

**LAND USE APPLICATION SUMMARY**

*Property Location:* 2601-2609 East Franklin Avenue  
*Project Name:* Seward Chimney Lettering  
*Prepared By:* Mei-Ling Smith, Senior City Planner, (612) 673-5342  
*Applicant:* Lehn Posl Realty  
*Project Contact:* Eric Hatting  
*Request:* To install three painted signs on an existing building.  
*Required Applications:*

<b>Variance</b>	To increase the maximum height of a wall sign facing E. Franklin Avenue from 28 feet to 62 feet.
<b>Variance</b>	To increase the maximum height of a wall sign facing 26th Avenue S from 28 feet to 62 feet.
<b>Variance</b>	To increase the maximum height of a wall sign facing Pautz Place from 28 feet to 62 feet.

**SITE DATA**

<b>Existing Zoning</b>	C2 Neighborhood Corridor Commercial District
<b>Lot Area</b>	15,665 square feet / 0.36 acres
<b>Ward(s)</b>	6
<b>Neighborhood(s)</b>	Seward Neighborhood Group
<b>Designated Future Land Use</b>	Mixed Use
<b>Land Use Features</b>	Commercial Corridor (Franklin Avenue)
<b>Small Area Plan(s)</b>	Not applicable

<b>Date Application Deemed Complete</b>	August 23, 2016	<b>Date Extension Letter Sent</b>	Not applicable
<b>End of 60-Day Decision Period</b>	October 22, 2016	<b>End of 120-Day Decision Period</b>	Not applicable

**BACKGROUND**

**SITE DESCRIPTION AND PRESENT USE.** The subject site is currently occupied by an existing two-story, brick building that is approximately 13,888 square feet in size and is located on the southeast corner of East Franklin Avenue and 26th Avenue South. The building was constructed in 1920 by the Franklin Co-Operative Creamery Association. The site contains a surface parking lot, which is located to the east of the building and is accessed off of Pautz Place. The first floor contains a restaurant and food production facilities, and the second story of the building accommodates office space for the Seward Community Co-op.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The subject property is located along Franklin Avenue, a designated Commercial Corridor, approximately one block south of Interstate 94, approximately three blocks west of Riverside Avenue, a designated Commercial Corridor, and approximately five blocks east of the Franklin Avenue Transit Station and Activity Center. There are primarily residential and commercial uses surrounding the subject site. Commercial uses predominantly line both sides of Franklin Avenue to the north, east, and west, and residential properties are located to the south of the subject site.

**PROJECT DESCRIPTION.** The applicant is proposing to install three painted signs on the 70-foot-tall chimney that is located along the western side of the existing building. Each sign would spell out “Seward” vertically in white paint that matches the other painted signage on the building.

The signs would be located on the north elevation facing East Franklin Avenue, the west elevation facing 26th Avenue South, and the south elevation facing Pautz Place, respectively. Each sign would be approximately 30 square feet in area (15 feet in height and two feet in width), and 62 feet above grade. The maximum height of an attached sign in the C2 district is 28 feet. Therefore, variances are requested for each sign to exceed the maximum allowed height.

**RELATED APPROVALS.** The applicant renovated the existing building and surface parking area in 2014. Prior to obtaining City Planning Commission approvals to allow food production in the existing building (see below), they received permits to construct a two-story, 498 square foot addition on the east side of the building in order to accommodate an elevator, stairwell, and accessible entry.

Planning Case #	Application	Description	Action
BZZ-6800	Conditional use permit for limited production and processing in the C2 district. Variance to exceed 1,200 square feet in gross floor area for a limited production and procession use.	To allow a food production and processing facility in an existing building.	CPC approved on October 14, 2014

**PUBLIC COMMENTS.** The Seward Neighborhood Group has submitted a letter in support of the variances. Any additional correspondence received prior to the public meeting will be forwarded on to the Zoning Board of Adjustment for consideration.

## ANALYSIS

### VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for variances to increase the maximum allowed sign height from 28 feet to 62 feet for three painted wall signs, 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 applicant is proposing to install three signs on the existing, brick chimney, which is 70 feet tall and extends approximately 40 feet above the building's west building wall. Each sign would be placed approximately 8 feet lower than the tallest point of the chimney so that it would be 62 feet above grade. The proposed lettering would be 15 feet tall and two feet wide and centered horizontally on each side of the chimney that faces a public street.

The maximum height for a wall sign in the C2 district is 28 feet. Staff finds that there are practical difficulties in complying with the ordinance due to circumstances unique to the parcel. The subject property is uniquely situated at a prominent location in the Seward Neighborhood, at East Franklin Avenue and 26th Avenue South, which is approximately one block south of Interstate 94. The site is adjacent to a Commercial Corridor, East Franklin Avenue, and is located between the Riverside Avenue Commercial Corridor and the Franklin Avenue Transit Station and Activity Center. While the sign would serve the existing Seward Co-Op Creamery business, the sign content is also intended to be used as neighborhood identification, given its central location on an important corridor in the neighborhood. The increased height of the sign is required due to the architectural features of the existing building.

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**

Staff finds that the applicant is proposing to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and comprehensive plan. The signs would be located on the north, west, and south sides of a chimney on building that is nearly 100 years old. The chimney is four feet wide in each direction and the proposed lettering would be two feet wide. As proposed, no other sign variances would be required, as each elevation would comply with the allowed sign types, the overall maximum sign area per elevation, and the maximum area per sign. The increased height of the sign is required due to the architectural features of the existing building. Staff finds that the proposed height of the sign will allow for a reasonable use of the property.

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**

The proposed signage would not alter the essential character or be injurious to the use or enjoyment of property in the vicinity, nor would it be detrimental to the health, safety, or welfare of

the general public or of those utilizing the property or nearby properties. The proposed signs would be flat against the existing building surface and would not be illuminated.

**Additional Standards for Sign Adjustments**

In addition, the Zoning Board of Adjustment 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 four sides of the building are considered primary building walls, as three of the sides face a public street and the east side faces an on-site parking area. Signage is allowed on each primary building wall, subject to the ordinance restrictions for signage in the C2 district and based upon the length of each primary building wall. There are two existing signs on the north (East Franklin Avenue) elevation; one is a 14 square foot projecting sign, and the other is a 79 square foot painted wall sign. The east elevation facing the on-site parking lot contains one 14 square foot wall sign. The applicant is not proposing any additional signage beyond the three painted signs on the chimney at this time.

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.*

The proposed size, shape, materials, color, illumination, and character of the signs have been designed to be compatible with the existing building. The proposed signs would match the white color of the other painted sign on the building, which faces East Franklin Avenue, and would be complementary to the scale of the chimney on which they would be painted.

**RECOMMENDATIONS**

The Department of Community Planning and Economic Development recommends that the Zoning Board of Adjustment adopt staff findings for the applications by Eric Hatting, on behalf of Lehn Post Realty, for the properties located at 2601-2609 East Franklin Avenue:

**A. Variance.**

Recommended motion: **Approve** the application for a variance to increase the maximum height of a wall sign facing East Franklin Avenue from 28 feet to 62 feet, subject to the following conditions:

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

**B. Variance.**

Recommended motion: **Approve** the application for a variance to increase the maximum height of a wall sign facing 26th Avenue S from 28 feet to 62 feet.

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

**C. Variance.**

Recommended motion: **Approve** the application for a variance to increase the maximum height of a wall sign facing Pautz Place from 28 feet to 62 feet.

