scale of our proposed sign is in keeping with other vintage diners of this type around the country.

Thank you for your consideration

James Brown
Owner

612-702-7489



BROWNSMITH RESTORATION

MPLS ESTD 2005 MINN

Hi-Lo Diner
4020 East Lake St
Minneapolis, MN

Variance Findings
10/23/15

To Whom It May Concern:

The purpose of this letter is to outline the five findings required for our application of a variance

(1) Uniqueness of property:

- This property is a 1957 Federo Diner manufactured in New Jersey and originally installed in Gibsonia, PA. The building was moved to this location in 2015 as part of a restaurant project called the Hi-Lo Diner.
- This diner is the only other vintage diner in the State besides Mickey's Diner in St Paul. The bulding is historically significant as more diners around the US get torn down each year.
- The building is clad in intricate stainless steel panels that make a wall sign not feasible.
- The design of the building has a vestibule that projects forward towards the street limiting visibility of a roof sign within the ordinance height restriction of 24"

(2) Reasonable Use

- The roof sign we are proposing is the only location for a sign on this property and is more in-keeping with the spirit of the roof sign ordinance than a stanchion sign that was at the site previously, when it was a Taco Bell

(3) Essential Character

- Because of the design of the building attached to the diner the sign will not appear over the roof line from the surrounding residential neighbors and will not detract from the enjoyment of residents in the area
- There are many stanchions and other signs in the area that are from the 1950's and our sign will be in-keeping with the essential character of the commercial corridor of East Lake St.

Sign Variance

(1) Sign Clutter

- Our sign and entire diner project has only enhanced the aesthetics of this corridor
- We removed a large stanchion from the site that was for a fast food restaurant; our sign will contribute less to sign clutter and is consistent with other vintage signs on East Lake St.

(2) Character of the Building

- Our sign proposal is based on photos of other vintage diners around the US and is very consistent with the 1957 vintage diner that it will be on. We specifically designed the sign to look like the diner and sign could have been in this location since 1957.

Thank you for your consideration

James Brown
Owner

612-702-7489



BROWNSMITH RESTORATION

MPLS ESTD 2005 MINN

Hi-Lo Diner
4020 East Lake St
Minneapolis, MN

Variance Findings: Set back from primary wall
11/3/15

To Whom It May Concern:

The purpose of this letter is to outline the five findings required for our application of a variance

(1) Uniqueness of property:

- The design of the building has a vestibule that projects forward towards the street 6' and is only 11' wide, a roof sign in this area would be out of scale to the building length which is 55'

•

(2) Reasonable Use

- The roof sign we are proposing is the only location for a sign on this property and is more in-keeping with the spirit of the roof sign ordinance

(3) Essential Character

- Because of the design of the building attached to the diner the sign will not appear over the roof line from the surrounding residential neighbors and will not detract from the enjoyment of residents in the area
- There are many stanchions and other signs in the area that are from the 1950's and our sign will be in-keeping with the essential character of the commercial corridor of East Lake St.

Sign Variance

(1) Sign Clutter

- Our proposed sign would not contribute to sign clutter in the area, instead it will contribute to the visual interest of the commercial corridor.
-

(2) Character of the Building

- Our sign proposal is based on photos of other vintage diners around the US and is very consistent with the 1957 vintage diner that it will be on. We specifically designed the sign to look like the diner and sign could have been in this location since 1957.

