



**LAND USE APPLICATION SUMMARY**

*Property Location:* 2517 Bloomington Avenue  
*Project Name:* 2517 Bloomington Avenue  
*Prepared By:* Hilary Dvorak, Principal City Planner, (612) 673-2639  
*Applicant:* Greg Hjelle with Providence Development 4 LLC  
*Project Contact:* Greg Hjelle  
*Request:* To create two separate lots  
*Required Applications:*

<b>Variance</b>	To reduce the minimum lot width from the required 40 feet to 38.8 feet for both lots.
<b>Variance</b>	To reduce the minimum lot area from 5,000 square feet to 4,767 square feet for both lots.
<b>Minor Subdivision</b>	To create two separate lots.

**SITE DATA**

<b>Existing Zoning</b>	R2B Two-family District
<b>Lot Area</b>	9,534 square feet / .22 acres
<b>Ward(s)</b>	9
<b>Neighborhood(s)</b>	East Phillips Improvement Coalition; adjacent to Midtown Phillips
<b>Designated Future Land Use</b>	Urban Neighborhood
<b>Land Use Features</b>	Community Corridor (Bloomington Avenue)
<b>Small Area Plan(s)</b>	<u>Franklin-Cedar/Riverside Transit-Oriented Development Master Plan (2001)</u>

<b>Date Application Deemed Complete</b>	October 14, 2016	<b>Date Extension Letter Sent</b>	Not applicable
<b>End of 60-Day Decision Period</b>	December 13, 2016	<b>End of 120-Day Decision Period</b>	Not applicable

## BACKGROUND

**SITE DESCRIPTION AND PRESENT USE.** The property is located on the east side of Bloomington Avenue between East 25<sup>th</sup> Street and East 26<sup>th</sup> Street. The property is occupied by a two-family dwelling.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** There is a mixture of uses in the immediate area. On the same block as the property there are low-density residential uses, small-scale commercial businesses, Open Arms and a light industrial business. The site is located in the East Phillips neighborhood and is adjacent to the Midtown Phillips neighborhood.

**PROJECT DESCRIPTION.** The applicant is proposing to subdivide the property in order to create two separate lots. The existing duplex would remain and the applicant would construct a new two-family dwelling on the new southerly lot. In the R2B Two-family District, the minimum lot area requirement for a new two-family dwelling is 5,000 square feet and the minimum lot width is 40 feet. The existing property is 9,534 square feet in area and 77.61 feet wide.

The attached Hennepin County property map shows that the existing lot was originally platted as two separate lots (Lot 5 and the northern portion of Lot 6), which were combined to create one lot. Originally Lot 5 was 52.3 feet wide as was Lot 6. However, Lot 6 was split into two and the northern 26.33 feet was combined with Lot 5.

**RELATED APPROVALS.** Not applicable.

**PUBLIC COMMENTS.** Comment letters are attached to this report. Any additional correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

## ANALYSIS

### VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to reduce the minimum lot width from the required 40 feet to 38.8 feet for both lots 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.*

In the R2B Two-family District, the minimum lot width for a two-family dwelling is 40 feet. The applicant is proposing to subdivide the existing 77.61-foot wide lot into two equally sized lots. Each lot would be 38.8 feet wide. A practical difficulty exists in complying with the ordinance due to circumstances unique to the property. The existing lot was created by combining one and one-half lots together. The variance will reduce the required lot width by approximately three percent. Other lots in the area vary in width but there are lots narrower than 40 feet.

- 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.*

The intent of yard controls are established to provide for the orderly development and use of land and to minimize conflicts among land uses by regulating the dimension and use of yards in order to provide adequate light, air, open space and separation of uses. By subdividing the property, the applicant would create two equally wide lots for the development of a new two-family dwelling. Although narrower than the 40-foot wide requirement, the proposed lots would be able to accommodate the existing two-family dwelling and the construction of a new two-family dwelling without the need for yard variances.

The lot is identified as Urban Neighborhood on the future land use map and is located on Bloomington Avenue which is a designated Community Corridor in *The Minneapolis Plan for Sustainable Growth* and two-family dwellings are allowed by-right in the R2B Two-family District. Overall, the applicant proposes to use the properties in a reasonable manner that is in keeping with the spirit and intent of the ordinance and the comprehensive plan.

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.*

Granting of this variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. In addition, granting of the variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties. Both of the proposed lots would be sufficient in size to allow for the existing two-family dwelling and a new two-family dwelling without the need for additional variances. While the lots will be slightly narrower than 40 feet, their width would not be out of character with surrounding properties. The future construction of a new two-family dwelling will require review for administrative site plan review and a building permit to ensure compliance with the applicable zoning and building code requirements.

## VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to reduce the minimum lot area from 5,000 square feet to 4,767 square feet for both lots 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.*

In the R2B Two-family District, the minimum lot area for a two-family dwelling is 5,000 square feet. The applicant is proposing to subdivide the existing 9,534 square-foot lot into two equally sized lots. Each lot would be 4,767square feet in area. A practical difficulty exists in complying with the ordinance due to circumstances unique to the property. The existing lot was created by combing one and one-half lots together. The variance will reduce the required lot area by approximately five percent. Other lots in the area vary in size but there are lots smaller than 5,000 square feet.

