

Department of Community Planning and Economic Development—Planning Division
Conditional Use Permit, Yard Variance, Site Plan Review
BZZ-2450

Hearing Date: 8/1/05

Date Application Deemed Complete: 7/8/05

End of 60-Day Decision Period: 9/6/05

End of Second 60-Day Period:

Applicant: Install This Awning and Sign Company, 5345 4th St. N., Brooklyn Center, MN 55430

Address of Property: 4835 Lyndale Ave. N.

Contact Person and Phone: Paul Miller, 5345 4th St. N., Brooklyn Center, MN 55430, 763-560-8466

Staff Contact Person and Phone: J. Michael Orange, Principal Planner. Phone: 612-673-2347;
facsimile: 673-2728; TDD: 673-2157; e-mail: michael.orange@ci.minneapolis.mn.us

Ward: 4 **Neighborhood Organization:** Lind-Bohanon Neighborhood Association

Existing Zoning: C1, Neighborhood Commercial District

Zoning Plate Number: 2

Proposed Use: Application by Paul Miller of Install This Awning and Sign Company to expand the existing building located at 4835 Lyndale Ave. N. (formerly the site of Len's Auto Garage) from the current 1,227 sq. ft. to a total of 5,984 sq. ft. (a 4,757 sq. ft. expansion) for the purpose of housing a sign installation company. 2,655 sq. ft. will be used for offices and processing areas and 3,329 sq. ft. will be used to garage the service trucks and other vehicles. Applications include a conditional use permit (Limited Production and Processing uses are conditional in the C1 Zoning District), a side yard variance, and site plan review.

Prior approvals: None

Concurrent Review: Conditional use permit for the use, side yard variance, and site plan review.

Applicable zoning code provisions:

- **Conditional use permit:** Required for "limited production and processing" businesses per Table 548-1 and Section 548.30 (f)(2)(h).
- **Variance:** To reduce the established side yard setback from 7 ft. to zero ft. per 525.520 (1)
- **Site plan review:** Per Chapter 530 of the Zoning Code.

If you need more information or have special needs, please call the
Minneapolis Planning Department at 612-673-2597.

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BACKGROUND

The applicant has requested the Planning Commission continue the item to the 8/15/05 hearing date in order to revise plans in response to recommendations from Planning staff.

RECOMMENDATIONS

Recommendation of the Department of Community Planning & Economic Development – Planning Division for the Conditional Use Permit for the Install This Awning and Sign Company at 4835 Lyndale Ave. N.:

The Department of Community Planning & Economic Development – Planning Division recommends that the City Planning Commission continue the conditional use permit application for the Install This Awning and Sign Company at 4835 Lyndale Ave. N. to the 8/15/05 hearing date.

Recommendation of the Department of Community Planning & Economic Development – Planning Division for the side yard variance application for the Install This Awning and Sign Company at 4835 Lyndale Ave. N.:

The Department of Community Planning & Economic Development – Planning Division recommends that the City Planning Commission continue the side yard variance application to reduce the side yard requirement from 7 ft. to zero ft. for the Install This Awning and Sign Company at 4835 Lyndale Ave. N. to the 8/15/05 hearing date.

Recommendation of the Department of Community Planning & Economic Development – Planning Division for the site plan review application for the Install This Awning and Sign Company at 4835 Lyndale Ave. N.:

The Department of Community Planning & Economic Development – Planning Division recommends that the City Planning Commission continue the site plan review application for the Install This Awning and Sign Company at 4835 Lyndale Ave. N. to the 8/15/05 hearing date.