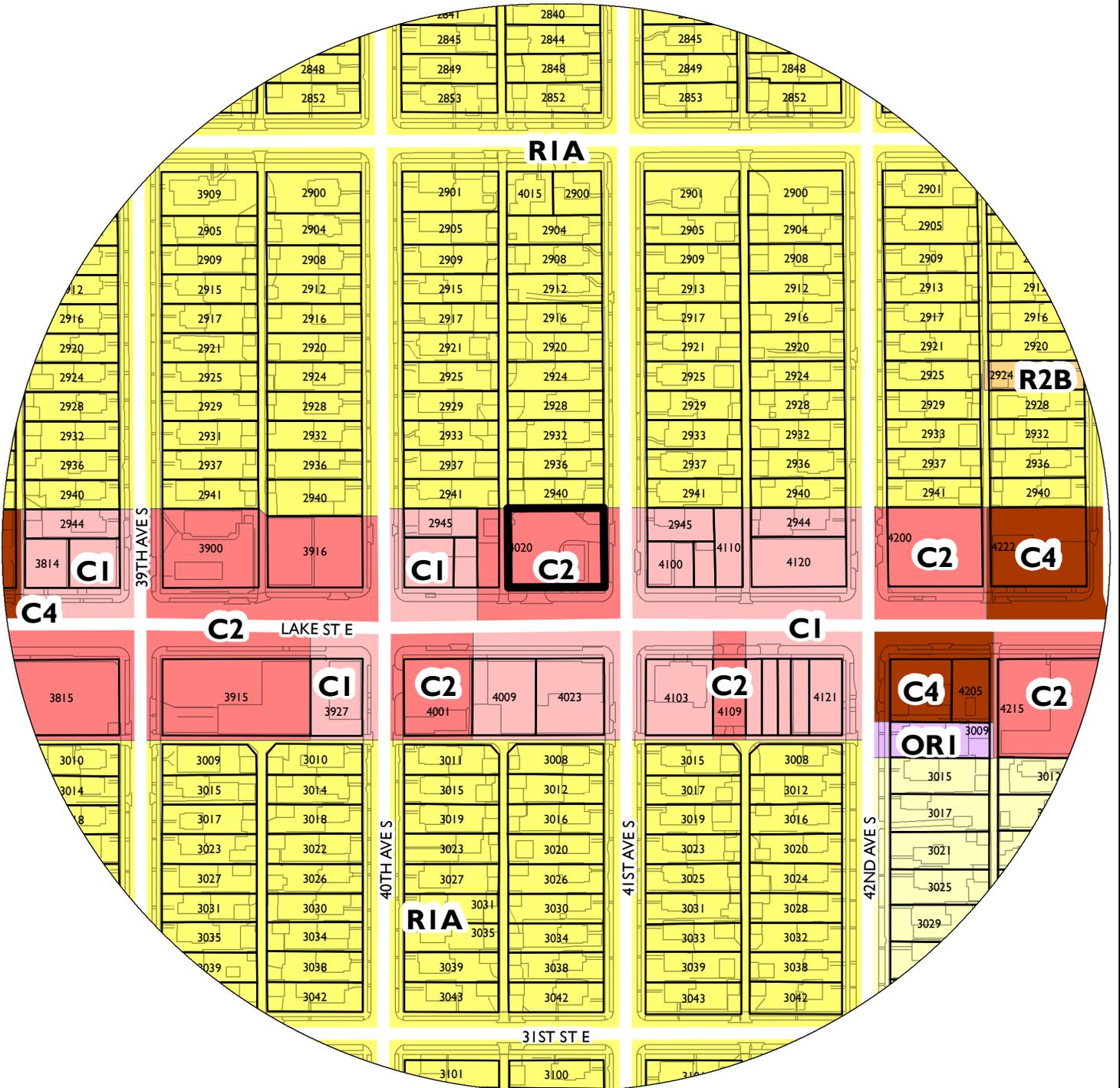
Thank you for your consideration

James Brown
Owner

612-702-7489

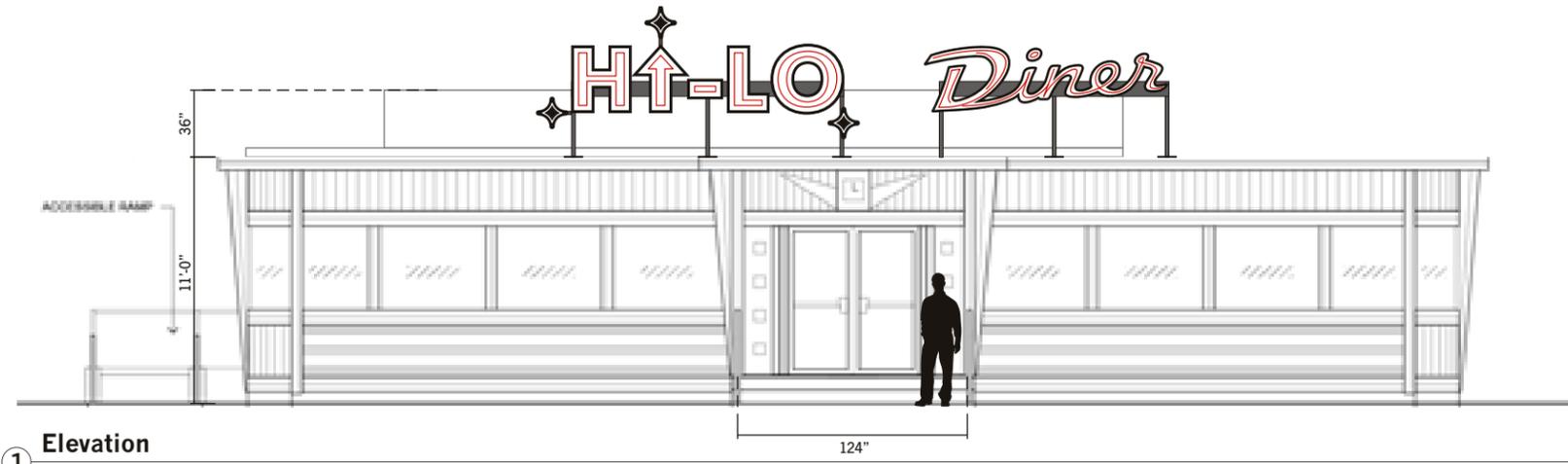
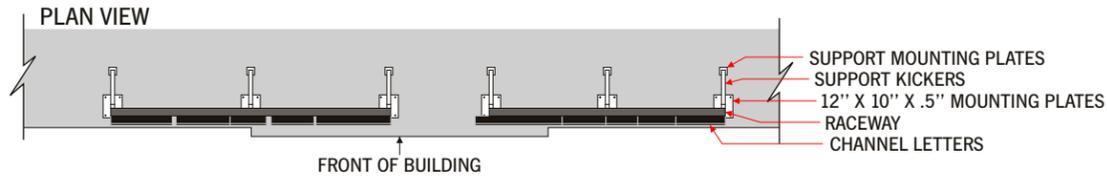
NAME OF APPLICANT

WARD



PROPERTY ADDRESS
4020 Lake Street East

FILE NUMBER
BZZ-7482



1 Elevation

Scale: 1/8"=1'-0"

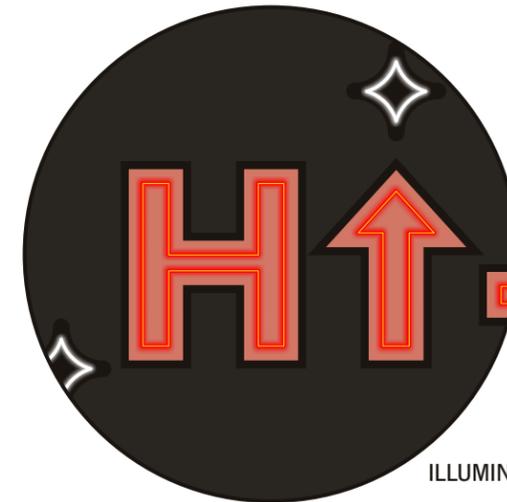
Roof Mounted Illuminated Letters with Skeletal Neon on Wireway

A Letters
 5" DEEP RETURNS - STOCK BLACK
 INSIDE OF LETTER MASKED AND SPRAYED BLACK
 LEAVING WHITE PREFINISHED BACK
 INSIDE BORDER AND RETURNS TO BE BLACK
 FACES 3/16" CLEAR ACRYLIC WITH BLACK TRIMCAP

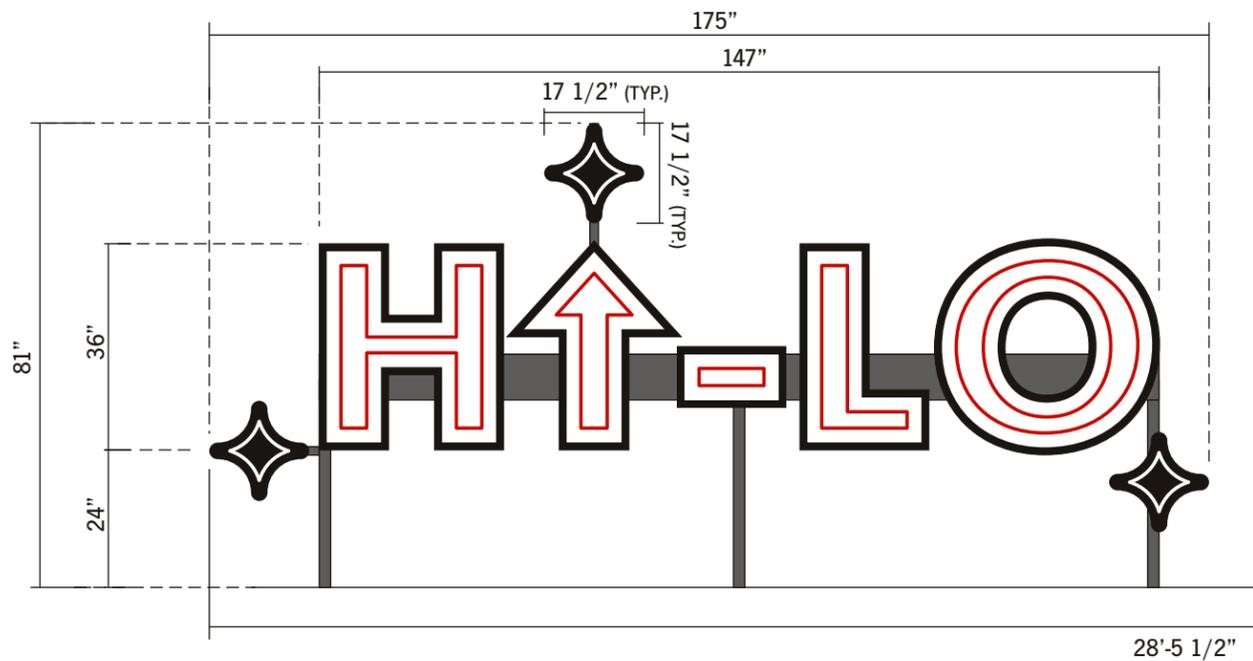
B Star Accents
 5" DEEP BLACK RETURNS - STOCK BLACK
 INSIDE OF ACCENT PAINTED BLACK
 FACES 3/16" CLEAR ACRYLIC WITH BLACK TRIMCAP

