

January 28, 2016

Cedar-Isles-Dean Neighborhood Assoc.
PO Box 16270
St. Louis Park, MN 55416-9998

NOTICE OF A PUBLIC HEARING

Regarding: 2924 Chowen Avenue South

Custom Renovations & Builders, on behalf of Marvin Bunnell, has filed the following applications for the property located at 2924 Chowen Avenue South to allow a lot division resulting in two separate parcels:

- Variance to reduce the minimum lot width requirement.
- Variance to reduce the minimum lot area requirement.

The Minneapolis Board of Adjustment will meet on **Thursday, February 18, 2016, at 4:30 p.m., in Room 317 City Hall**, 350 S. 5th St., Minneapolis, MN. Interested parties are invited to attend and be heard. Planning Department staff will issue a recommendation to the Zoning Board of Adjustment. After hearing from the public, the Zoning Board of Adjustment will make a determination based on required legal findings of fact. Please visit <http://www.minneapolismn.gov/meetings/zba> for the agenda with staff reports (web page will be updated by the end of the day Thursday prior to the meeting date).

In accordance with the Zoning Code, all property owners within 350 feet of the subject property are notified of this public hearing. Your comments can be made verbally at the meeting, or submitted in writing, to:

Janelle Widmeier, Senior Planner
250 South 4th Street Room 300, Minneapolis, MN 55415
Phone (612) 673-3156 Fax (612) 673-2526
E-mail: Janelle.Widmeier@Minneapolismn.gov

The meeting site is wheelchair accessible; if you need other disability related accommodations, such as a sign language interpreter or materials in alternative format; please contact NCR@minneapolismn.gov or 612- 673-3737 (673-2157 TTY/VOICE) at least five days prior to the meeting.

BZZ-7566

VARIANCE - The City's principal means of controlling land use is the zoning ordinance, which divides the City into different districts. The individual districts determine lot size, building height, building and parking setbacks, required parking and various other standards. The Board of Adjustment may grant a variance from these requirements, when the applicant can demonstrate that practical difficulties exist due to circumstances unique to the property.

Attention: If you want help translating this information, call -Hmong - Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800; Spanish - Atención. Si desea recibir asistencia gratuita para traducir esta información, llama 612-673-2700; Somali - Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac 612-673-3500.