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.*

The intent of yard controls are established to provide for the orderly development and use of land and to minimize conflicts among land uses by regulating the dimension and use of yards in order to provide adequate light, air, open space and separation of uses. By subdividing the property, the applicant would create two equally sized lots for the development of a new two-family dwelling.

Although smaller than the 5,000 square-foot requirement, the proposed lots would be able to accommodate the existing two-family dwelling and the construction of a new two-family dwelling without the need for yard variances.

The lot is identified as Urban Neighborhood on the future land use map and is located on Bloomington Avenue which is a designated Community Corridor in *The Minneapolis Plan for Sustainable Growth* and two-family dwellings are allowed by-right in the R2B Two-family District. Overall, the applicant proposes to use the properties in a reasonable manner that is in keeping with the spirit and intent of the ordinance and the comprehensive plan.

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.*

Granting of this variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. In addition, granting of the variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties. Both of the proposed lots would be sufficient in size to allow for the existing two-family dwelling and a new two-family dwelling without the need for additional variances. While the lots will be slightly smaller than 5,000 square feet, their size would not be out of character with surrounding properties. The future construction of a new two-family dwelling will require review for administrative site plan review and a building permit to ensure compliance with the applicable zoning and building code requirements.

## MINOR SUBDIVISION

The Department of Community Planning and Economic Development has analyzed the application for a minor subdivision based on the following findings:

1. *The subdivision is in conformance with these land subdivision regulations, the applicable regulations of the zoning ordinance and policies of the comprehensive plan.*

### Subdivision Regulations:

Variances of the minimum lot width and lot area are required for both parcels and have been evaluated above. The subdivision is otherwise in conformance with the design requirements of the land subdivision regulations.

### Zoning Ordinance:

The subdivision will result in two lots that do not meet the minimum lot width or lot area requirements. Staff is recommending approval of both variances as evaluated above. The subdivision would otherwise conform to the applicable regulations of the zoning ordinance.

### Comprehensive Plan:

*The Minneapolis Plan for Sustainable Growth* designates this site as Urban Neighborhood on the future land use map. Urban Neighborhood is described as a predominantly residential area with a range of densities, which may include other small-scale uses, including neighborhood serving commercial, and institutional and semipublic uses scattered throughout. The lot is also located on Bloomington Avenue which is a designated Community Corridor in *The Minneapolis Plan for Sustainable Growth*. Community Corridors are primarily residential with interment commercial uses clustered at intersections in nodes. The subdivision is consistent with the following policies of the comprehensive plan:

**Land Use Policy 1.9: Through attention to the mix and intensity of land uses and transit service, the City will support development along Community Corridors that enhances residential livability and pedestrian access.**

- 1.9.5 Encourage the development of low- to medium-density housing on Community Corridors to serve as a transition to surrounding low-density residential areas.
- 1.9.6 Promote more intensive residential development along Community Corridors near intersections with Neighborhood Commercial Nodes and other locations where it is compatible with existing character.

**Housing Policy 3.1: Grow by increasing the supply of housing.**

- 3.1.2 Use planning processes and other opportunities for community engagement to build community understanding of the important role that urban density plays in stabilizing and strengthening the city.

**598.310. Variances.** *Where the planning commission finds that hardships or practical difficulties may result from strict compliance with these regulations, or that the purposes of these regulations may be served to a greater extent by an alternative proposal, it may approve variances to any or all of the provisions of this chapter. In approving variances, the planning commission may require such conditions as it deems reasonable and necessary to secure substantially the objectives of the standards or requirements of these regulations. No variance shall be granted unless the planning commission makes the following findings:*

- (1) *There are special circumstances or conditions affecting the specific property such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of land.*

Variances of the minimum lot width and lot area requirements are necessary to subdivide the existing lot into two equally sized lots. The existing lot was created by combing one and one-half lots together which is a special condition affecting the subject property. The subdivision will allow for reasonable use of the land.

- (2) *The granting of the variance will not be detrimental to the public welfare or injurious to other property in the area in which the property is located.*

The proposed lot width and lot area variances will allow for the construction of a new two-family dwelling on the new southerly lot. Both of the proposed lots would be sufficient in size to allow for the existing two-family dwelling and a new two-family dwelling without the need for additional variances. The size of the proposed lots would be consistent with the character of the surrounding area and would not be detrimental to the public welfare or injurious to nearby property.

- (3) *The variance and alternatives proposed in lieu of design standards will be in keeping with the spirit and intent of the ordinance.*

The intent of yard controls are established to provide for the orderly development and use of land and to minimize conflicts among land uses by regulating the dimension and use of yards in order to provide adequate light, air, open space and separation of uses. By subdividing the property, the applicant would create two equally sized lots for the development of a new two-family dwelling. The size of the proposed lots would be able to accommodate the existing two-family dwelling and the construction of a new two-family dwelling without the need for yard variances.

- 2. *The subdivision will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor be detrimental to present and potential surrounding land uses, nor add substantially to congestion in the public streets.*

The proposed minor subdivision will not be injurious to the use and enjoyment of other property in the immediate vicinity or detrimental to surrounding land uses. The proposal will allow for the existing two-family dwelling to remain and a new two-family dwelling to be constructed which would be consistent with the character of the surrounding area. Off-street parking would be provided on each lot and the proposed development should not contribute to a substantial increase in congestion in the public streets.