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

## ATTACHMENTS

1. Zoning map
2. Oblique aerial photo
3. Written description, renderings, and findings submitted by applicant
4. Survey and plans
5. Photos
6. Letter from Seward Neighborhood Group





27th Ave S

26th Ave S (CR 48)

25th Ave S

Pautz St

Franklin Avenue (CR 5)

East Franklin Avenue (CR 5)

East Franklin Avenue (CR 5)

27th Ave S

26th Ave S

verside Ave

**Statement of use and description of project**

REVISED

2601 East Franklin is owned by Lehn Post Realty and is leased by Seward Community Co-op, Inc. The lease contains a purchase option starting in 2020, which the co-op intends to exercise. The second floor houses the co-op’s administrative offices. The first floor is split between food production facilities and a restaurant. The basement is occupied by the building owner.

As a community-owned business we are proud to call Seward home. For nearly a century the smokestack of the building has been a landmark for our neighborhood. The restoration we are undertaking to the smokestack in September and October will help ensure that it will continue to provide an anchor point for residents and visitors alike for decades to come. This mobilization provides a unique opportunity to paint “SEWARD” on the smokestack. The goal of this signage is to proudly state the name of our neighborhood for residents, and to provide a welcome to all who are entering our neighborhood.

The project consists of painting the name of the neighborhood (*Seward*) on the top section (under the decorative cap) of the existing smokestack on its north, west and south sides. The lettering will be oriented vertically, top-to-bottom, and will be consistent in font style and color (Sherwin Williams LoXon White) with the other painted signage on the building.

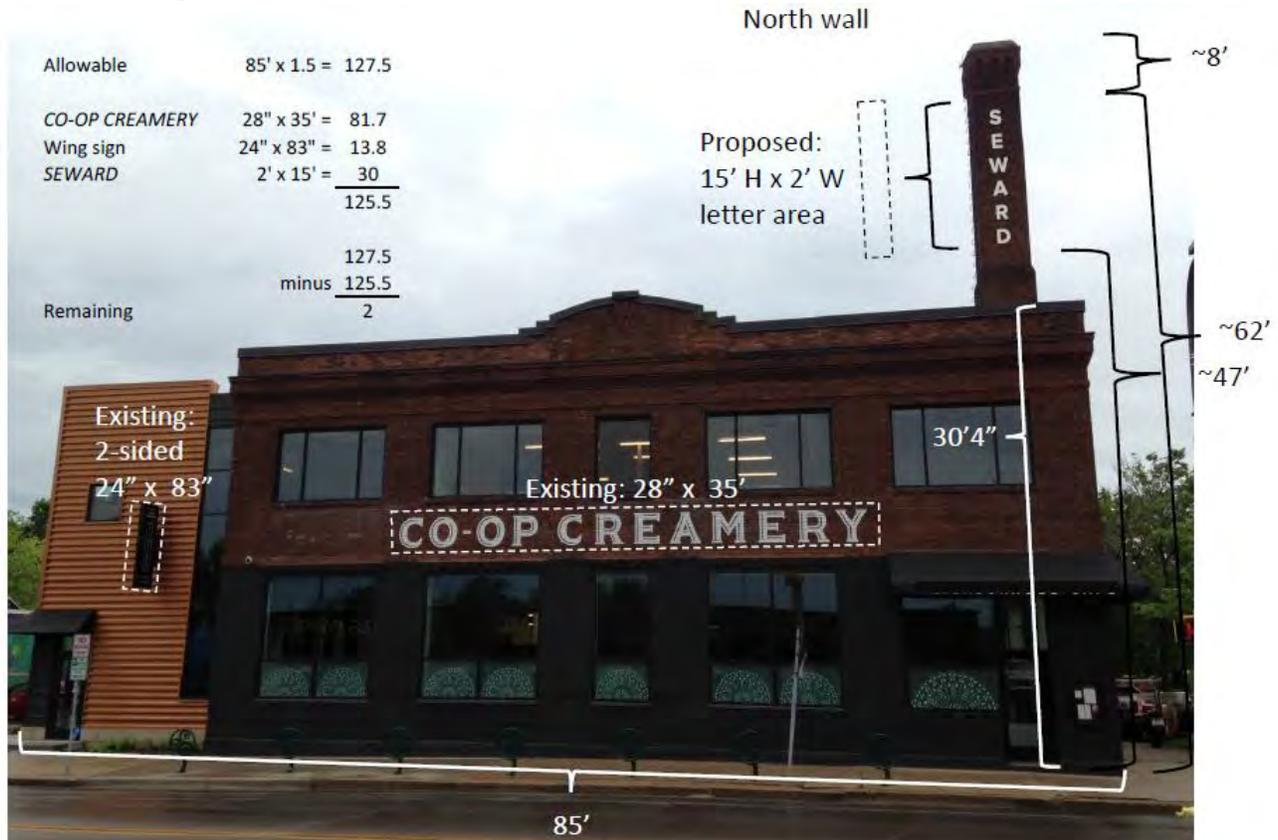
The north wall and north side of the smokestack:

The north wall of the building is 85 linear feet. This results in a maximum square feet for signage of 127.5. The existing “CO-OP CREAMERY” sign uses 81.7 square feet. The existing two-sided wing sign uses 13.8 square feet. The existing awning lettering did not receive a permit and will be removed. The proposed “SEWARD” lettering on the smokestack will use 30 square feet. The total resulting square feet is 2 square feet under the maximum allowed for the north wall. No variance is required for signage area.

Allowable	$85' \times 1.5 =$	127.5
<i>CO-OP CREAMERY</i>	$28" \times 35' =$	81.7
Wing sign	$24" \times 83" =$	13.8
<i>SEWARD</i>	$2' \times 15' =$	30
		<hr/> 125.5
		127.5
	minus	<hr/> 125.5
Remaining		<hr/> 2

The smokestack is approximately 70 feet tall, and approximately 4 feet wide at the proposed signage section. The “SEWARD” lettering will be placed between 47 and 62 feet on the north side of the smokestack. The maximum allowed height for signage is 28 feet per ordinance. This sign requires a height variance.

(See rendering below)