Install
 ANCHOR TO ROOF ON FABRICATED STRUCTURE
 MOUNTING STUBS FROM ROOF PROVIDED BY GC

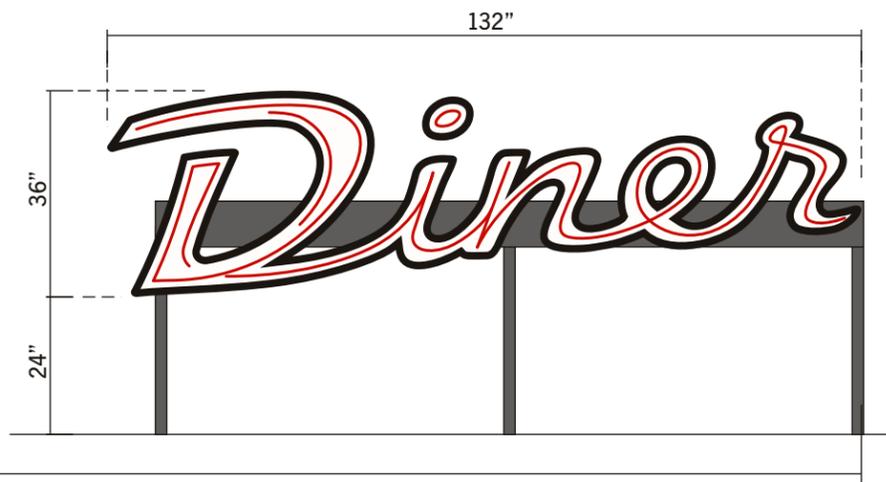
Illumination
 15MM RED NEON LETTERS W/ 30MA TRANSFORMERS
 RED REMAINS SOLID ILLUMINATED
 15MM WHITE NEON ACCENTS W/ 60MA TRANSFORMERS
 WHITE REMAINS SOLID ILLUMINATED



ILLUMINATED SIGN AT NIGHT



28'-5 1/2"



2 Exposed Neon Channel Letters

Scale: 3/8"=1'-0"

Project:
Hi-Lo
 Forage Modern
 Workshop
 4020 E. Lake Street
 Minneapolis, MN

Designer: CH
 Job Number: 66903

Date: 09.25.15
 Rev. 1: 10.20.15 DG
 Rev. 2:
 Rev. 3:
 Rev. 4:
 Rev. 5:



archetype

9635 Girard Ave S.
 Minneapolis, Minnesota 55431

952 641 9600

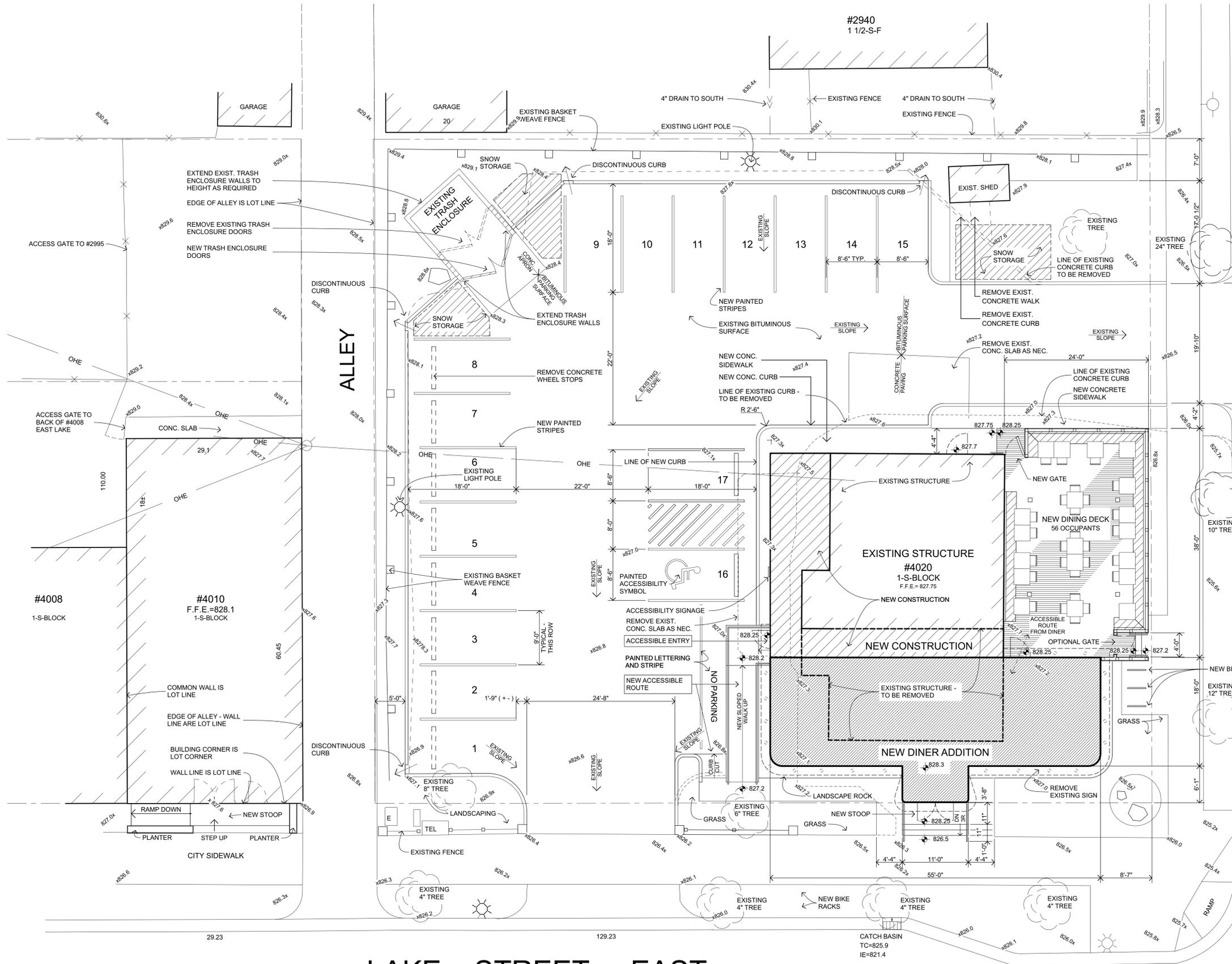
archetypesign.com

Contact:
 Gary Stemler
 651 288 9049
garys@archetypesign.com

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Approved:

Type:
 Description:
 Roof Mounted Illuminated
 Channel Letters w/
 Skeletal Neon



All mechanical equipment installed to be arranged to minimize visual impact.

Equipment to be screened by a fence, wall or similar structure. Such screening structure shall comply with the following standards:

- The required screening shall be permanently attached to the structure or the ground and shall conform to all applicable building code requirements.
- The required screening shall be constructed with materials that are architecturally compatible with the structure.