3. *All land intended for building sites can be used safely without endangering the residents or users of the subdivision or the surrounding area because of flooding, erosion, high water table, soil conditions, improper drainage, steep slopes, rock formations, utility easements or other hazard.*

None of the above hazards exist on the subject properties.

4. *The lot arrangement is such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits and in providing driveway access to buildings on such lots from an approved street. Each lot created through subdivision is suitable in its natural state for the proposed use with minimal alteration.*

Both properties would have frontage on Bloomington Avenue and would also have access to a public alley. At this time, no specific development plans have been submitted for the proposed two-family dwelling on the new southerly lot. It should be noted that a new single or two-family dwelling would be required to provide not less than one off-street parking space per dwelling unit in an enclosed structure as mandated by Section 530.300 of the zoning code. Plans addressing all of the requirements of the zoning code will need to be submitted for review before building permits may be issued.

5. *The subdivision makes adequate provision for stormwater runoff, and temporary and permanent erosion control in accordance with the rules, regulations and standards of the city engineer and the requirements of these land subdivision regulations. To the extent practicable, the amount of stormwater runoff from the site after development will not exceed the amount occurring prior to development.*

A stormwater management and erosion control plan is required as part of the site plan approval process before building permits may be issued. The construction of a two-family dwelling on the new southerly lot is not expected to result in increased stormwater runoff or soil erosion.

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the applications by Greg Hjelle with Providence Development 4 LLC for the property located at 2517 Bloomington Avenue:

### A. Variance of minimum lot width.

Recommended motion: **Approve** the variance application to reduce the minimum lot width from the required 40 feet to 38.8 feet for both lots.

### B. Variance of minimum lot area.

Recommended motion: **Approve** the application to reduce the minimum lot area from 5,000 square feet to 4,767 square feet for both lots.

### C. Minor subdivision.

Recommended motion: **Approve** the application for a minor subdivision.

## ATTACHMENTS

1. Statement of proposed use and description of project
2. Property description
3. Variance findings
4. Subdivision findings
5. Hennepin County property map
6. Zoning map
7. Survey
8. Proposed subdivision
9. Photos
10. Correspondence

## Statement of Proposed Use and Description of Project

We are seeking a lot split at 2517 Bloomington Ave S, Minneapolis, MN 55404 in order to build an affordable rental duplex on the existing vacant lot. The new lot would be less than the required frontage width (38.8') and the total lot size would also be less than the required square footage (4,787 sq ft). I am therefore seeking two separate zoning variances to resolve both of these issues.

We are not able to comply with the city ordinance because the new lot frontage would be less than 40'. The total width of the entire existing property is 77.61' so we are not able to separate the two lots in 40' wide parcels. The total lot size is less than 10,000 square feet so we are also unable to split the lots into two 5,000 square foot parcels. Thus we are seeking a variance for the new lot being less than 40' and another variance for the new lot being less than 5,000 square feet.

In the 100' circumference area surrounding the property there are several lots that are smaller or equal to the lot I am proposing. I believe this parcel was originally two separate lots and I would like to have it split back into two lots. We would then build a new and affordable rental duplex on the new lot complying with new Minneapolis building standards. When we purchased the property it was already one large lot. We did not have anything to do with the lot as it currently is.

I am the Vice President of Providence Development #4 LLC and I propose to provide a new duplex on the new lot that will benefit the visual appeal of the immediate area, comply with the comprehensive plan and also provide affordable rents and safe housing to benefit low-income tenants in The East Phillips neighborhood.

The proposed zoning variance will improve the character and appeal of the surrounding locality by adding a new duplex to the area. The vacant lot that is currently there does alter the character of the neighborhood because it is a vacant lot. The lot split and new duplex will not be detrimental to the enjoyment, safety, or welfare of the home owners and tenants using the surrounding properties.

Providence Development #4 LLC  
Greg Hjelle – Vice President  
8615 Eagle Creek Circle  
Savage, MN 55378  
[greg@provdev.com](mailto:greg@provdev.com)  
612.209.2698

## **Legal Property Description**

### Parcel A Description

- *The North 38.81 feet of Lot 5, Block 9, BOWEN'S ADDITION TO MINNEAPOLIS, according to the recorded plat thereof, Hennepin County, Minnesota.*

### Parcel B Description

- *Lot 6, Block 9, BOWEN'S ADDITION TO MINNEAPOLIS, according to the recorded plat thereof, Hennepin County, Minnesota and that part of Lot 5, said Block 9, which lies south of the North 38.81 feet thereof.*

## Variance 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.*

The proposed lot split and additional single family home require a variance to reduce the minimum lot area and lot width. Practical difficulties exist in complying with the ordinances because of the unique circumstance of the originally platted lots for this subdivision. Since the original plat many nearby lots in this addition have been split and combined, making several irregular lots nearby. The area around 2517 Bloomington Ave S consists of single and two-family homes located in the R1 and R2B district. There is no consistent lot size or width to the surrounding homes and businesses. This neighborhood is a good mix of residential densities and lots sizes that appear to work well together. The new single family home will not increase traffic substantially and will not block views of neighboring properties.

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.*

The applicant is proposing to split a large parcel into two lots for the construction of a single-family home. The existing duplex would be retained. A lot split that follows the original platting at the widths proposed for a future single-family home is a reasonable use of the property. Both lots will have alley access to accommodate parking area access and the concept plan provided by the applicant shows that all required setbacks can be met with the construction of a new home on Parcel 2.

