

From: [Holien, Kimberly](#)
To: [Armstrong, Diana L](#)
Subject: FW: IMPORTANT: Your action is needed RE Mt. Olivet variance approval
Date: Wednesday, January 20, 2016 3:36:22 PM

One more e-mail for item #1 on tomorrow Z&P agenda.

Kimberly Holien

Senior Planner

City of Minneapolis – Community Planning and Economic Development

250 S. Fourth Street – Room 300

Minneapolis, MN 55415

Office: 612-673-2402

kimberly.holien@minneapolismn.gov

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From: miclarga@aol.com [mailto:miclarga@aol.com]
Sent: Wednesday, January 20, 2016 3:02 PM
To: Holien, Kimberly
Cc: Quincy, John; Dybvig, John E.; megancox.09@gmail.com; Karen.Graham@xerox.com; jim@jamesstolz.com; matt.obbink@gmail.com; courtney.blonigan@gmail.com
Subject: IMPORTANT: Your action is needed RE Mt. Olivet variance approval

Dear City Planning Commission:

As a Minneapolis resident living in the Windom neighborhood, I am writing to support Mt. Olivet's application (Report BZZ-7408) for a variance to reduce the side yard setback on the property located at 5522 Garfield Avenue. Based on additional meetings between neighbors who will be directly affected by this variance and Mt. Olivet Care Home administrators, it appears approval of the variance is the best option for the neighborhood.

I have participated in all the neighborhood meetings regarding this matter; including those with Mt. Olivet Care Home administration, Tim Hokenson and Tom McNally. I also attended the Planning Commission meeting on December 7, 2015. I fully understand Mount Olivet's intent to make improvements to their facility, and have now seen two planned options for a new building. It is clear that the plan before this Commission, which would require a side yard setback variance onto property owned by Mt. Olivet, would have the least impact to the residents on Garfield.

The other plan, although I understand not yet approved by committee, would move the end of the building much closer to Garfield Avenue. This would make Mt. Olivet's loading and trash area even smaller; and, I believe, more difficult to maneuver than what we currently see with their delivery trucks.

Further, encroaching upon Garfield will only exaggerate any "shadowing" issues realized with the additional height variance that has already been approved by this Commission.

There seems to be no question that a building will be built. Although many neighbors will be impacted by this project, my house is directly across Garfield from the building site. I will be greatly impacted by the obstruction of view, increased shadowing, increased noise and traffic as delivery trucks attempt to maneuver the street in from of my house into the loading area, and the invasion of privacy as some of the new building's windows will look directly into my front yard. I do believe that allowing the side yard setback variance so that it can be built the furthest back from Garfield Avenue would be best.

As a result of meeting with Mt. Olivet Care Home administrators neighbors will have input into the 10 year campus wide plan moving forward, as well as ongoing communication during and after construction of the proposed structure. I appreciate Tim and Tom's spirit of cooperation and willingness to participate in this dialog.

Sincerely,

Michael Graham
5515 Garfield Ave
Minneapolis, MN 55419

From: [Holien, Kimberly](#)
To: [Armstrong, Diana L](#)
Subject: FW: IMPORTANT: Your action is needed RE Mt. Olivet variance approval
Date: Thursday, January 21, 2016 9:15:56 AM

Below is another e-mail for #1 on today's agenda.

Kimberly Holien

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From: Megan Cox [mailto:megancox.09@gmail.com]
Sent: Wednesday, January 20, 2016 6:26 PM
To: Holien, Kimberly
Cc: Graham, Karen
Subject: Re: IMPORTANT: Your action is needed RE Mt. Olivet variance approval

As a Minneapolis resident living in the Windom neighborhood, I am writing to support Mt. Olivet's application (Report BZZ-7408) for a variance to reduce the side yard setback on the property located at 5522 Garfield Avenue. Based on additional meetings between neighbors who will be directly affected by this variance and Mt. Olivet Care Home administrators, it appears approval of the variance is the best option for the neighborhood.

I have been a participant in the latest small group meetings on this process including those with Mt. Olivet Care Home administration, Tim Hokenson and Tom McNally. I also attended the Planning Commission meeting on December 7, 2015. I fully understand Mount Olivet's intent to make improvements to their facility, and have now seen two planned options for a new building. It is clear that the plan before this Commission, which would require a side yard setback variance onto property owned by Mt. Olivet, would have the least impact to the residents on Garfield.

While I understand that Mt. Olivet's variance decision is not contingent on neighborhood approval, Mt. Olivet owns the property at which the variance would be located and expressed no interest in reselling that property. Additionally while the decision will impact the entire block, it would most directly impact those houses that are directly across Garfield from the service entrance where deliveries and trash collection occur.