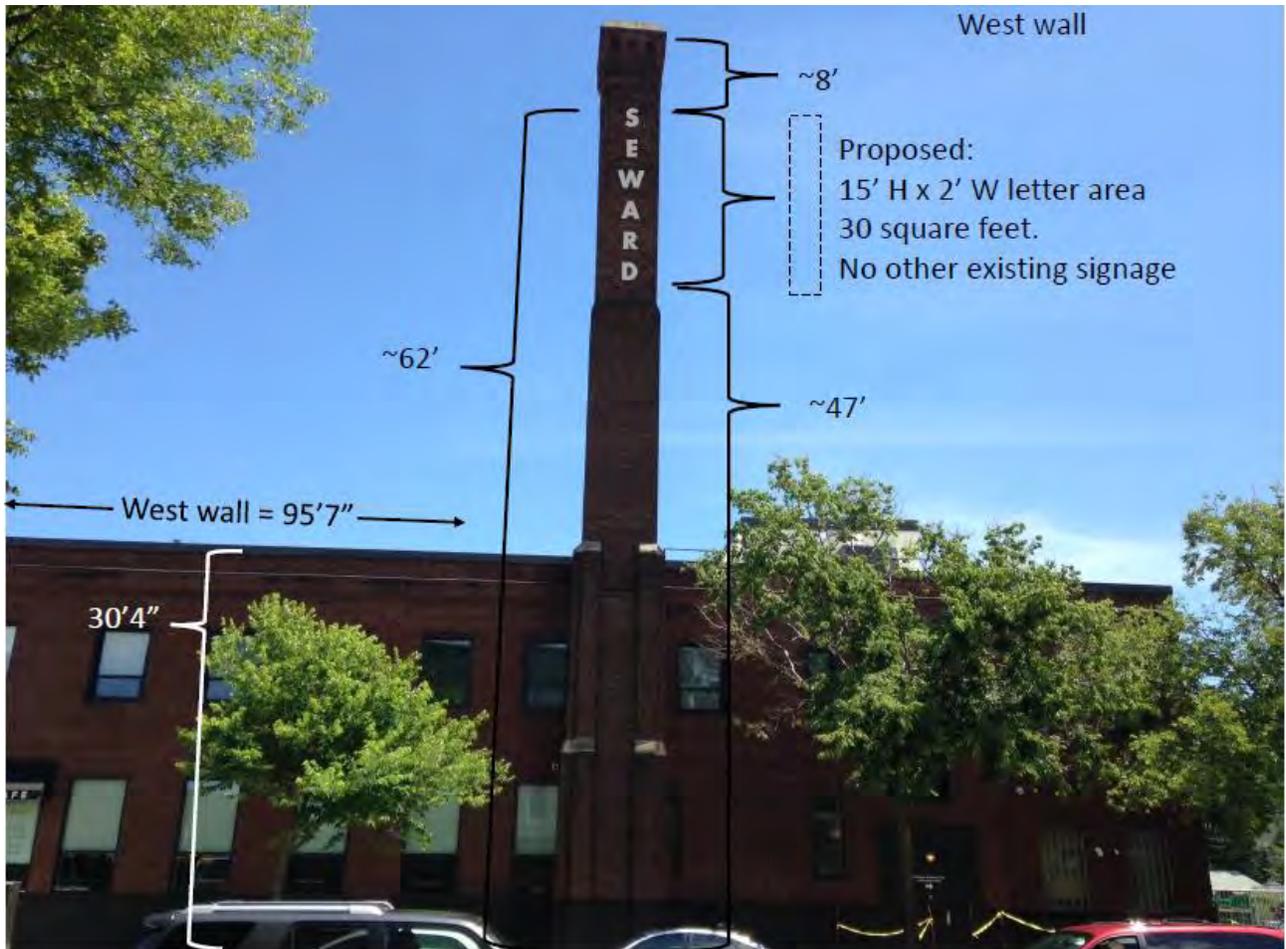
The west wall and west side of the smokestack:

The west wall of the building is 95 linear feet. This results in a maximum square feet for signage of 142.5. There is no existing signage on this wall. The proposed "SEWARD" lettering on the smokestack will use 30 square feet. No variance is required for signage area.

Allowable	$95' \times 1.5 =$	142.5
SEWARD	$2' \times 15' =$	$\frac{30}{30}$
		142.5
Remaining	minus	<u><math>\frac{30}{112.5}</math></u>

The smokestack is approximately 70 feet tall, and approximately 4 feet wide at the proposed signage section. The "SEWARD" lettering will be placed between 47 and 62 feet on the west side of the smokestack. The maximum allowed height for signage is 28 feet per ordinance. This sign requires a height variance.

(See rendering below)



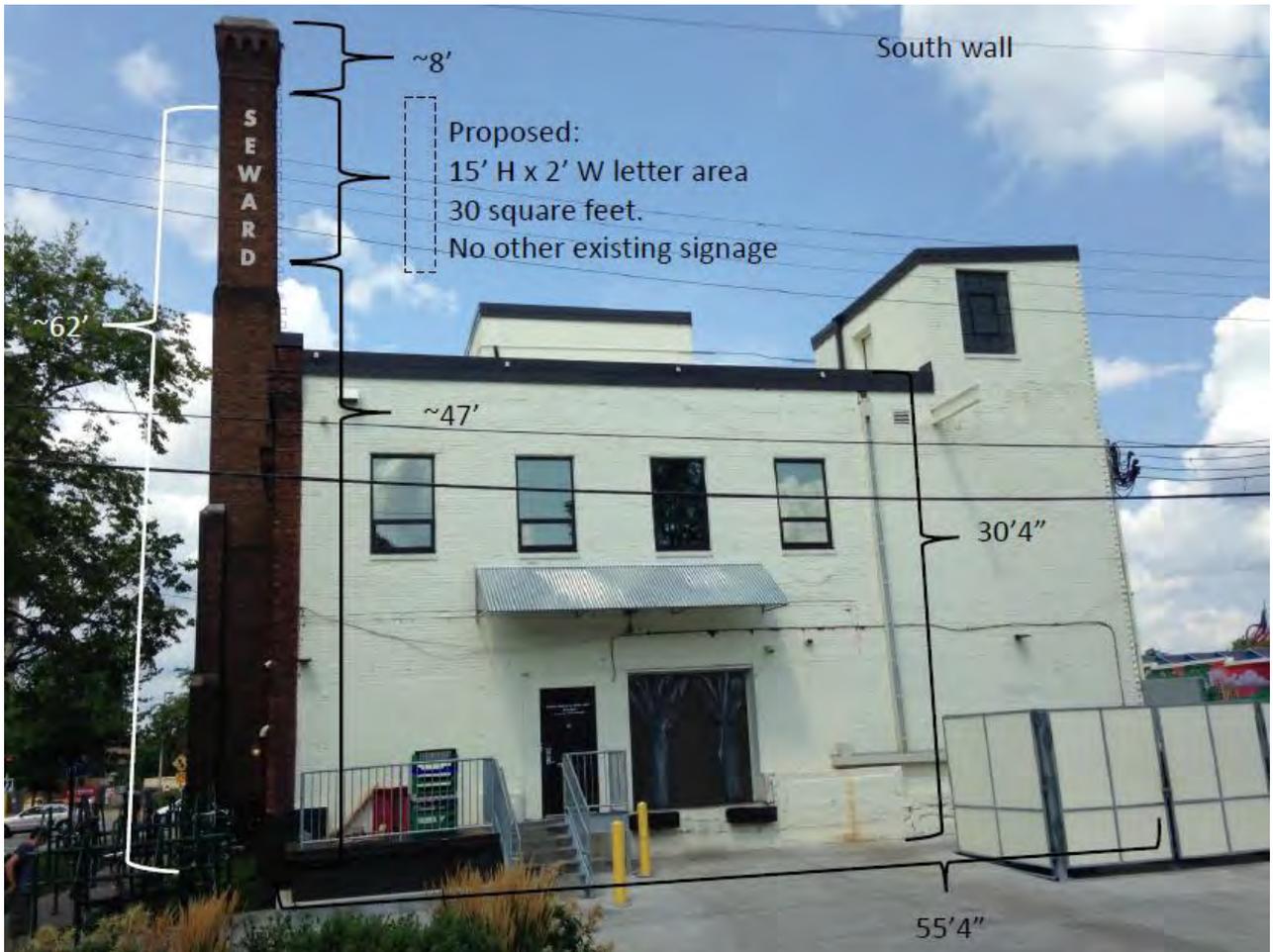
The south wall and south side of the smokestack:

The south wall of the building is 55 linear feet. This results in a maximum square feet for signage of 82.5. There is no existing signage on this wall. The proposed “SEWARD” lettering on the smokestack will use 30 square feet. No variance is required for signage area.

Allowable	$55' \times 1.5 =$	82.5
<i>SEWARD</i>	$2' \times 15' =$	$\frac{30}{30}$
		82.5
	minus	$\frac{30}{52.5}$
Remaining		

The smokestack is approximately 70 feet tall, and approximately 4 feet wide at the proposed signage section. The “SEWARD” lettering will be placed between 47 and 62 feet on the south side of the smokestack. The maximum allowed height for signage is 28 feet per ordinance. This sign requires a height variance.

(See rendering below)



## Specific Requirements

REVISED

Variance application 1: Variance to increase the maximum sign height for an attached sign from 28 feet to 63 feet in the C2 zoning district sign standards for the north wall of the building.

Variance application 2: Variance to increase the maximum sign height for an attached sign from 28 feet to 63 feet in the C2 zoning district sign standards for the west wall of the building.