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.*

The surrounding area contains a mix of residential densities. The proposed lot widths are generally consistent with the character of the block. Reducing the minimum lot width to allow the construction of a single-family home would not be detrimental to the public health, safety or general welfare. The design of the new home will be consistent with traditional Minneapolis neighborhoods. The size of the new home will meet Site Plan Review standards and will meet all other zoning code requirements for setback, height and bulk. The new home will add to the diverse and contemporary housing in Minneapolis.

## Minor Subdivision Findings

1. *The subdivision is in conformance with these land subdivisions regulations, the applicable regulations of the zoning ordinance and policies of the comprehensive plan.*

All parcels are in conformance with the requirements of the subdivision ordinance and comprehensive plan. All of the parcels will meet the requirements of the zoning code and the subdivision ordinance with the exception being the frontage for both lots will be less than the required 40' width and the total square footage for both lots will be less than the required 5,000 square feet. The R2B District requires 5,000 square feet of lot area and 40 feet of frontage for single-family and two-family homes. Both parcels will be approximately 4,757 square feet and 39 feet wide.

2. *The subdivision will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor be detrimental to present and potential surrounding land uses, nor add substantially to congestion in the public streets.*

The proposed subdivision will create two parcels or lots, which match the original platting, out of one parcel. While there are some larger parcels in the immediate area, the majority of the lots are approximately 5,000 square feet with 40 feet of frontage. An additional single-family home should not be out of character with the area. The subdivision should have no effect on congestion, as it will not significantly increase traffic demand at the site.

3. *All land intended for building sites can be used safely without endangering the residents or users of the subdivision or the surrounding area because of flooding, erosion, high water table, soil conditions, improper drainage, steep slopes, rock formations, utility easements or other hazard.*