Equipment screened by the structure it serves to be screened by a parapet or wall of sufficient height, built as an integral part of the structure.

U28 A0.40 SCREENING OF MECH. EQUIP.

Refuse and recycling storage containers shall be enclosed on all four (4) sides by screening compatible with the principal structure not less than two (2) feet higher than the refuse containers.

S28 A0.40 TRASH ENCLOSURE NOTE

Refuse and recycling storage containers shall be enclosed on all four (4) sides by screening compatible with the principal structure not less than two (2) feet higher than the refuse containers.

41ST AVENUE SOUTH

LAKE STREET EAST

F27 A0.40 OFF-STREET PARKING REQ'S.

GROSS AREA	2,161 SF
MINIMUM PARKING REQUIREMENT	1 space per 500 sq. ft. of GFA up to 2,000 sq. ft. + 1 space per 300 sq. ft. of GFA in excess of 2,000 sq. ft. 4 + 1 = 5 SPACES
MAXIMUM PARKING REQUIREMENT	1 space per 75 sq. ft. of GFA 28 SPACES
PARKING PROVIDED	
ACCESSIBLE SPACES	1 SPACES
STANDARD SPACES	16 SPACES
TOTAL SPACES	17 SPACES

EXISTING BUILDING FOOTPRINT	1,460 SF
EXISTING BUILDING TO BE DEMOLISHED	574 SF
EXISTING BUILDING TO REMAIN	886 SF
NEW DINER ADDITION	1,054 SF
OTHER ADDITIONS	+ 373 SF
TOTAL PROPOSED ADDITIONS	= 1,427 SF
TOTAL PROPOSED FOOTPRINT	2,303 GFA
NEW FOOTPRINT - GFA	2,303 SF
ORIGINAL FOOTPRINT - GFA	- 1,460 SF
OVERALL GFA CHANGE	= 843 SF

TOTAL SITE AREA	14,224 SF
EXISTING PERVIOUS SURFACE	3,418 SF 24%
PROPOSED PERVIOUS SURFACE	2,694 SF 19%

SNOW STORAGE AREAS WHERE SHOWN ON THE SITE PLAN. EXCESS SNOW TO BE REMOVED BY TRUCK.

PROJECT ARCHITECT
RR
 RALPH RAPSON & ASSOCIATES, INC.
 2429 34th Avenue South
 Minneapolis, MN 55406
 T / (612) 333-4561
 W / www.rapsonarchitects.com
 E / info@rapsonarchitects.com

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Thomas Rapson
 NAME: THOMAS RAPSON
 DATE CERTIFIED: 02/24/2015
 MN REGISTRATION NO.: 19397
 EXPIRATION DATE: 06/30/2016

STRUCTURAL ENGINEER
 DAVID B. MORRIS, P.A.
 6940 Ticonderoga Trail
 Eden Prairie, MN 55346
 T / (952) 934-0351
 E / dbmpe@qwestoffice.net

PROJECT
Hi-Lo Diner
 4020 EAST LAKE STREET
 MINNEAPOLIS, MN 55406
 Project Owner
Brownsmith Restoration
 4023 East Lake Street, Minneapolis, MN 55406

SHEET INDEX

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A1.30	DINER - PLAN + EQUIPMENT
D1.10	DEMO PLANS
A2.10	ELEVATIONS
A2.20	ELEVATIONS

A5.10 INTERIOR ELEVATIONS
 A6.10 DINER - WALL SECTIONS
 A8.20 DINER - WALL SECTIONS
 A8.10 SCHEDULES + NOTES

X1.10 ORIG. DINER DRAWINGS
 X1.20 ORIG. DINER DRAWINGS
 X1.30 ORIG. DINER DRAWINGS

C1 A0.40 SITE PLAN - NEW
 SCALE: 1/8" = 1'-0"

A14 A0.40 PERVIOUS SURFACE CALCULATION

A21 A0.40 SNOW REMOVAL NOTE

A28 A0.40 FLOOR AREA CALCULATIONS

A0.40
 © Ralph Rapson & Associates, Inc.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

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David B. Morris

NAME: DAVID B. MORRIS, P.A.
 REGISTRATION NO.: 19148
 DATE: 04/10/2015

PROJECT

Project Title
Hi-Lo Diner
 Project Address
**4020 EAST LAKE STREET
 MINNEAPOLIS, MN 55406**
 Project Owner
Brownsmith Restoration
 4023 East Lake Street, Minneapolis, MN 55406

SHEET INDEX

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A8.10	SCHEDULES + NOTES

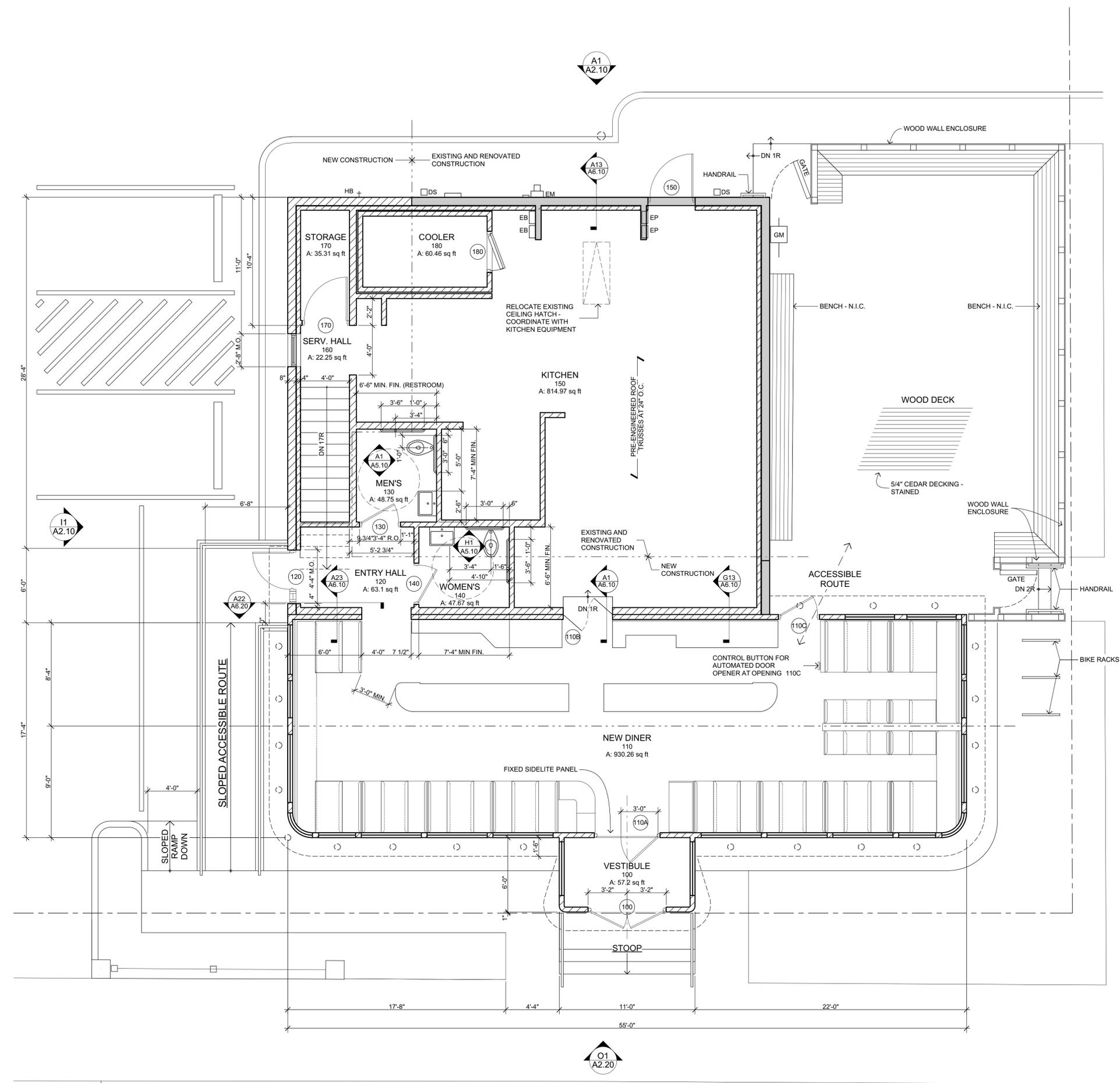
X1.10	ORIG. DINER DRAWINGS
X1.20	ORIG. DINER DRAWINGS
X1.30	ORIG. DINER DRAWINGS