Variance application 3: Variance to increase the maximum sign height for an attached sign from 28 feet to 63 feet in the C2 zoning district sign standards for the south wall of the building.

### All variances

**(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.

Owner statement:

2601 East Franklin Avenue was constructed in 1920 by the Franklin Cooperative Creamery Association. Seward Community Co-op currently leases the building and will exercise a lease purchase option in 2020. The building's smokestack has been a conspicuous feature of the area's landscape for nearly a century. Seward Co-op takes its name from the neighborhood and is a community-owned business. Seward Co-op has been anchored in the Seward neighborhood for forty-four years.

**(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.

Owner statement:

The building's second floor is operated as an office, and the first floor is a food production facility and a restaurant. All signage specific to these uses complies with City ordinance.

**(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.

Owner statement:

The addition of painted "SEWARD" signage will establish the building's smokestack as a landmark that proudly identifies the neighborhood and welcomes visitors to the community and its commercial corridor.

## Sign variances

### Variance application 1

**(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.

Owner statement:

The smokestack painted signage, by the fact of its orientation and separation, will be distinct from all other signage on the building's north wall and from other signage in the vicinity.

**(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.

Owner statement:

The smokestack painted signage will be consistent in font style and color with the other painted signage on the building. This signage will not be illuminated. Painted signage was chosen in the spirit of the original painted signage used by the Franklin Cooperative Creamery Association.

### Variance application 2

**(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.

Owner statement:

The painted signage on the west side of the smokestack, by the fact of its orientation and separation, will be distinct from all other signage on the building and from other signage in the vicinity.

**(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.

Owner statement:

The smokestack painted signage will be consistent in font style and color with the other painted signage on the building. This signage will not be illuminated. Painted signage was chosen in the spirit of the original painted signage used by the Franklin Cooperative Creamery Association.

### Variance application 3

**(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.

Owner statement:

The painted signage on the south side of the smokestack, by the fact of its orientation and separation, will be distinct from all other signage on the building and from other signage in the vicinity.

**(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.

Owner statement:

The smokestack painted signage will be consistent in font style and color with the other painted signage on the building. This signage will not be illuminated. Painted signage was chosen in the spirit of the original painted signage used by the Franklin Cooperative Creamery Association.

The Gregory Group, Inc.  
d.b.a.  
**LOT SURVEYS COMPANY**  
Established in 1962  
**LAND SURVEYORS**

REGISTERED UNDER THE LAWS OF STATE OF MINNESOTA  
7601 73rd Avenue North (763) 560-3093  
Minneapolis, Minnesota 55428 Fax No. 560-3522

**Surveyors Certificate**

**Existing Conditions Survey For:**

**SEWARD REDESIGN**

Property located in Section  
36, Township 29, Range 24,  
Hennepin County, Minnesota

Property Address: 2601 & 2609 East Franklin Avenue  
Minneapolis, MN

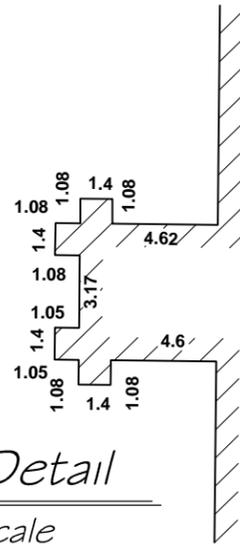
Benchmark: City of Minneapolis Monument No. 411  
located at 28th Street & East Franklin  
Elevation = 835.81 feet

INVOICE NO. 82329  
F.B.NO. 1073-34  
SCALE: 1" = 20'

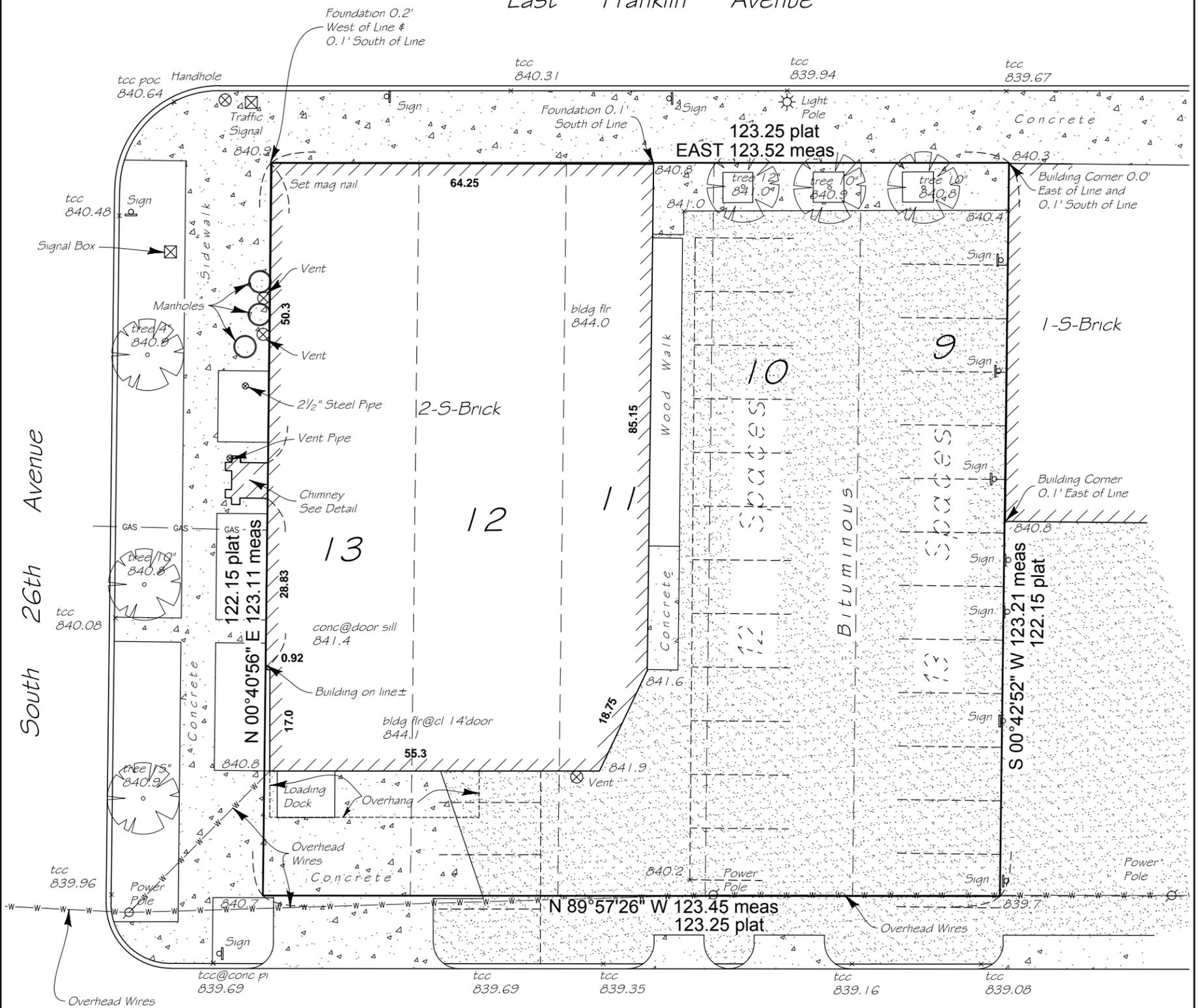
- Denotes Found Iron Monument
- Denotes Iron Monument



Basis for  
bearings is  
assumed



East Franklin Avenue



Pautz Place

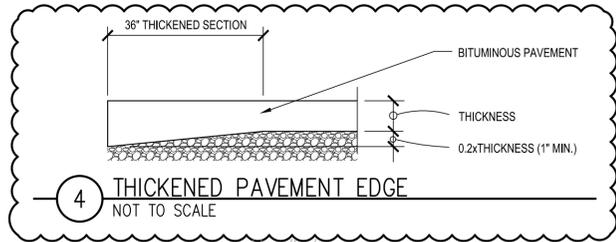
The only easements shown are from plats of record or information provided by client.