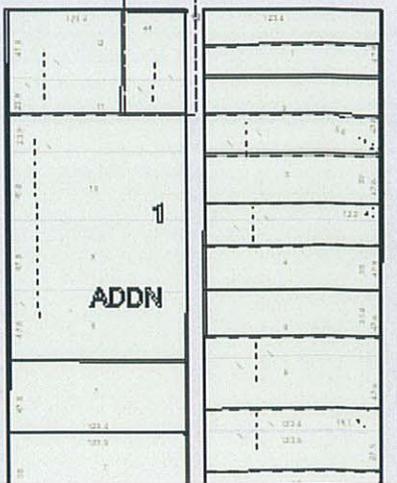
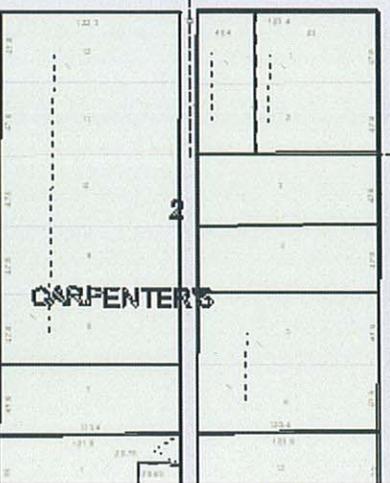
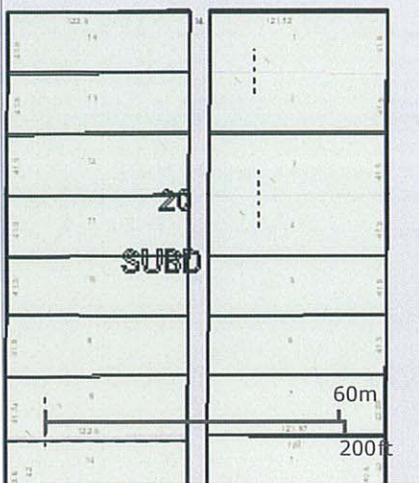
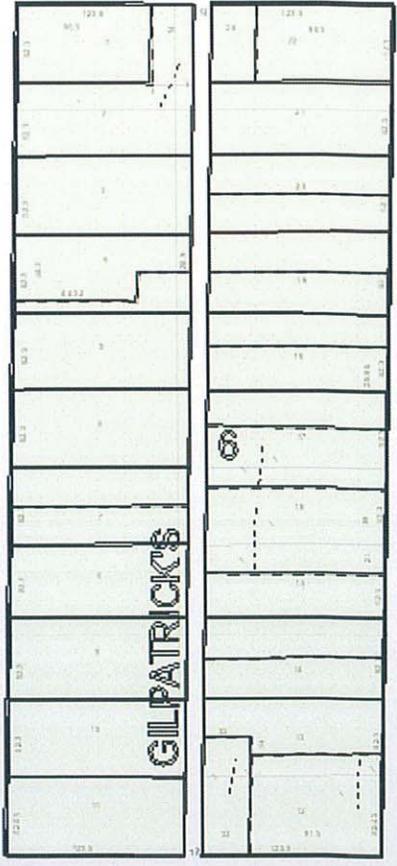
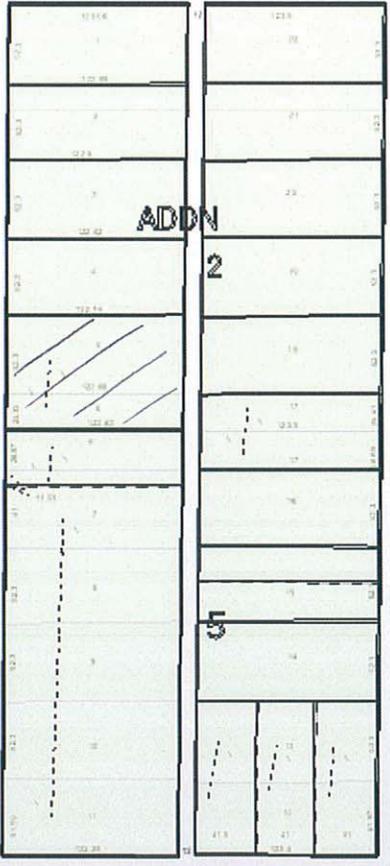
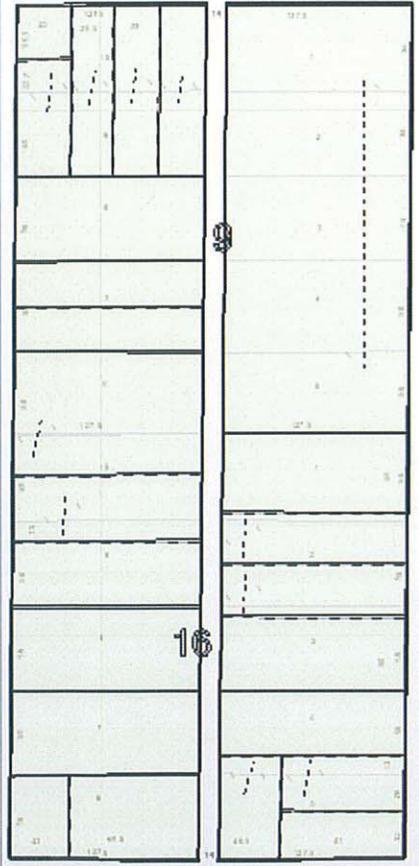
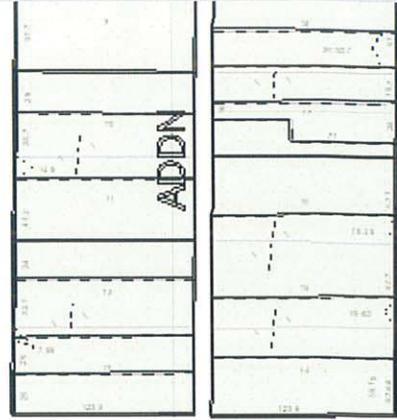
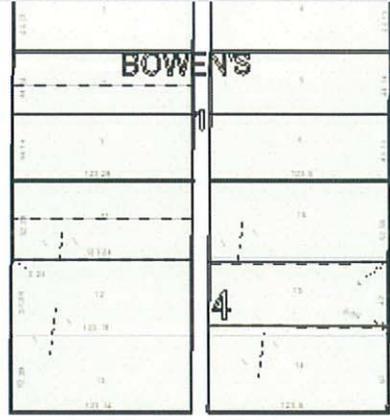
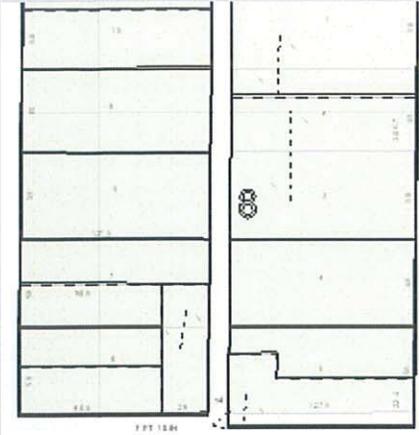
This site does not present the noted hazards or conditions.

4. *The lot arrangement is such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits and in providing driveway access to buildings on such lots from an approved street. Each lot created through subdivision is suitable in its natural state for the proposed use with minimal alteration.*

The site is basically flat. Minimal grading will be necessary for a new single-family home. Access is existing and from the alley along the rear of the site.

5. *The subdivision makes adequate provision for storm or surface water runoff, and temporary and permanent erosion control in accordance with the rules, regulations and standards of the city engineer and the requirements of these land subdivision regulations. To the extent practicable, the amount of stormwater runoff from the site after development does not exceed the amount occurring prior to development.*

Existing utility and drainage provisions are adequate for the existing and proposed structures.