PACKAGE M / D / YEAR

Preliminary Pricing	05/29/2014
Site Plan Review	10/13/2014
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R2	12/31/2014
R3	02/10/2015
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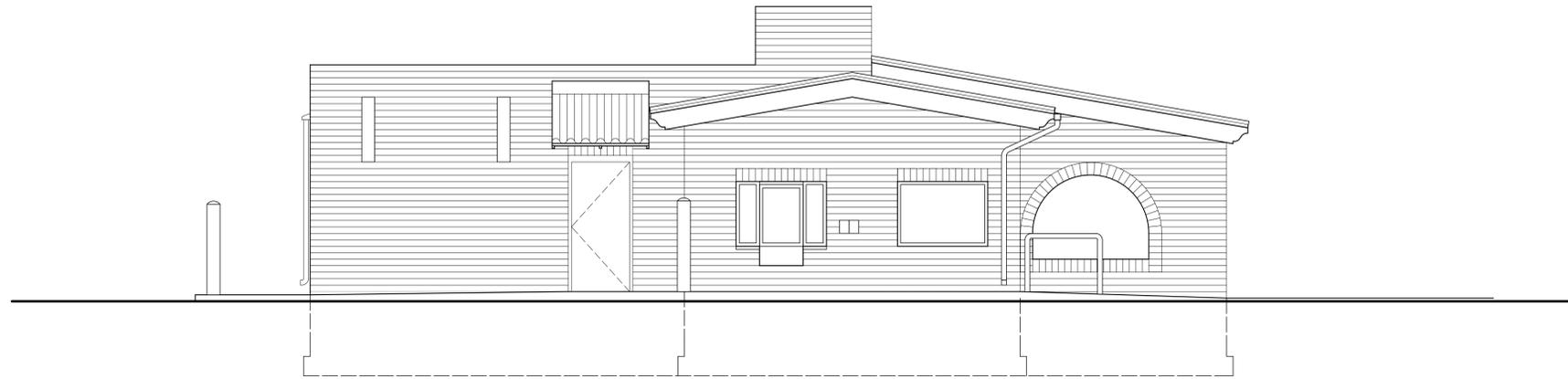
Date Printed 4/10/2015
 Time 10:53 PM
 DRAWN T. RAPSON

4020 EAST LAKE STREET
DINER - FLOOR PLAN
A1.20
 © Ralph Rapson & Associates, Inc.

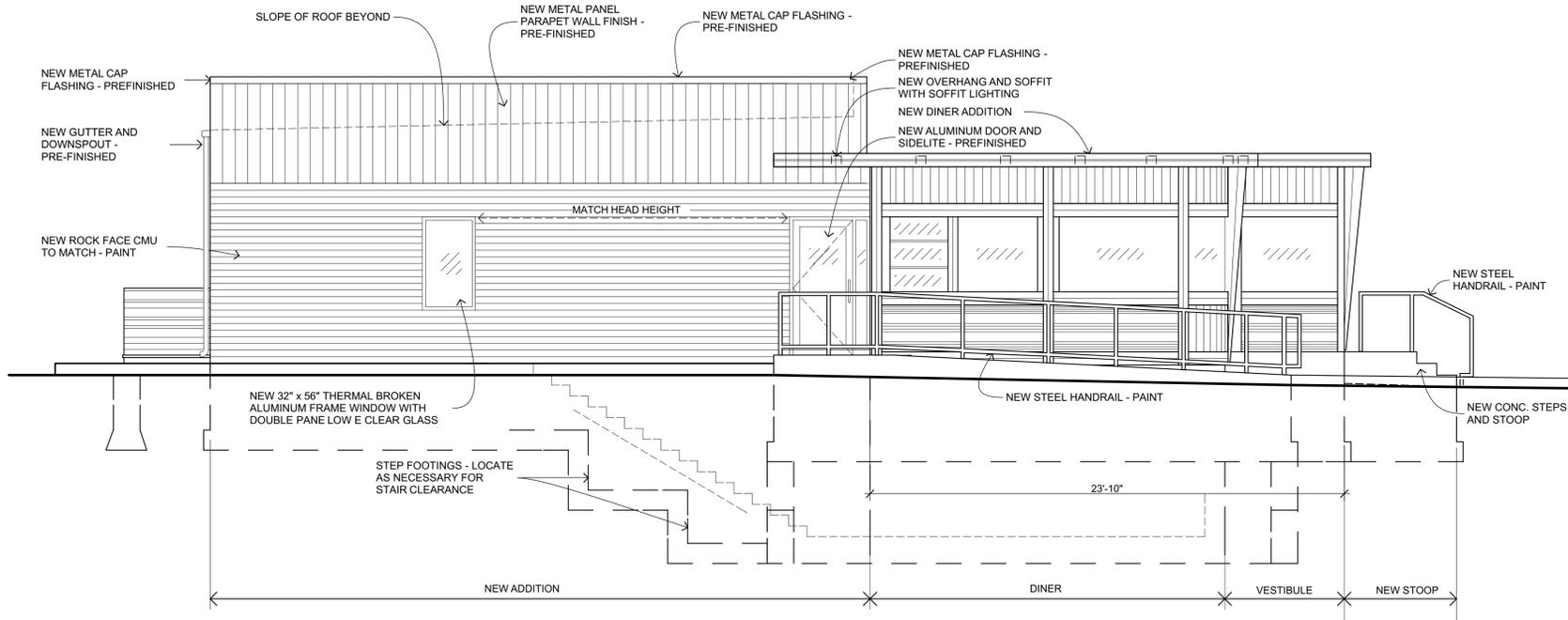


A1
A1.20 MAIN LEVEL PLAN - NEW CONSTRUCTION
 SCALE: 1/4" = 1'-0"