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 3rd day of March 2014.

Lots 9, 10, 11, 12 and 13, Block 4,  
FAIR GROUND ADDITION TO  
MINNEAPOLIS  
Hennepin County, Minnesota

Rev	Drawn By <i>J. Munson</i>
	File Name fam-9-13-4fb107334inv82329.dwg

Signed   
Gregory R. Prasch, Minn. Reg. No. 24992



**ZONING NOTES:**

C2: NEIGHBORHOOD CORRIDOR COMMERCIAL DISTRICT  
 OVERLAYS: NONE  
 R2B: TWO-FAMILY DISTRICT TO THE SOUTH

**LEGEND**

- CONSTRUCTION LIMITS
- DRAINAGE FLOW ARROW
- CONCRETE SIDEWALK
- BITUMINOUS PAVEMENT

**GENERAL NOTES:**

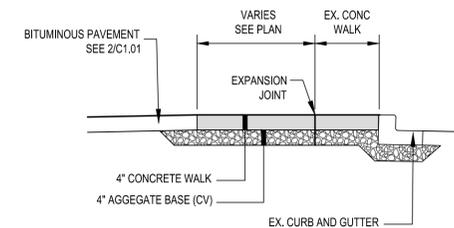
1. THIS DRAWING INDICATES PROPOSED SITE FEATURES.
2. STORMWATER MANAGEMENT IS NOT REQUIRED SINCE THE PROJECT WILL CONSIST OF LESS THAN ONE ACRE OF LAND DISTURBANCE.
3. NO RETAINING WALLS, SCREENS, OR FENCES ARE PROPOSED WITH SITE IMPROVEMENTS.
4. TRASH ENCLOSURE LOCATION TO BE DETERMINED AND WILL MEET APPLICABLE CITY REQUIREMENTS.
5. 16 PARKING STALLS REQUIRED, 17 PARKING STALLS PROVIDED. STRIPING FOR PARKING LOT SHALL BE 4" WIDE ALKYD OR CHLORINATED RUBBER YELLOW PAINT. COMPLY WITH MMUTCD STANDARDS.
6. NEW BITUMINOUS PARKING LOT - 1.5% MINIMUM SLOPE. GRADE TO DRAIN AWAY FROM BUILDING AND MATCH EXISTING PAVEMENT ELEVATIONS SURROUNDING THE SITE.
7. PAVEMENT CONSTRUCTION SHALL FOLLOW THE RECOMMENDATIONS INDICATED IN THE GEOTECHNICAL REPORT DATED JUNE 26, 2014.

**PARKING CALCULATIONS**

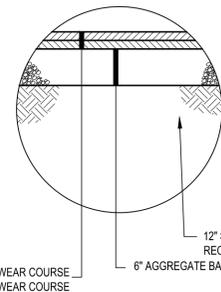
USE	SQUARE FOOTAGE	MINIMUM PARKING	MAXIMUM PARKING
OFFICE	6,446 GSF	8	32
PRODUCTION KITCHEN	5,222 GSF	5	22
COFFEE SHOP/DELI	1,224 GSF	3	21
TOTAL		16	75

PROPERTY AREA	15,207 SF
PROPOSED IMPERVIOUS	13,975 SF
PERCENT IMPERVIOUS	91.9%

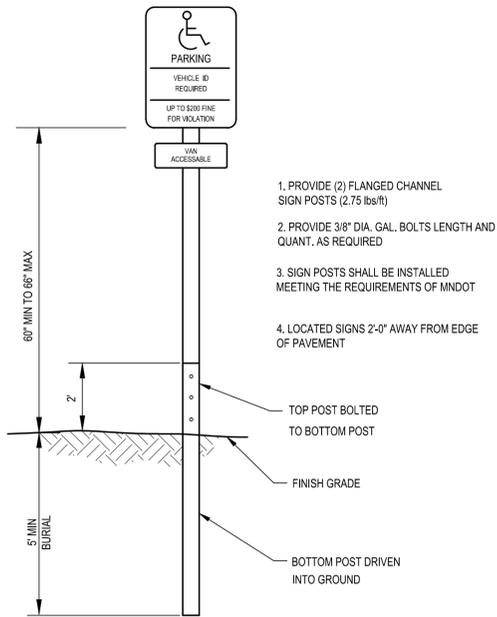
EXISTING BUILDING FOOTPRINT	6,446 SF
PROPOSED ADDITION FOOTPRINT	498 SF



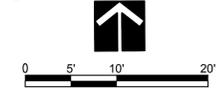
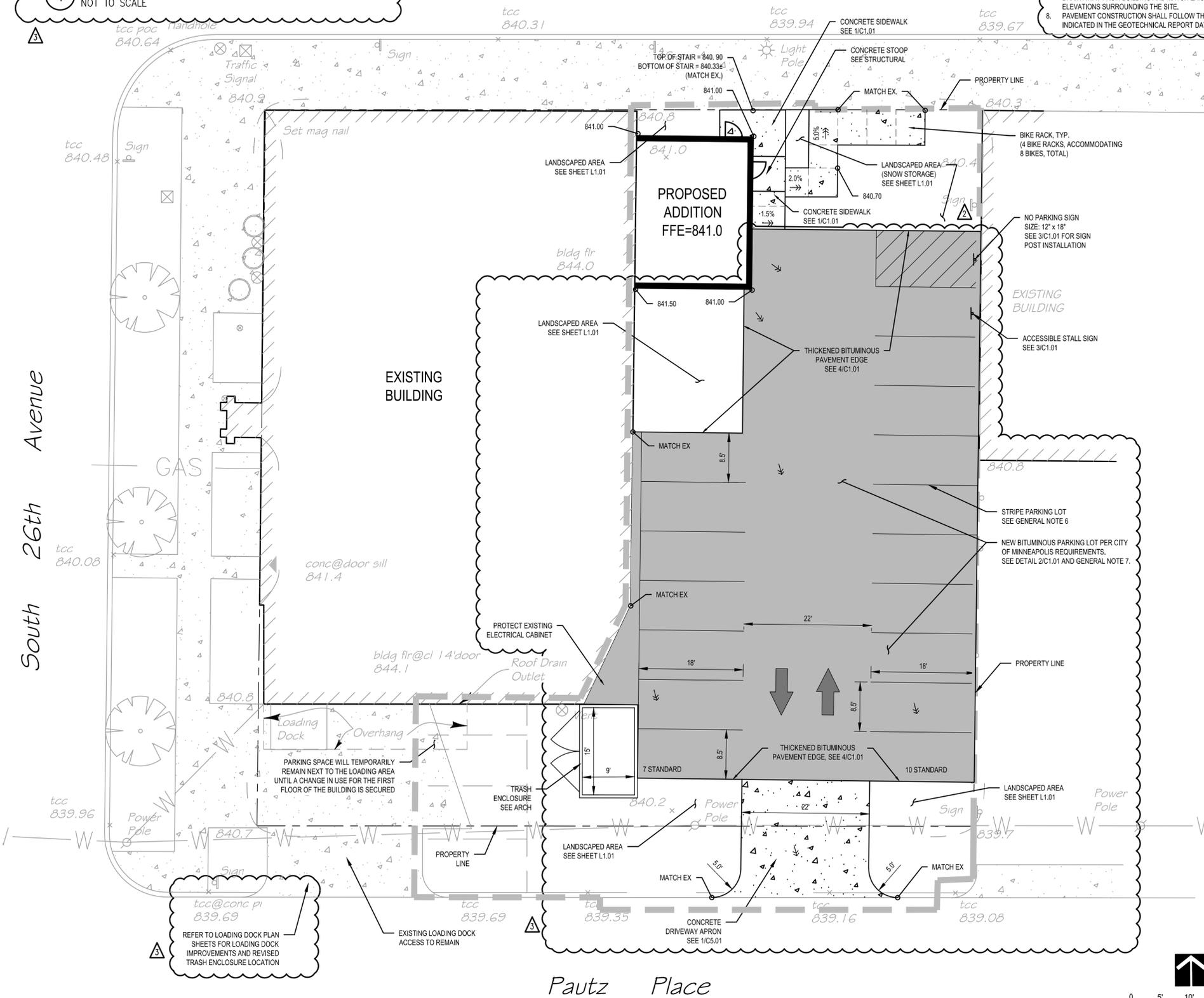
1 4" CONC. WALK NOT TO SCALE