As co-block leader for the 5500 Garfield block, I support the variance as a part of a larger 10 year campus plan that will be guided with input from our neighbors. The campus plan will continue to shape the neighborhood and may bring better efforts in the future.

Best,
Megan Cox
5519 Garfield Ave.

On Wed, Jan 20, 2016 at 3:12 PM, Holien, Kimberly
<Kimberly.Holien@minneapolismn.gov> wrote:

Thank you for your email. I want to clarify that, if the appeal on the side yard variance is denied and Mt. Olivet decides to pursue an alternate design, the alternate design will require a new set of land use applications and another public hearing. Denying the side yard setback does not mean that they can build Option B.

Please feel free to contact me with questions.

Sent from my iPad

On Jan 20, 2016, at 3:01 PM, "miclarga@aol.com" <miclarga@aol.com> wrote:

Dear City Planning Commission:

As a Minneapolis resident living in the Windom neighborhood, I am writing to support Mt. Olivet's application (Report BZZ-7408) for a variance to reduce the side yard setback on the property located at 5522 Garfield Avenue. Based on additional meetings between neighbors who will be directly affected by this variance and Mt. Olivet Care Home administrators, it appears approval of the variance is the best option for the neighborhood.

I have participated in all the neighborhood meetings regarding this matter; including those with Mt. Olivet Care Home administration, Tim Hokenson and Tom McNally. I also attended the Planning Commission meeting on December 7, 2015. I fully understand Mount Olivet's intent to make improvements to their facility, and have now seen two planned options for a new building. It is clear that the plan before this Commission, which would require a side yard setback variance onto property owned by Mt. Olivet, would have the least impact to the residents on Garfield.

The other plan, although I understand not yet approved by committee, would move the end of the building much closer to Garfield Avenue. This would make Mt. Olivet's loading and trash area even smaller; and, I believe, more difficult to maneuver than what we currently see with their delivery trucks. Further, encroaching upon Garfield will only exaggerate any "shadowing" issues realized with the additional height variance that has already been approved by this Commission.

There seems to be no question that a building will be built. Although many neighbors will be impacted by this project, my house is directly across Garfield from the building site. I will be greatly impacted by the obstruction of view, increased shadowing, increased noise and traffic as delivery trucks attempt to maneuver the street in from of my house into the loading area, and the invasion of privacy as some of the new building's windows will look directly into my front yard. I do believe that allowing the side yard setback variance so

that it can be built the furthest back from Garfield Avenue would be best.

As a result of meeting with Mt. Olivet Care Home administrators neighbors will have input into the 10 year campus wide plan moving forward, as well as ongoing communication during and after construction of the proposed structure. I appreciate Tim and Tom's spirit of cooperation and willingness to participate in this dialog.

Sincerely,

Michael Graham
5515 Garfield Ave
Minneapolis, MN 55419

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Megan
c. 612-300-9020

From: [Holien, Kimberly](#)
To: [Armstrong, Diana L](#)
Subject: FW: Mt Olivet / Careview
Date: Tuesday, January 19, 2016 10:17:18 AM

Below is an item of correspondence that I received for Thursday's Zoning and Planning Committee meeting. This relates to item #1, the Mount Olivet appeal.

Kimberly Holien

Senior Planner

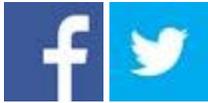
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From: Graham, Karen [mailto:Karen.Graham@xerox.com]
Sent: Monday, January 18, 2016 2:19 PM
To: Holien, Kimberly
Cc: Megan Cox
Subject: Mt Olivet / Careview

Kim

As a Minneapolis resident living in the Windom neighborhood, I am writing to support Mt. Olivet's application (Report BZZ-7408) for a variance to reduce the side yard setback on the property located at 5522 Garfield Avenue. Based on additional meetings between neighbors who will be directly affected by this variance and Mt. Olivet Care Home administrators, it appears approval of the variance is the best option for the neighborhood.

As a result of meeting with Mt. Olivet Care Home administrators Tim Hokenson and Tom McNally, neighbors will have input into the 10 year campus wide plan moving forward as well as ongoing communication during and after construction of the proposed structure.

I am a co-block leader for 5500 block of Garfield and am one of several that have been working with the neighborhood and Mount Olivet / Careview to come to the best solution for the Neighborhood. It is the opinion of me and the Neighbors directly impacted by this construction that, if the variance is not approved, the alternate plan of Mount Olivet / Careview would have a greater negative impact on the neighborhood. In addition The property at 5522 is a property owned by Mount Olivet / Careview.

Please reconsider your position on the variance and approve.

Regards

Karen Graham

5523 Garfield