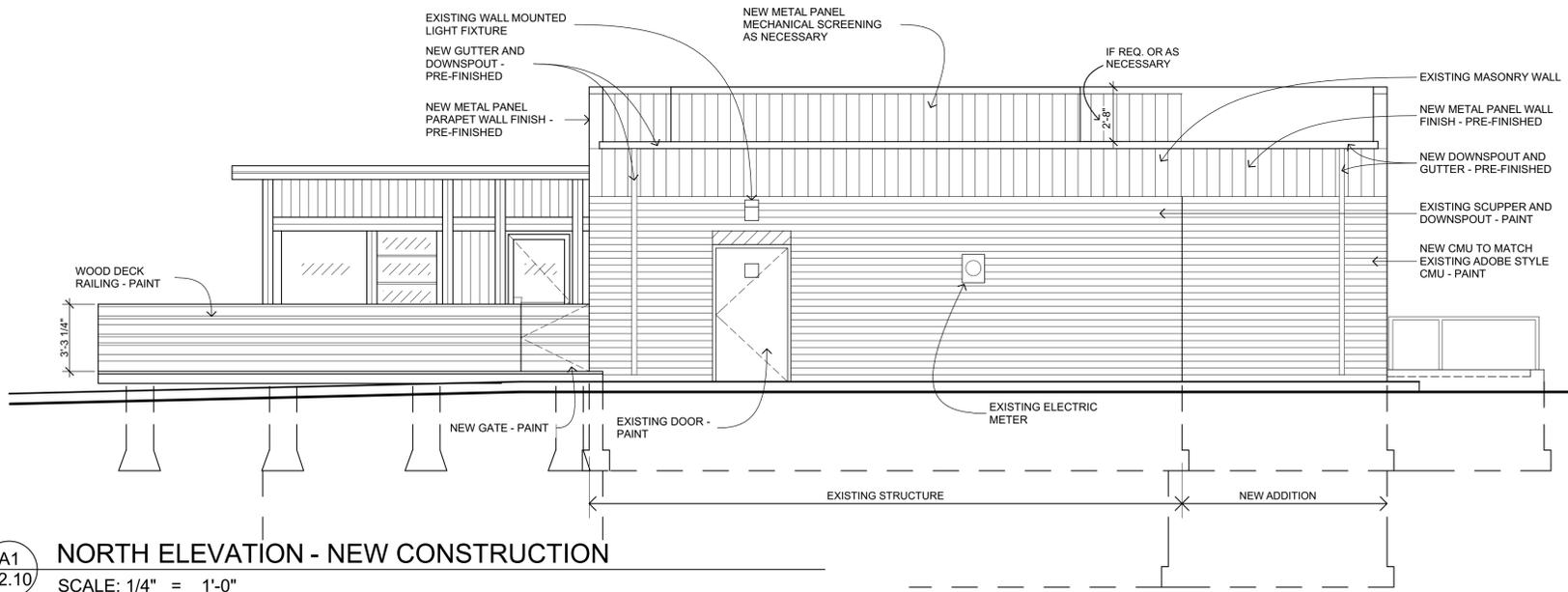
A23
A1.20 WALL CONSTRUCTION
 SCALE: 1/4" = 1'-0"



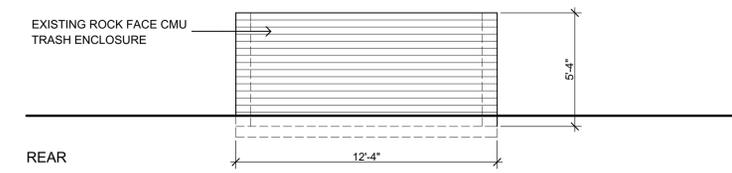
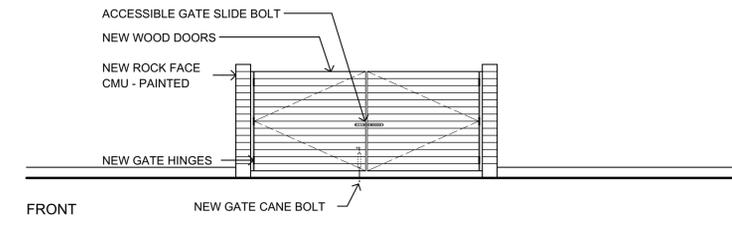
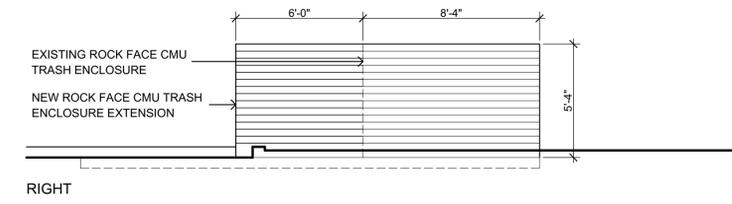
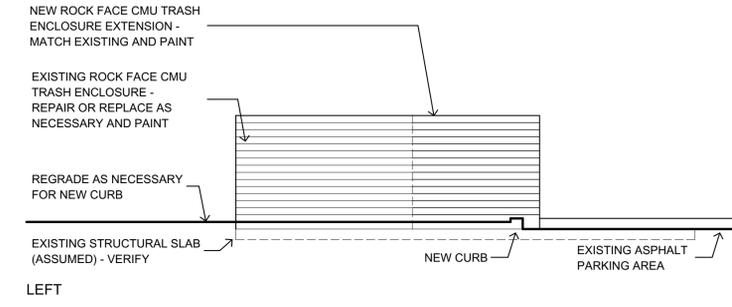
Q1 WEST ELEVATION - EXISTING
 A2.10 SCALE: 1/4" = 1'-0"



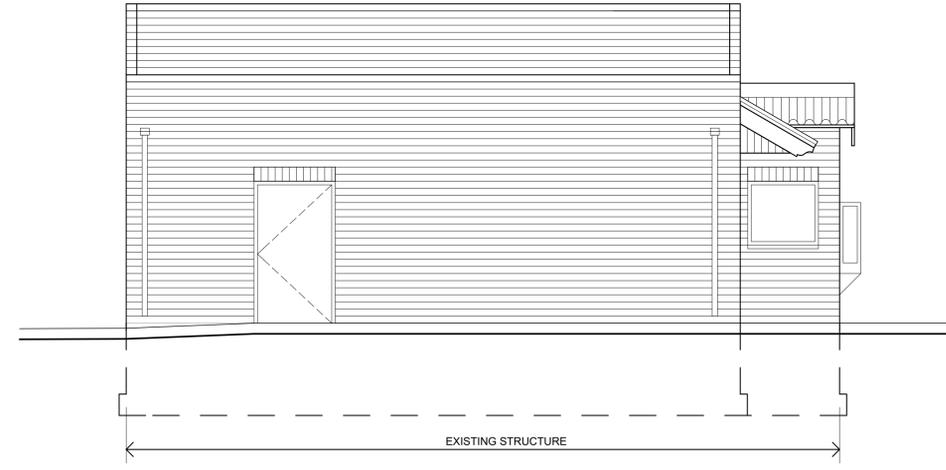
I1 WEST ELEVATION - NEW CONSTRUCTION
 A2.10 SCALE: 1/4" = 1'-0"