2 BITUMINOUS PAVEMENT SECTION NOT TO SCALE



3 ACCESSIBLE SIGNAGE NOT TO SCALE



701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029



**Seward**  
COMMUNITY CO-OP

CLIENT:  
Seward Community Co-op

2823 E. Franklin Avenue  
Minneapolis, MN 55406

THIS SQUARE APPEARS 1/2" x 1/2" ON FULL SIZE SHEETS.

NO	DATE	ISSUED FOR
2	09-04-2014	LAND USE APPLICATION
1	08-15-2014	PDR FORMAL ROUTING

NO	DATE	REVISION
3	04-27-2015	ASI #6
2	10-27-2014	ASI #4
1	09-15-2014	REVISION #1

I HEREBY CERTIFY that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

SIGNATURE: *Melissa M. White*

TYPED OR PRINTED NAME: MELISSA M. WHITE

DATE: 09/04/2014 REG. NO.: 46192

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PROJECT NAME:  
Seward Co-op  
Creamery Building

2601 Franklin Ave E  
Minneapolis, MN 55406

DRAWING TITLE:  
SITE PLAN

FILE: ..\140016\600 Drawings\C140016 C1.01 SITE PLAN.dwg  
 DRAWN BY: JTC  
 CHECKED BY: MMW  
 PROJ. NO: 140016  
 DRAWING NO:

**C1.01**





**Seward**  
 COMMUNITY CO-OP

CLIENT:  
 Seward Community Co-op

2823 E. Franklin Avenue  
 Minneapolis, MN55406

THIS SQUARE APPEARS 1/2"x1/2" ON FULL SIZE SHEETS

1	06/18/14	PERMIT & PRICING
NO	DATE	ISSUED FOR

NO	DATE	REVISION
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I HEREBY CERTIFY that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Signature: *R. Bruce Cornwall*

Typed or Printed Name: R. BRUCE CORNWALL

Date: 06/18/14 Reg. No.: 18730

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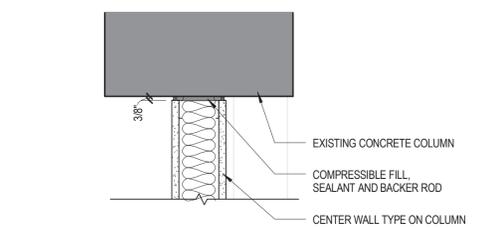
PROJECT NAME:  
**Seward Co-op  
 Creamery Building  
 Phase I - Second Floor  
 and Stair Addition**

2801 Franklin Ave E  
 Minneapolis, MN 55406

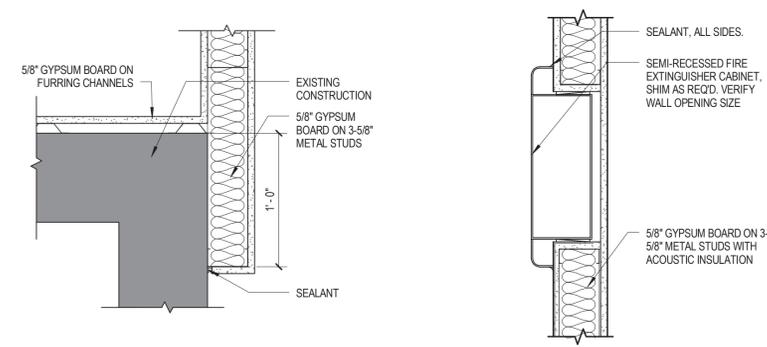
DRAWING TITLE:  
**FLOOR PLANS AND  
 DETAILS**

FILE: 140016 Seward Creamery A14 Central  
 DRAWN BY: BNL  
 CHECKED BY: RBC  
 PROJ. NO: 140016  
 DRAWING NO:

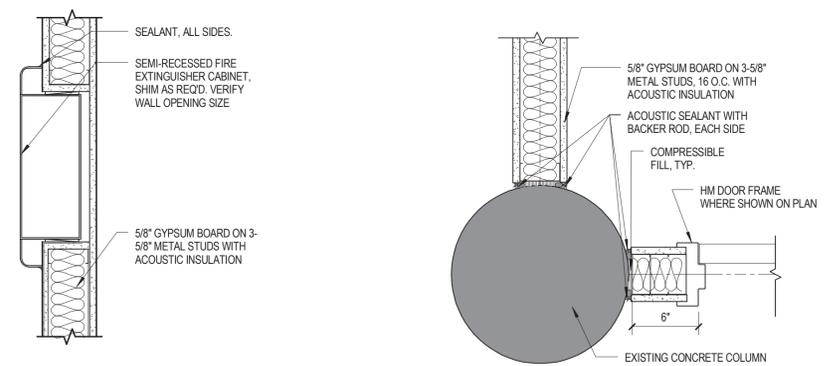
**A2.01**



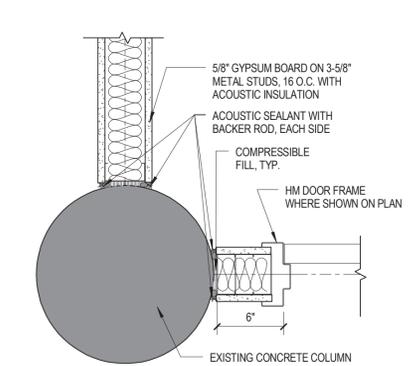
**10 TYPICAL WALL AT EXTERIOR COLUMN**  
 1 1/2" = 1'-0"



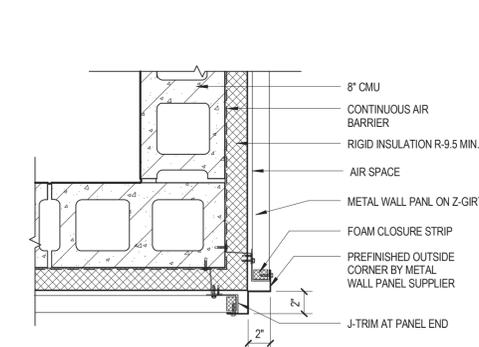
**9 PLAN DETAIL AT QUIET ROOM**  
 1 1/2" = 1'-0"



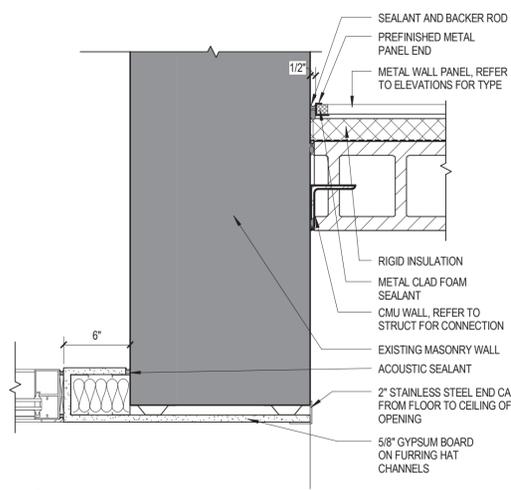
**8 FIRE EXTINGUISHER CABINET**  
 1 1/2" = 1'-0"



