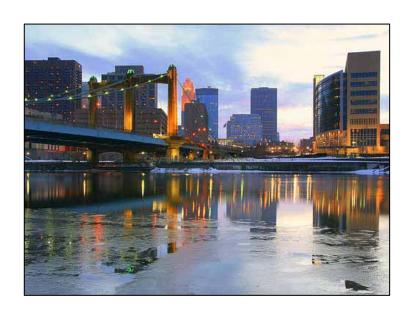


Minneapolis Zoning Board of Adjustment

2009 Annual Report







Board of Adjustment Members*				
Name	Appointing Agency	Date of original appointment	Term currently being served	Ward
Matt Perry (Chair)	City Council	06/17/2005	Second	13
Bruce Manning (Vice Chair)	City Council	11/29/2007	First	13
Gates, Paul	City Council	02/16/2001	Third	11
Matt Ditzler	City Council	06/17/2005	Second	5
John Finlayson	City Council	08/27/1999	Third	13
Chris Koch	City Council	11/29/2007	First	4
Marissa Lasky	City Council	02/21/1997	Fifth	7
Dick Sandberg	City Council	5/1/2008	First	7

^{*}Membership as of 12/31/2009

Board of Adjustment

The board of adjustment shall have the following powers and duties in connection with the administration of this zoning ordinance:

(1) To hear and decide applications for variances from the provisions of this zoning ordinance pursuant to the procedures and standards set forth the zoning ordinance.

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 strict adherence to the zoning code would cause an undue hardship because of conditions or circumstances unique to the individual property.

(2) To hear and decide appeals from any order, requirement, decision, determination or interpretation made by the zoning administrator, planning director or other official in the administration or the enforcement of the zoning ordinance.

The Zoning Administrator is charged with interpreting and administering the zoning ordinance. The Board of Adjustment hears and determines appeals from any order, requirement, decision, determination or interpretation made by the zoning administrator, director of regulatory services, planning director or other official in the administration or the enforcement of this zoning ordinance.

(3) To hear and decide applications for certificates of nonconforming use pursuant to the procedures and standards set forth the zoning ordinance.

Zoning districts determine where uses are permitted in the City. When the City changes the zoning district of an area, some uses may no longer be permitted under the new zoning district. However, if they were legally established before the change, then in general they can continue to exist as long as they are not abandoned or destroyed. They become legal nonconforming uses. The Board of Adjustment may determine if a property has nonconforming rights and the extent of these rights by approving a nonconforming use certificate to define these rights.

2009 Land Use Applications

Total number of agenda items acted upon:		
Variances:	122	
Nonconforming use certificates:	4	
Appeals of the decision of the zoning administrator:	2	
Withdrawn applications:	1	

Agenda items per public hearing:			
January 8:	0	July 16:	5
January 22:	2	July 30:	6
February 5:	0	August 13:	13
February 19:	2	August 27:	8
March 5:	0	September 17:	10
March 26:	7	October 1:	4
April 9:	6	October 15:	4
April 23:	0	October 29:	2
May 7:	8	November 12:	3
May 21:	5	December 3:	14
June 11:	12	December 17:	7
June 25:	11	Total:	129

Number of items acted upon by Community:			
Camden	5	Phillips	1
Near North	7	Southwest	27
Northeast	17	Powderhorn	12
Central	11	Nokomis	5
University	7	Longfellow	7
Calhoun-Isles	29	Citywide	1

Number of items acted upon by Ward:		
1 st 13	8 th 9	
2 nd 7	9 th 5	
3 rd 7	10 th 11	
4 th 7	11 th 8	
5 th 5	12 th 2	
6 th 2	13 th 21	
7 th 31	Citywide 1	

Applications acted upon (all types) where Planning Department staff recommended:		
Approval of entire application	70.50%	
Approval of part of application	1.60%	
Denial	27.10%	
No recommendation	0.00%	
Withdrawn	0.77%	

Applications acted upon (all types) where the Board of Adjustment:	
Granted entire request	83.70%
Granted partially	1.50%
Denied	14%
Withdrawn	0.77%

Variance applications where the Board of Adjustment:		
Granted entire request	86%	
Granted partially	1.60%	
Denied	12.30%	

Nonconforming use certificates where the Board of Adjustment:	
Granted entire request	75%
Granted partially	0%
Denied	25%

Appeals of the Zoning Administrator's Decision where the Board of Adjustment:	
Granted entire request	0%
Granted partially	0%
Denied	100%