A1 NORTH ELEVATION - NEW CONSTRUCTION
 A2.10 SCALE: 1/4" = 1'-0"



I23 TRASH ENCLOSURE ELEVATIONS
 A2.10 SCALE: 1/4" = 1'-0"



A21 NORTH ELEVATION - EXISTING
 A2.10

PROJECT

Hi-Lo Diner
 Project Address
4020 EAST LAKE STREET
MINNEAPOLIS, MN 55406
 Project Owner
Brownsmith Restoration
 4023 East Lake Street, Minneapolis, MN 55406

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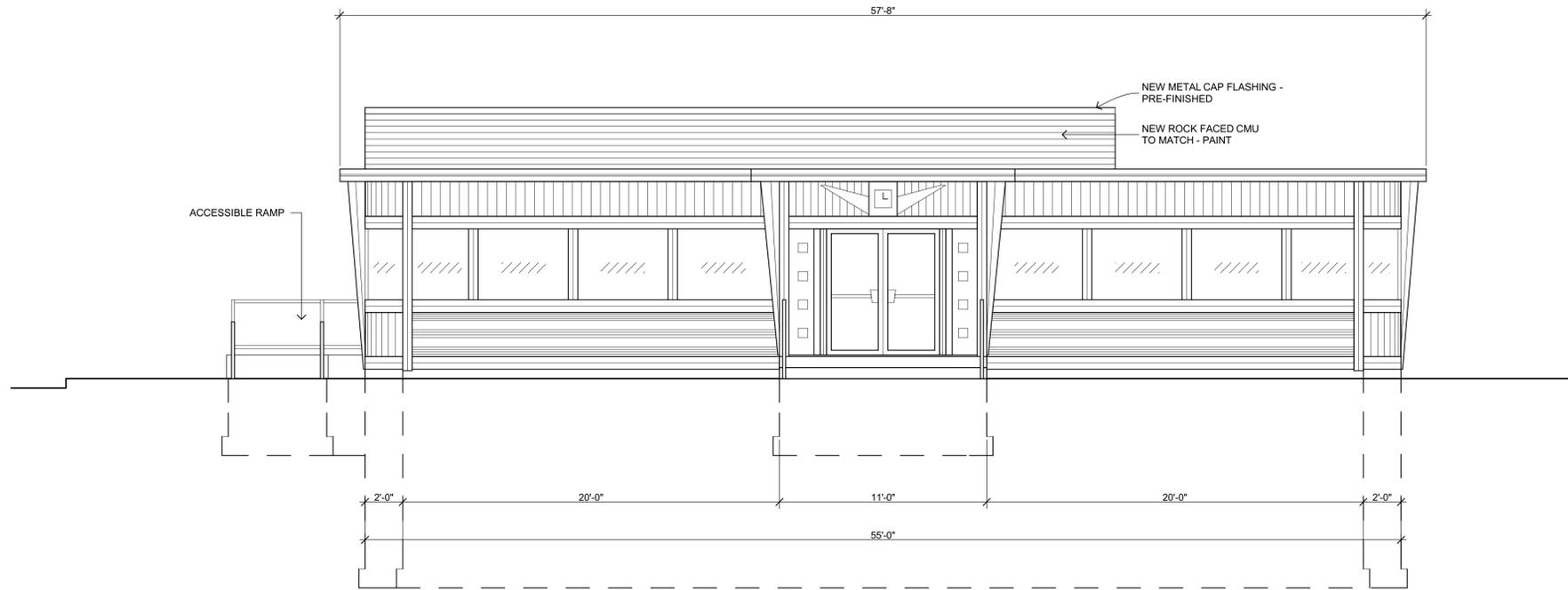
4020 EAST LAKE STREET ELEVATIONS