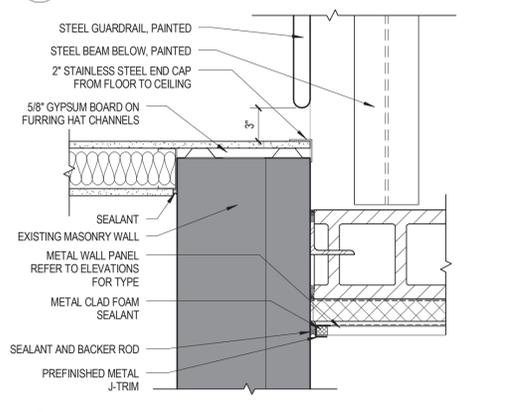
**7 TYPICAL WALL TO COLUMN DETAIL**  
 1 1/2" = 1'-0"



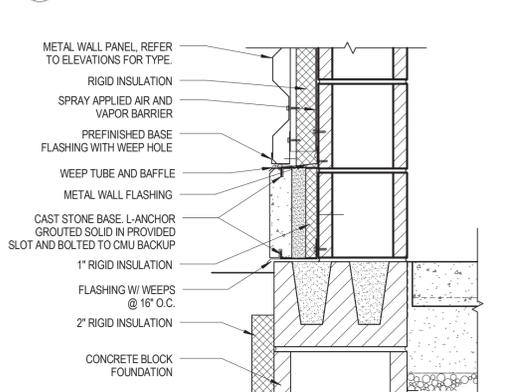
**6 TYP EXTERIOR OUTSIDE CORNER DETAIL**  
 1 1/2" = 1'-0"



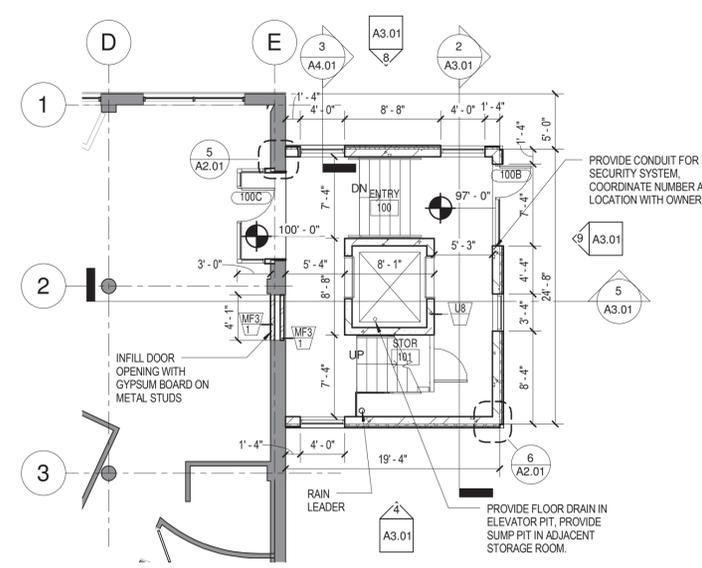
**5 PLAN DETAIL**  
 1 1/2" = 1'-0"



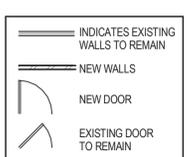
**4 PLAN DETAIL**  
 1 1/2" = 1'-0"



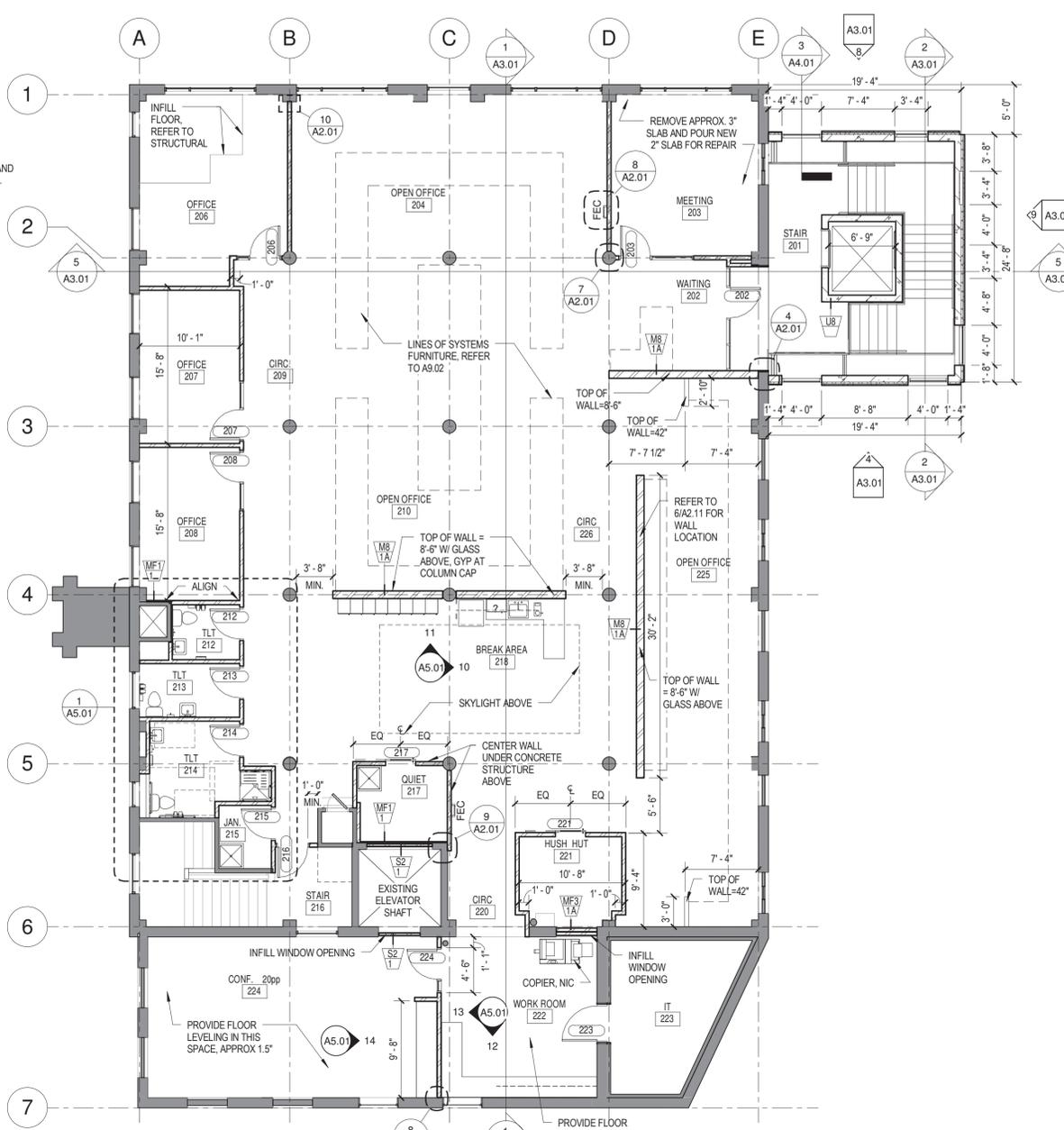
**2 WALL BASE DETAIL**  
 1 1/2" = 1'-0"



**3 FLOOR PLAN - MAIN FLOOR**  
 1/8" = 1'-0"



- GENERAL PLAN NOTES:**
- ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD, FACE OF CMU OR FACE OF EXISTING MATERIAL.
  - ALL WALLS ARE WALL TYPE M3/1A UNLESS OTHERWISE NOTED. FOR PARTITION TYPES SEE A4.01.
  - FOR DOOR SCHEDULE SEE A8.01.
  - FOR ROOM FINISH SCHEDULE SEE A9.01.
  - PROVIDE ADEQUATE 2x WOOD BLOCKING IN WALLS FOR CASEWORK, FURNITURE ETC. REFER TO A5.01 FOR MOUNTING HEIGHTS.
  - REFER TO SHEET A9.02 FOR SYSTEMS FURNITURE PLAN.
  - REFER TO SHEET A7.01 FOR ENLARGED STAIR AND ELEVATOR PLANS.
  - BID OPTION #1 - FURRING OF EXTERIOR WALLS WITH INSULATION, 3-5/8" METAL STUD AND GYPSUM BOARD.



