

REPORT TO THE CITY COUNCIL FROM
ZONING & PLANNING COMMITTEE
STANDING COMMITTEE OF THE MINNEAPOLIS CITY COUNCIL
October 29, 2015

The October 29, 2015, regular meeting of the Zoning & Planning Committee was called to order at 9:30 a.m.

Members Present: Council Members Andrew Johnson, Kevin Reich, Abdi Warsame
Members Absent: Council Members Lisa Bender, Lisa Goodman, Barbara Johnson

Due to the lack of quorum, action on agenda items for the October 29, 2015, Zoning & Planning Committee meeting are continued to the next regular meeting of the Zoning & Planning Committee scheduled for November 12, 2015.

1. Parking area variances appeal: Bryan Walters, 3515 2nd Ave S ([15-01374](#))

Considering an appeal submitted by Bryan Walters, on behalf of Silver Tree, LLC, of the decision of the Zoning Board of Adjustment denying the following variance applications (BZZ-7189) to allow a parking area for the property located at 3515 2nd Ave S:

1. Variance to reduce the minimum drive aisle requirement.
2. Variance to allow less than 6 feet separation between a parking area and habitable space of a dwelling.
3. Variance to allow a parking area in a required interior side yard adjacent to the south lot line.

The public hearing was not opened and the item was continued to the November 12, 2015, Zoning & Planning Committee meeting.

2. Floor area ratio variance appeal: Giancarlo Casale, 113 E 26th St ([15-01375](#))

Considering an appeal submitted by Giancarlo Casale of the decision of the City Planning Commission approving a variance (BZZ-7381) to increase the maximum Floor Area Ratio (FAR) from the permitted 2.04 to 2.38 to allow for the construction of a new mixed-use building with ground floor commercial space and 70 dwelling units at 113 E 26th St.

The public hearing was not opened, but Nancy Railsback, 2620 1st Ave, read a statement for the record expressing her opposition to the appeal. The item was continued to the November 12, 2015, Zoning & Planning Committee meeting.

3. Rezoning: Jeremy Stanbary, 1313 Chestnut Ave ([15-01376](#))

1. Approving an application submitted by Jeremy Stanbary to rezone (BZZ-7387) the property located at 1313 Chestnut Ave, by adding the Industrial Living Overlay District to the existing LI Light Industrial District and DP Downtown Parking Overlay District, to allow the addition of an indoor theater.
2. Passage of Ordinance amending Title 20, Chapter 521 of the Minneapolis Code of Ordinances relating to Zoning Code: Zoning Districts and Maps Generally.

The item was continued to the November 12, 2015, Zoning & Planning Committee meeting.

4. Local historic landmark designation: Anson Brooks Mansion, 2445 Park Ave ([15-01377](#))

Passage of Resolution approving the local historic landmark designation (BZH-27790) of the Anson Brooks Mansion located at 2445 Park Ave, subject to the following conditions:

1. The designation includes the entire property including the exteriors of the principal structure and the garage.
2. The Secretary of Interior's Standards for Treatment of Historic Properties will be used to evaluate alterations to the property.

The item was continued to the November 12, 2015, Zoning & Planning Committee meeting.

The Committee adjourned at 9:35 a.m.

Reported by Diana Armstrong, Council Committee Coordinator