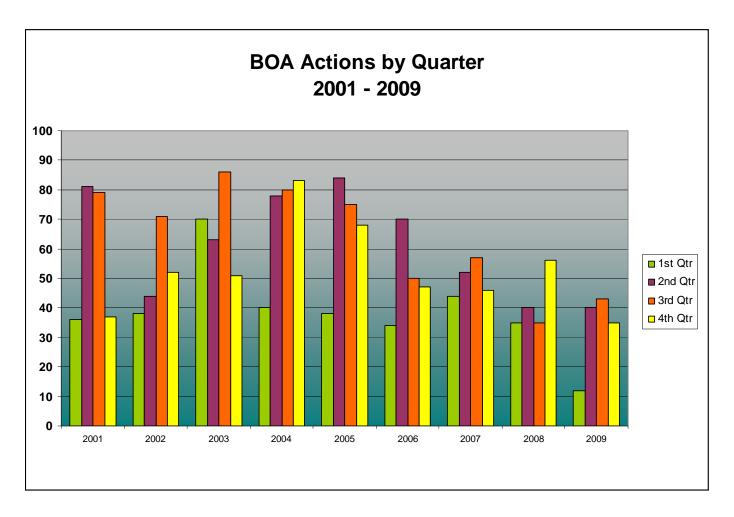
Of the applications that were approved, the Board of Adjustment:	
With conditions	52.30%
Without conditions	47.70%

Variance requests and board approvals, by type: 12

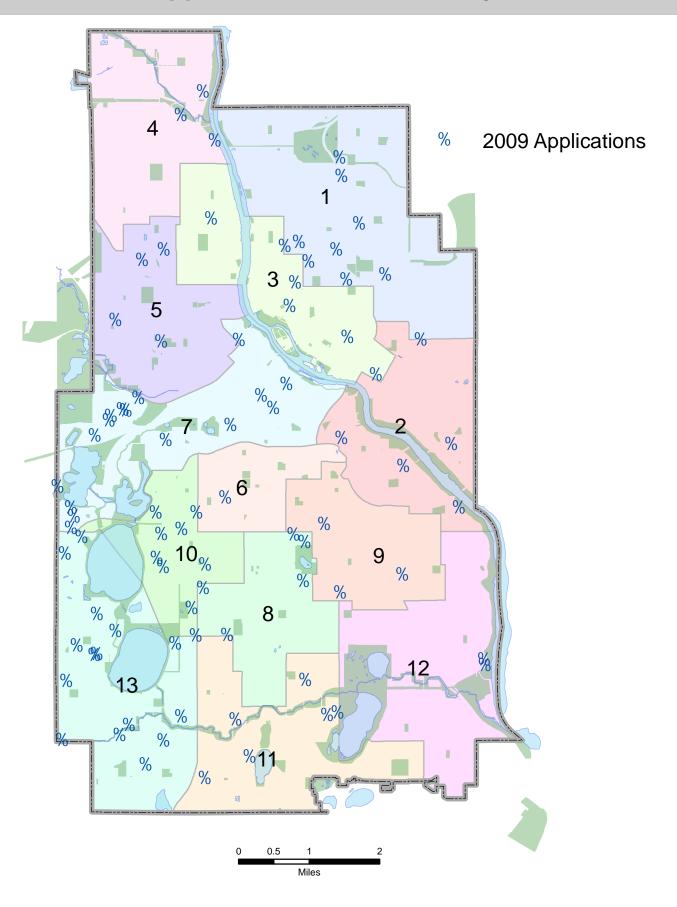
	rements, including permitting obstructions into
required yards not allo	owed by the applicable regulations
Requested:	80 Applications
Approved	87.5%
525.520(2). To vary th	e lot area or width requirements
Requested:	1 Application
Approved	100%
525.520(3). To vary the gros	ss floor area, floor area ratio and seating ats of a structure or use
Requested:	5 Applications
Approved	60%
525.520(4). To vary the h	eight requirements of any structure
Requested:	5 Applications
Approved	80%
525.520(5). To permit an inc	crease in the maximum height of a fence
Requested:	1 Application
Approved	Application was withdrawn
	off-street parking or loading requirements Indred (100) percent
Requested:	1 Application
Approved	100%
	ng that cannot comply with the location parking, as specified in Chapter 541
Requested:	4 Applications
Approved	50%
	inimum required width of parking aisles or dath of driveways in any zoning district
Requested:	1 Application
Approved	100%
	the maximum lot coverage and face coverage requirements
Requested:	2 Applications
Approved	100%

¹ Approvals, in this section, refer to requests that were granted entirely or partially.
² There were no applications for the variances that are authorized by the zoning code but are not shown below.

	525.520(16). To vary the surfacing requirements of Chapter 541, Off-Street Parking and Loading
Requested:	1 Application
Approved	100%
	525.520(17). To permit development in the SH Overlay District on a steep slope or bluff or within 40 ft. of the top of a steep slope or bluff
Requested:	2 Applications
Approved	100%
	525.520(21). To vary the number, type, height, area or location of allowed signs
Requested:	16 Applications
Approved	100%
	525.520(22). To vary the limit of one (1) principal residential structure per zoning lot for structures located in the R2 District
Requested:	1 Application
Approved	100%
	525.520(23). To vary the development standards of Chapter 536 and Chapter 537
Requested:	1 Application
Approved	100%
	525.520(26). To vary the enclosed building requirements
Requested:	2 Applications
Approved	100%



2009 Applications - Board of Adjustment







Data compiled from best available sources. The City of Minneapolis assumes no legal responsibility for the accuracy of this map. For illustrative purposes only.