**1 FLOOR PLAN - SECOND FLOOR**  
 1/8" = 1'-0"

C:\Revit Local Files\140016 Seward Creamery Central A14.dbr\plan.rvt  
 6/18/2014 4:11:46 PM



PERFORMANCE  
DRIVEN DESIGN.  
LHBcorp.com

701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029



**Seward**  
COMMUNITY CO-OP

CLIENT:  
Seward Community Co-op

2823 E. Franklin Avenue  
Minneapolis, MN55406

THIS SQUARE APPEARS 1/2"x1/2" ON  
FULL SIZE SHEETS

NO	DATE	REVISION
1	06/18/14	PERMIT & PRICING
		ISSUED FOR

NO	DATE	REVISION

I HEREBY CERTIFY that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Signature:

Typed or Printed Name: R. BRUCE CORNWALL

Date: 06/18/14 Reg. No.: 18730

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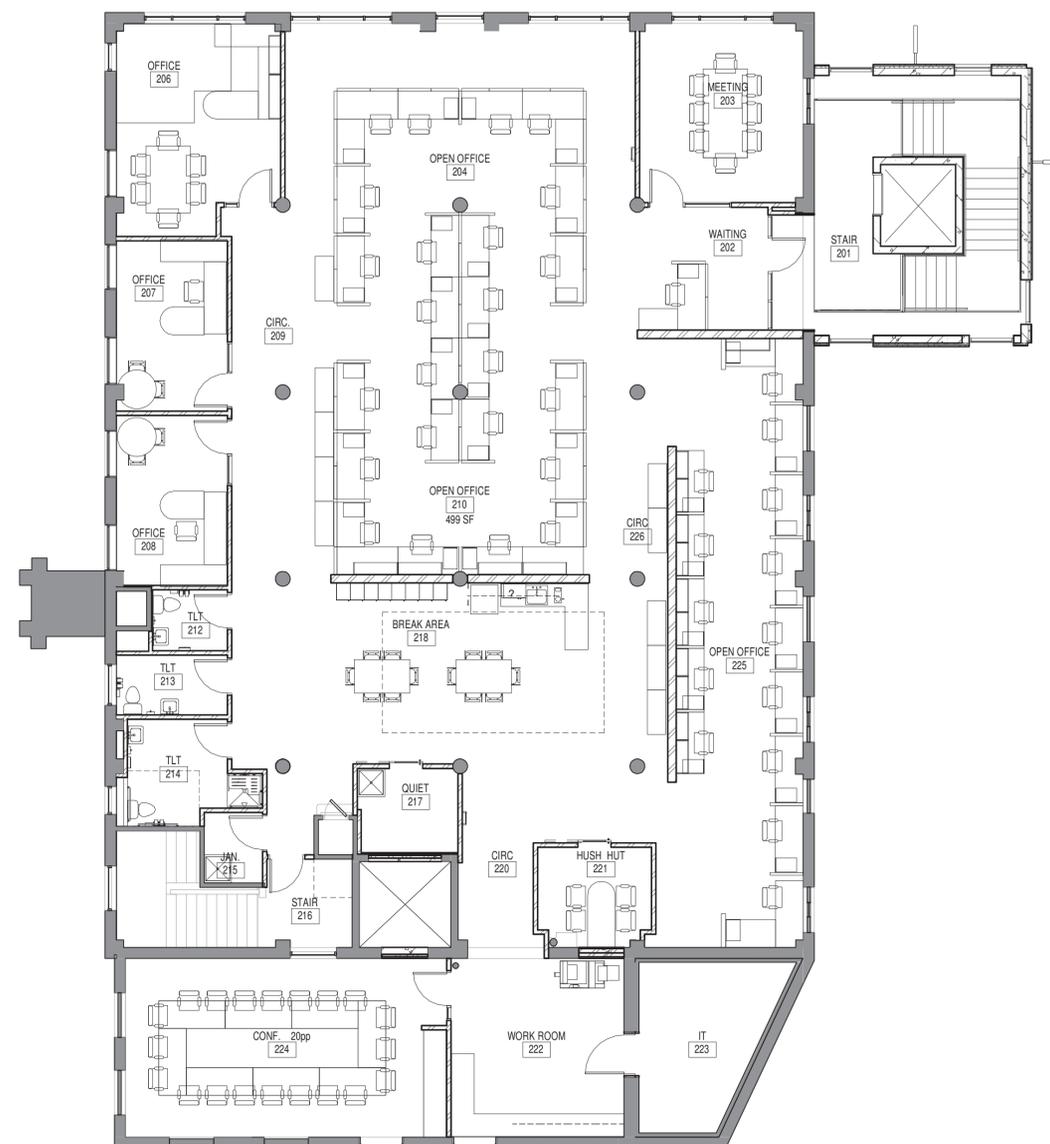
PROJECT NAME:  
Seward Co-op  
Creamery Building  
Phase I - Second Floor  
and Stair Addition

2801 Franklin Ave E  
Minneapolis, MN 55406

DRAWING TITLE:  
**FURNITURE PLAN  
(REFERENCE ONLY)**

FILE: 140016 Seward Creamery A14 Central  
DRAWN BY: BNL  
CHECKED BY: RBC  
PROJ. NO.: 140016  
DRAWING NO.:

**A9.02**



**1 FURNITURE PLAN - SECOND FLOOR (REFERENCE ONLY)**  
1/8" = 1'-0"



Facing SE



Facing NE



Facing NW



Facing SW





Seward Neighborhood Group  
2323 E. Franklin Ave.  
Minneapolis, MN 55406  
info@sng.org | 612-338-6205  
www.sng.org | www.sewardarts.org

July 29, 2016

Mei-Ling Anderson  
Minneapolis CPED  
250 South 4<sup>th</sup> Street, Room 300  
Minneapolis, MN 55415  
[mei-ling.anderson@minneapolismn.gov](mailto:mei-ling.anderson@minneapolismn.gov)

**RE: 2601 East Franklin Avenue Sign Variance (BZZ 7824)**

Dear Mei-Ling:

The Seward Neighborhood Group has reviewed the plans for the proposed signage to be located on the Seward Coop Creamery building chimney. The Seward Neighborhood Group recommends the approval of a variance to allow signage above 24 feet and in excess of the total square feet allowable on the north, west and south sides of the chimney at 2601 East Franklin Avenue.

The sign will serve more as neighborhood identification than as a sign for the Seward Coop Creamery with a goal of proudly stating the name of our neighborhood for residents, and to provide a welcome to all who are entering our neighborhood.

Thank you for the opportunity to comment on this proposal. If you have further questions, please contact Doug Wise at (612) 338-6205, ext. 102, or [doug@sng.org](mailto:doug@sng.org).

Sincerely,

A handwritten signature in black ink that reads "Ashley Freitag". The signature is written in a cursive, flowing style.

Ashley Freitag  
Co-President  
Seward Neighborhood Group

Cc: City Council Member Abdi Warsame