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

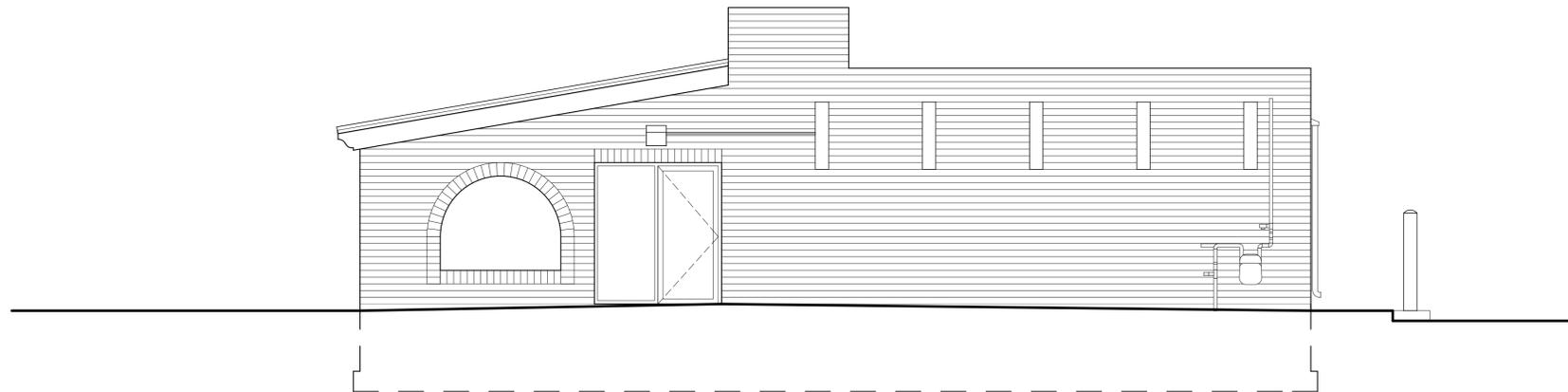
Thomas Rapson

NAME: THOMAS RAPSON
 DATE CERTIFIED: 02/24/2015
 MN REGISTRATION NO.: 19397
 EXPIRATION DATE: 06/30/2016

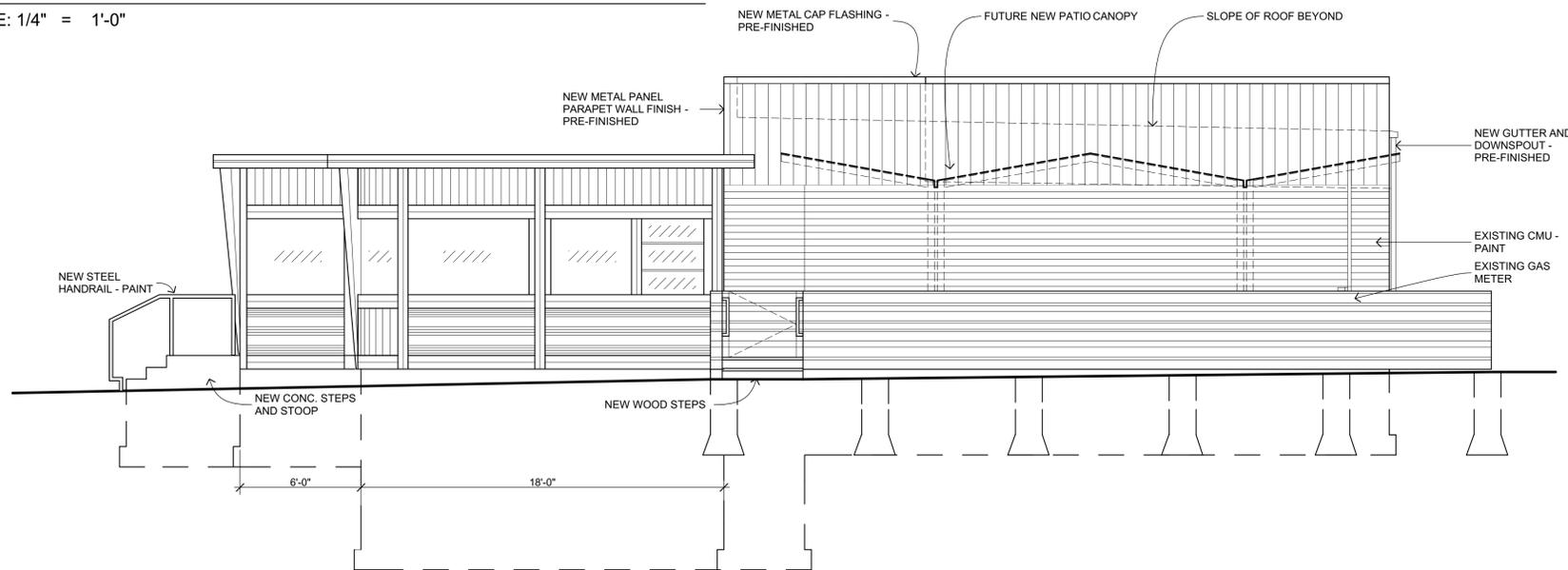
STRUCTURAL ENGINEER
DAVID B. MORRIS, P.A.
 6940 Ticonderoga Trail
 Eden Prairie, MN 55346
 T / (952) 934-0351
 E / dbmpe@qwestoffice.net



01 SOUTH ELEVATION - NEW CONSTRUCTION
A2.20 SCALE: 1/4" = 1'-0"



11 EAST ELEVATION - EXISTING
A2.20 SCALE: 1/4" = 1'-0"



A1 EAST ELEVATION - NEW CONSTRUCTION
A2.20 SCALE: 1/4" = 1'-0"

PROJECT

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Date Printed	4/10/2015
Time	10:54 PM
DRAWN	T. RAPSON

4020 EAST LAKE STREET
 ELEVATIONS

A2.20
 © Ralph Rapson & Associates, Inc.



NO PARKING
IN FRONT
OF THIS
BUS STOP

WV-LO
CORPUS CHRISTI
MUSEUM

rek
Trek



EAST LAKE
ANIMAL CLINIC

41st Av

S 41st Av



4066 E Lake St
Minneapolis, Minnesota

Street View - Jul 2007



Currently shown: Jul 2007

2007 ● 2014



4020 E L...

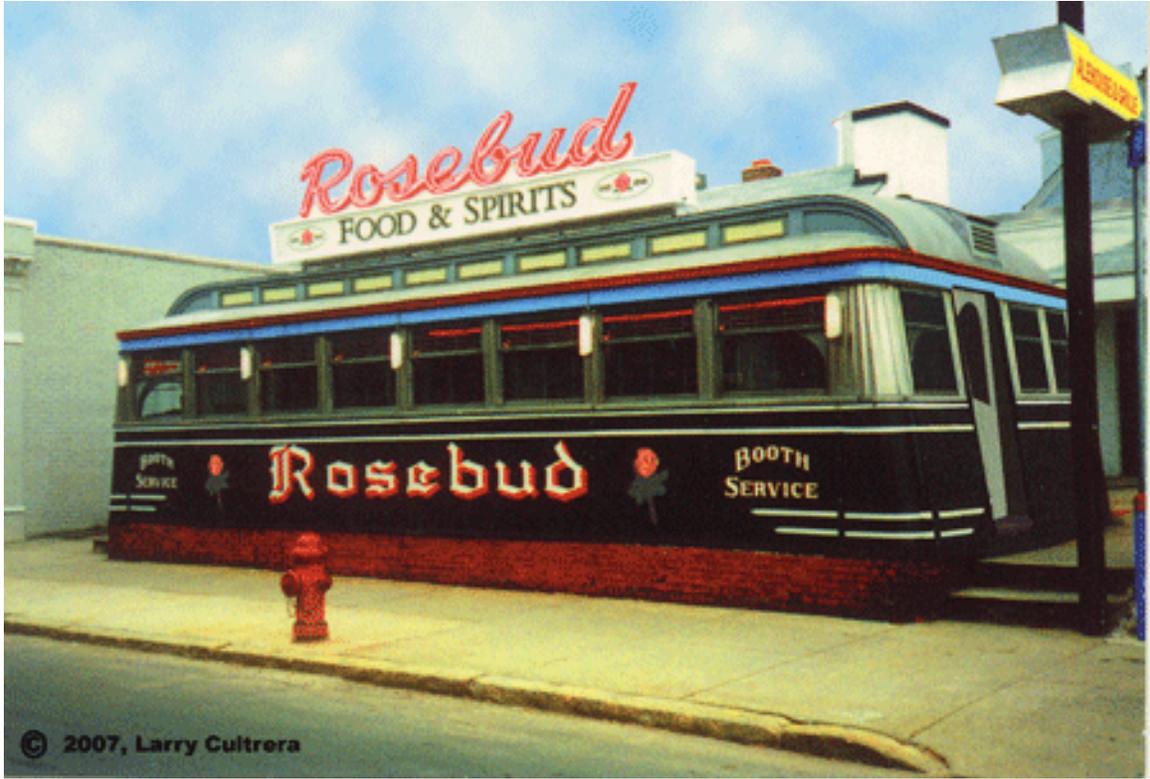
Back to Map



Add a photo

Google







Widmeier, Janelle A.

From: Dennis Lothenbach <dlothenbach@sssalesinc.com>
Sent: Tuesday, November 10, 2015 9:55 AM
To: Widmeier, Janelle A.
Subject: FW: Variance Regarding 4020 East Lake Street

Hi Janelle,

Although I will not be able to attend the meeting November 19th, I would still like to voice my opinion concerning the variance for 4020 East Lake Street. I own the property (since 1986) directly across the street which I lived at for many years. Although I hate to see any business close I feel an empty unused building is a blight to the community. The old Taco Bell building has sat empty far too long and it's nice somebody is finally doing something with the property. For this reason I would not have an issue with any of the variances that Mr. Brown has filed. I look forward to visiting the restaurant when completed.

Thanks,

Dennis Lothenbach
S&S Sales
1866 Berkshire Lane
Plymouth, MN 55441
Direct: 763-390-8020
Fax: 763-476-7927

Widmeier, Janelle A.

From: Joe Krisch <joe.krisch@gmail.com>
Sent: Saturday, November 07, 2015 2:08 PM
To: Widmeier, Janelle A.
Subject: 4020 lake street east variances

Hi Janelle,

Can't make the meeting but Iby Joe & Levi @ 2940 42nd Ave S give HiLo a thumbs up for their new sign. So happy someone took interest in the property.

-Joe