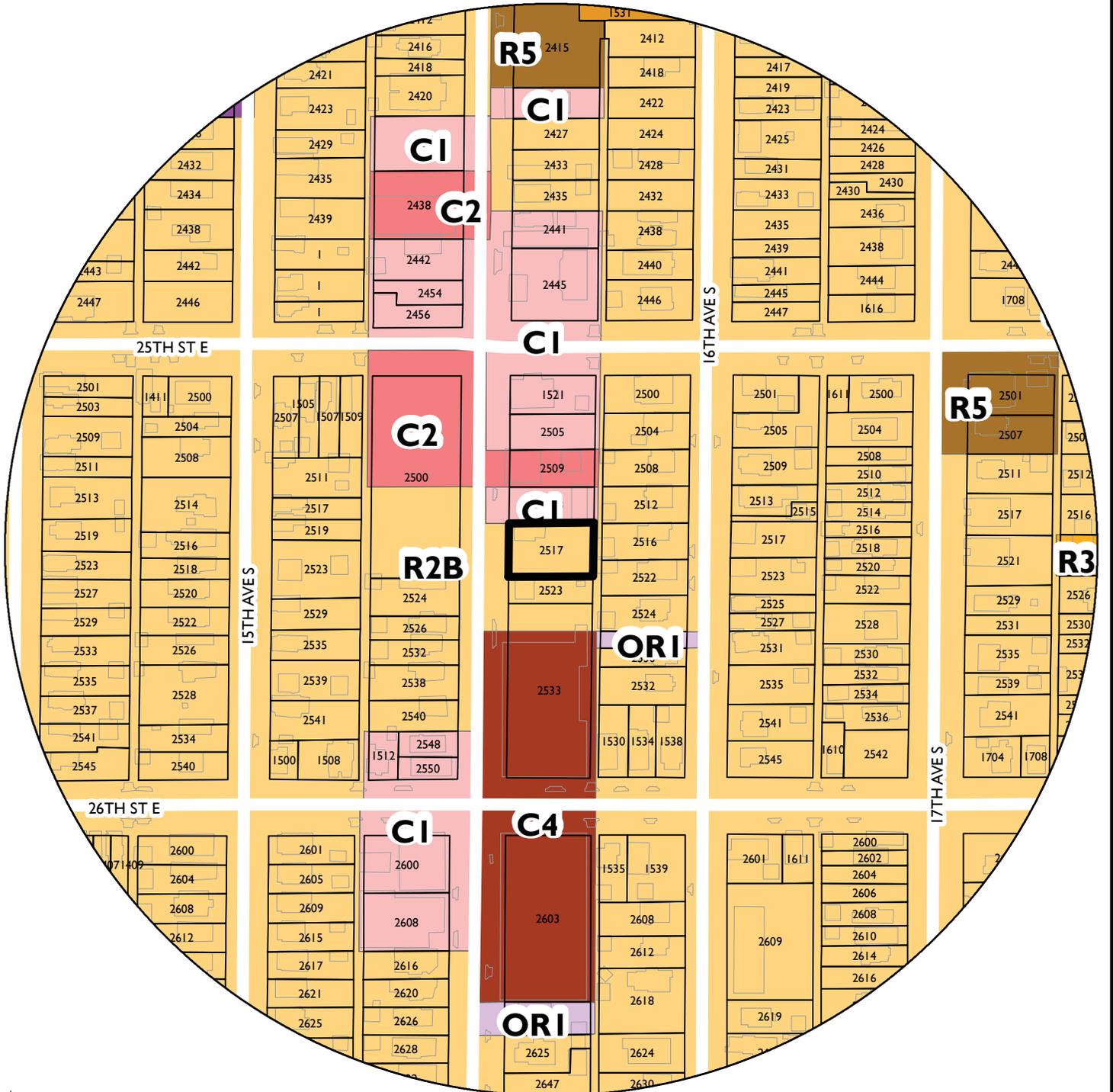


# Providence Development 4 LLC

9th

NAME OF APPLICANT

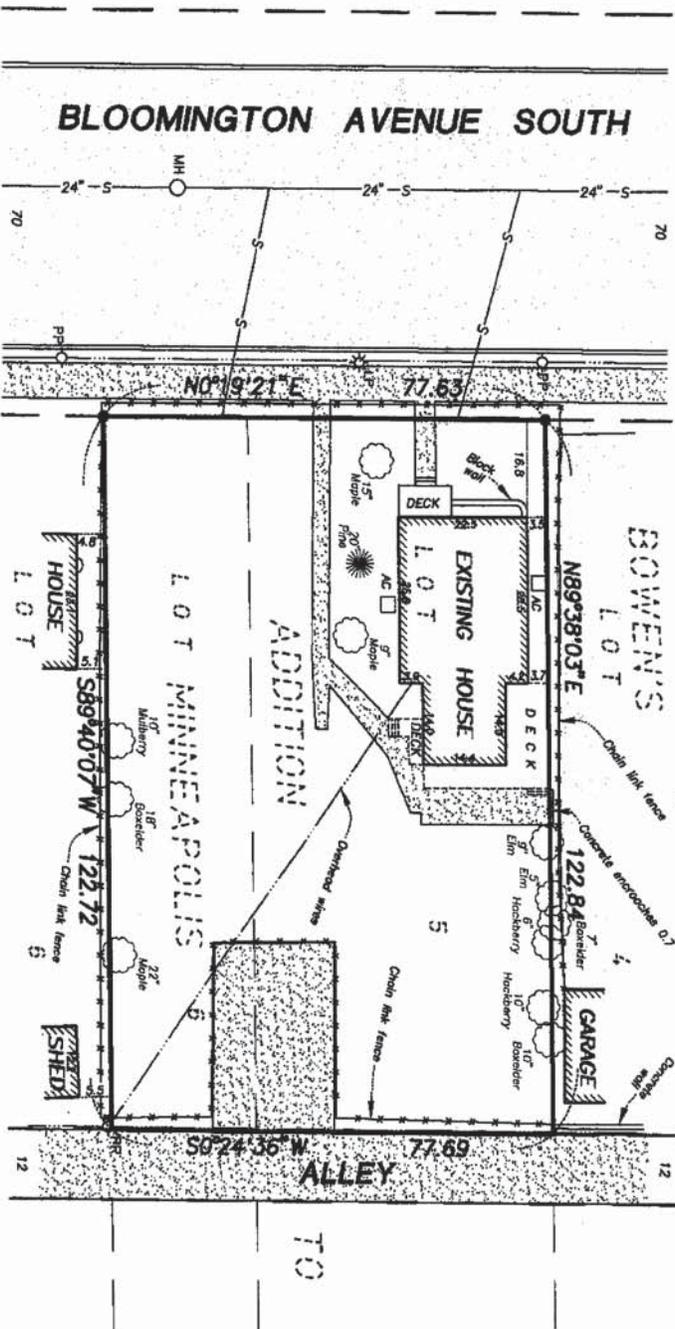
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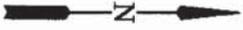
PROPERTY ADDRESS  
**2517 Bloomington Avenue**

