



MEMORANDUM

TO: Minneapolis Zoning Board of Adjustment
FROM: [Shanna Sether](#), Senior City Planner, (612) 673-2307
DATE: September 11, 2014
SUBJECT: 1313 5th Street Southeast (BZZ #6700, Ward 3)

At its meeting of August 21, 2014, the Zoning Board of Adjustment denied requested variance applications for the property located at 1313 5th Street SE. When such requests are denied, the Board must adopt written reasons for denial at its next regularly scheduled meeting. Notwithstanding the staff recommendation, the Board of Adjustment denied the variance to (1) allow for a new wall sign located on a non-primary building wall, (2) increase the maximum height of a wall sign from 28 feet to approximately 75 feet, and (3) increase the maximum area of a wall sign from 0 square feet to approximately 113 square feet on an existing multiple-family dwelling located at 1313 5th Street Southeast, in the C2 Neighborhood Corridor Commercial District, PO Pedestrian Oriented Overlay District and UA University Area Overlay District.

I. 1313 5th Street Southeast (BZZ #6700, Ward 3) (Shanna Sether)

Variance A. Carol Lansing of Faegre Baker Daniels, on behalf of 1313 5th Street MN Owner, LLC, has applied for a variance to allow for a new wall sign located on a non-primary building wall on an existing multiple-family dwelling located at 1313 5th Street Southeast, in the C2 Neighborhood Corridor Commercial District, PO Pedestrian Oriented Overlay District and UA University Area Overlay District.

Action: Notwithstanding staff recommendation, the Board of Adjustment **denied** the variance to allow for a new wall sign not located on a primary building wall located at 1313 5th Street SE in the C2 Neighborhood Corridor Commercial District, PO Pedestrian Oriented Overlay District and UA University Area Overlay District, based on the following finding:

Finding #1: There are not circumstances unique to the property that has created a practical difficulty in complying with the ordinance. The applicant has proposed the structure and has created the circumstances.

Absent: S. Cahill, M. Ditzler

Aye: J. Finlayson, D. Sandberg, J. Saufley, A. Thompson

Nay: E. Johannessen, D. Ogiba

Motion passed

Variance B. Carol Lansing of Faegre Baker Daniels, on behalf of 1313 5th Street MN Owner, LLC, has applied for a variance to increase the maximum height of a wall sign from 28 feet to approximately 75 feet on an existing multiple-family dwelling located at 1313 5th Street Southeast, in the C2 Neighborhood Corridor Commercial District, PO Pedestrian Oriented Overlay District and UA University Area Overlay District.

Action: Notwithstanding staff recommendation, the Board of Adjustment **denied** the variance to increase the maximum height of a wall sign from 28 feet to approximately 75 feet on an existing multiple-family dwelling located at 1313 5th Street SE in the C2 Neighborhood Corridor Commercial District, PO Pedestrian Oriented Overlay District and UA University Area Overlay District, based on the following finding:

Finding #1: There are not circumstances unique to the property that has created a practical difficulty in complying with the ordinance. The applicant has proposed the structure and has created the circumstances.

Absent: S. Cahill, M. Ditzler

Aye: J. Finlayson, D. Sandberg, J. Saufley, A. Thompson

Nay: E. Johannessen, D. Ogiba

Motion passed

Variance C. Carol Lansing of Faegre Baker Daniels, on behalf of 1313 5th Street MN Owner, LLC, has applied for a variance to increase the maximum area of a wall sign from 0 square feet to approximately 113 square feet on an existing multiple-family dwelling located at 1313 5th Street Southeast, in the C2 Neighborhood Corridor Commercial District, PO Pedestrian Oriented Overlay District and UA University Area Overlay District.

Action: Notwithstanding staff recommendation, the Board of Adjustment **denied** the variance to increase the maximum area of a wall sign from 0 square feet to approximately 113 square feet on an existing multiple-family dwelling located at 1313 5th Street SE in the C2 Neighborhood Corridor Commercial District, PO Pedestrian Oriented Overlay District and UA University Area Overlay District, based on the following finding:

Finding #1: There are not circumstances unique to the property that has created a practical difficulty in complying with the ordinance. The applicant has proposed the structure and has created the circumstances.

Absent: S. Cahill, M. Ditzler

Aye: J. Finlayson, D. Sandberg, J. Saufley, A. Thompson

Nay: E. Johannessen, D. Ogiba

Motion passed