

Department of Community Planning and Economic Development—Planning Division
Conditional Use Permit, Site Plan Review, Yard Variance
BZZ-2310

Hearing Date: 5/9/05

Date Application Deemed Complete: 4/7/05

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

Applicant: Merlin E. Brown, 228 W. 52nd St., Mpls., MN 55419

Address of Property: 3810 and 3814 West 31st. St.

Contact Person and Phone: Merlin E. Brown, 228 W. 52nd St., Mpls., MN 55419; 612-823-2529.

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: 13 **Neighborhood Organization:** West Calhoun Neighborhood Association

Existing Zoning: R6, Multiple-Family Commercial District

Zoning Plate Number: 23

Proposed Use: Applications by Merlin Brown to allow the construction of a 3-story, 12-unit condominium building at 3810 and 3814 W. 31st St. Applications for the project, to be called the 31st Street Condominiums, include a conditional use permit, site plan review, and yard variance.

Prior approvals: None

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

Applicable zoning code provisions:

- **Conditional use permit:** Required for more than 5 units per Table 548-1.
- **Variance:** To reduce the established front yard setback from 21 ft. to 15 ft.
- **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

On 4/28/05, the applicant requested that the project be continued indefinitely.

RECOMMENDATIONS

**Recommendation of the Community Planning and Economic Development Department –
Planning Division for the Conditional Use Permit for the 31st St. Condominiums at 3810 and 3814
West 31st. St.:**

The City Planning Division recommends that the City Planning Commission continue the conditional use permit application for the proposed 31st St. Condominiums at 3810 and 3814 West 31st. St. indefinitely.

**Recommendation of the Community Planning and Economic Development Department –
Planning Division for the front yard variance application for the 31st St. Condominiums at 3810
and 3814 West 31st. St.:**

The City Planning Division recommends that the City Planning Commission continue the front yard variance application for the proposed 31st St. Condominiums at 3810 and 3814 West 31st. St. indefinitely.

**Recommendation of the Community Planning and Economic Development Department –
Planning Division for the site plan review application for the 31st St. Condominiums at 3810 and
3814 West 31st. St.:**

The City Planning Division recommends that the City Planning Commission continue the site plan review application for the proposed 31st St. Condominiums at 3810 and 3814 West 31st. St. indefinitely.