FILE NUMBER  
**BZZ-7919**

Survey for:  
**PROVIDENCE DEVELOPMENT**  
 at 2517 Bloomington Avenue South



Scale: 1 inch = 20 feet  
 Area = 9,534 square feet (0.22 acre)



**PROPERTY DESCRIPTION**

Lots 5 and 6, Block 9, BOWEN'S ADDITION TO MINNEAPOLIS, according to the recorded plat thereof, Hennepin County, Minnesota.

**LEGEND**

- Iron Monument Set
- Iron Monument Found
- ▭ Concrete Surface
- ▭ Bituminous Surface
- S — Sanitary Sewer
- MH ○ Manhole
- Ac □ Air-Conditioner
- PP-○ Power Pole
- LP-✱ Light Pole

I hereby certify that this survey was prepared by me or under my direction and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 5th day of July, 2016

REHDER & ASSOCIATES, INC.

Gary C. Huber, Land Surveyor  
 Minnesota License No. 22036

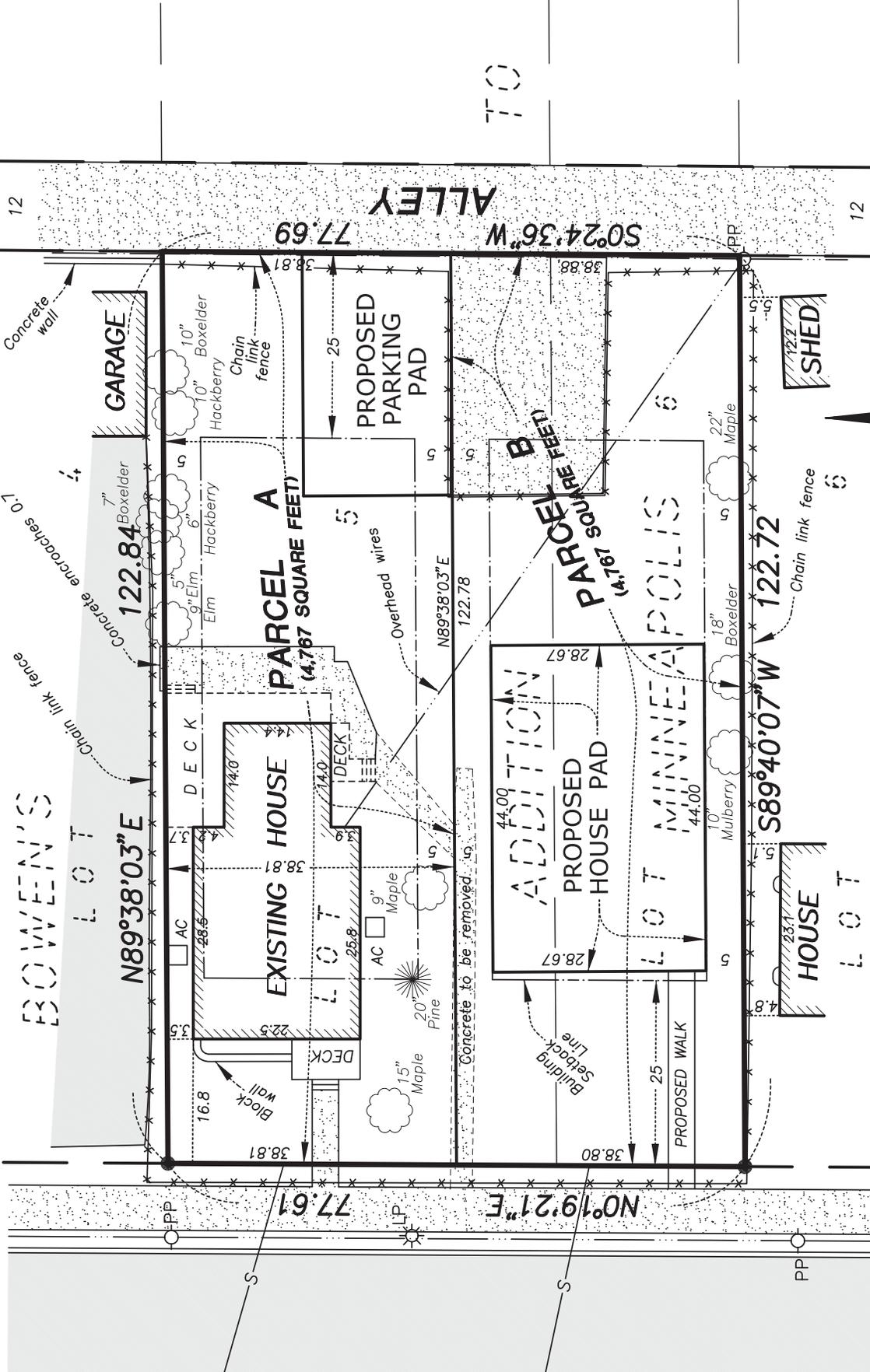
**Rehder and Associates, Inc.**

CNL ENGINEERS AND LAND SURVEYORS  
 3440 Federal Drive • Suite 110 • Eden, Minnesota • Phone (651) 452-5051

JOB: 164-2883.011

according to the recorded plat in Minnesota.

at 2517 Bloomington Avenue South



**PARCEL A DESCRIPTION**

38.81 feet of Lot 5, Block 9, BOWEN'S ADDITION TO MINNEAPOLIS, according to the recorded plat thereof, Hennepin County, Minnesota and Hennepin County, Minnesota.

**PARCEL B DESCRIPTION**

38.81 feet of Lot 5, Block 9, BOWEN'S ADDITION TO MINNEAPOLIS, according to the recorded plat thereof, Hennepin County, Minnesota and Hennepin County, Minnesota.

Scale: 1 inch = 20 feet

Total Area = 9,534 square feet (0.22 acre)

Parcel A = 4,767 square feet (0.11 acre)

PARCEL A IM  
House = 84  
Decks = 25  
Concrete =  
Parking Pad  
Total = 2,0

PARCEL B IM  
House = 1,  
Concrete =  
Parking Pad  
Total = 2,0

I hereby certify that this is a true and correct copy of the original as recorded in the records of Hennepin County, Minnesota.

Dated this 5th day of August, 2010.  
REHDER & ASSO

*[Signature]*

Gary C. Huber, L  
Minnesota Licen  
Revised August  
Revised Septemb  
Revised October











2517



2513







# Restaurant at 612-354-3607

*African &  
American Cuisine*



251



Sunrooms





2524

## Greg Hjelle

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**From:** Greg Hjelle  
**Sent:** Thursday, September 8, 2016 8:01 AM  
**To:** Greg Hjelle  
**Subject:** FW: 2517 Bloomington Ave S Zoning Variance Request

-----Original Message-----

From: Greg Hjelle  
Sent: Monday, August 8, 2016 11:32 AM  
To: michelle.chavez@minneapolismn.gov; info@eastphillips-epic.com; aisha.gomez@minneapolismn.gov; maryann.quiroz@minneapolismn.gov  
Cc: Greg Hjelle <greg@provdev.com>  
Subject: 2517 Bloomington Ave S Zoning Variance Request

### Statement of Proposed Use and Description of Project

We are seeking a lot split at 2517 Bloomington Ave S, Minneapolis, MN 55404 in order to build an affordable rental duplex on the existing vacant lot. The new lot would be less than the required frontage width (37.61') and the total lot size would also be less than the required square footage (4622 sq ft). I am therefore seeking two separate zoning variances to resolve both of these issues.

Thanks for your time.

Providence Development #4 LLC  
Greg Hjelle – Vice President  
8615 Eagle Creek Circle  
Savage, MN 55378  
greg@provdev.com  
www.provdev.com  
612.209.2698

Sent from my iPad

Greg Hjelle  
Providence Development LLC  
Providence Twin Cities LLC  
www.provdev.com  
greg@provdev.com  
612.209.2698

## Greg Hjelle

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**From:** Greg Hjelle  
**Sent:** Thursday, September 8, 2016 8:01 AM  
**To:** Greg Hjelle  
**Subject:** FW: 2517 Bloomington Ave S Zoning Variance Request

-----Original Message-----

From: Greg Hjelle  
Sent: Monday, August 8, 2016 11:39 AM  
To: maryanne.quiroz@minneapolismn.gov  
Subject: 2517 Bloomington Ave S Zoning Variance Request

Statement of Proposed Use and Description of Project

>  
> We are seeking a lot split at 2517 Bloomington Ave S, Minneapolis, MN 55404 in order to build an affordable rental duplex on the existing vacant lot. The new lot would be less than the required frontage width (37.61') and the total lot size would also be less than the required square footage (4622 sq ft). I am therefore seeking two separate zoning variances to resolve both of these issues.

>  
> Thanks for your time.

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> Providence Development #4 LLC  
> Greg Hjelle – Vice President  
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## Dvorak, Hilary A.

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**From:** Joani Essenburg <joani@banyancommunity.org>  
**Sent:** Sunday, November 06, 2016 7:46 AM  
**To:** Dvorak, Hilary A.  
**Subject:** 2517 Bloomington Ave Variances

Dear Hilary,

I am responding to the recent letter about the notice of a public hearing for 2517 Bloomington Ave South. My name is Joani Essenburg I am a neighbor and homeowner that lives at 2524 16<sup>th</sup> Ave. South (across the alley).

Concerning the variances and the subdivision for 2517 I am opposed to the idea. 2517 is currently a duplex that can house two families. The yard space provides parking and area for people to recreate. The lot is not sooo large that it can fit another building in a good way. I did live here when there was another house sandwiched into the lots and it did not work well. Reducing the one lot into two small ones does not seem like an idea that supports a well-planned city that is sustainable for families.

Thank you

Joani

Cell: 612-597-5963

Joani Essenburg, Co Founder & Executive Director



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