



Planning Commission Meeting

October 16, 2024

7:00 PM

Fridley Civic Campus, 7071 University Avenue N.E.

Agenda

Call to Order

Roll Call

Approval of Meeting Minutes

1. Approval of the September 18, 2024, Planning Commission Meeting Minutes

Public Hearing

2. A Variance, VAR 24-01, by Jason Zemke, to reduce the required side yard setback from 10 feet to 6.7 feet to allow an addition to an existing nonconforming home, generally located at 257 69th Avenue NE

Other Business

Adjournment

Accessibility Notice:

- If you need free interpretation or translation assistance, please contact City staff.
- Si necesita ayuda de interpretación o traducción gratis, comuníquese con el personal de la ciudad.
- Yog tias koj xav tau kev pab txhais lus los sis txhais ntaub ntawv dawb, ces thov tiv tauj rau Lub Nroog cov neeg ua hauj lwm.
- Haddii aad u baahan tahay tarjumaad bilaash ah ama kaalmo tarjumaad, fadlan la xiriir shaqaalaha Magaalada.

Upon request, accommodation will be provided to allow individuals with disabilities to participate in any City of Fridley services, programs or activities. Hearing impaired persons who need an interpreter or other persons who require auxiliary aids should contact CityClerk@FridleyMN.gov or (763) 572-3450.



AGENDA REPORT

Meeting Date: October 16, 2024

Meeting Type: Planning Commission

Submitted By: Julianne Beberg, Office Coordinator

Title

Approval of the September 18, 2024, Planning Commission Meeting Minutes

Background

Attached are the September 18, 2024, minutes from the meeting for the Commission's consideration

Financial Impact

None

Recommendation

Staff recommend the approval of the September 18, 2024, Planning Commission Meeting Minutes

Attachments and Other Resources

- September 18, 2024, Planning Commission Meeting Minutes

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.



Planning Commission

September 18, 2024

7:00 PM

Fridley City Hall, 7071 University Avenue NE

Minutes

Call to Order

Chair Hansen called the Planning Commission Meeting to order at 7:04 p.m.

Present

Pete Borman

Aaron Brom

Mark Hansen

Mike Heuchert

Aaron Klemz

Absent

Ross Meisner

Paul Nealy

Others Present

Stacy Stromberg, Planning Manager

John and Natasha Lawrence, 6677 Lucia Lane

LuAn Thronndson, 6620 Lucia Lane

John Vardas, 6546 Lucia Lane

Approval of Meeting Minutes

1. Approve August 21, 2024, Planning Commission Minutes

Motion by Commissioner Borman to approve the minutes. Seconded by Commissioner Brom.

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously.

Public Hearing

2. Public Hearing to Consider a Comprehensive Plan Amendment, CPA #24-01 to Change the Future Land Use from Single Family Residential to Multi-Family Residential for the Property Located at 6677 Lucia Lane N.E.

Motion by Commissioner Borman to open the public hearing to consider the Comprehensive Plan Amendment. Seconded by Commissioner Brom.

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously and the public hearing was opened at 7:06 p.m.

Stacy Stromberg, Planning Manager, asked that the Chair also open the public hearing for the rezoning as she would be presenting the two requests together.

Motion by Commissioner Borman to open the public hearing to consider the rezoning. Seconded by Commissioner Brom.

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously and the public hearing was opened at 7:07 p.m.

Ms. Stromberg presented a request for a Comprehensive Plan and Rezoning request from Natasha Lawrence, the applicant. She reviewed the current Comprehensive Plan designation, noting that the request would change the designation from single-family to multi-family, with a similar change to the zoning. She provided background information on the property and stated that the applicant would like to construct a duplex on the property. She provided the analysis of the Comprehensive Plan amendment and Rezoning requests, stating the staff recommends approval of the requests as presented and reviewed the suggested stipulations.

Chair Hansen commented that it would appear the garages would be oriented towards the rear of the structure and asked if that is correct.

Ms. Stromberg believed that it how the structure would be oriented but noted that the applicant could provide additional details.

LuAnn Thronson, 6620 Lucia Lane, commented that she has lived on this street for 40 years and the subject property has not been well maintained since the property was purchased, noting that trash and that the snow is not cleared. She commented that when the property was sold, the residents were told that the property would remain as a single-family home property. She believed that if the property were cleared out better it would be more appealing for a single-family home to be constructed. She stated that there are a lot of Spanish speaking residents on Lucia Lane and stated that perhaps they did not understand the notice that was mailed.

Natasha Lawrence, applicant, stated that they purchased the property about one year ago with the intention to construct a single-family home that they would live in. She stated that they cleared it out, cleaned it up and were told by their builder that they could not build their home on the property. She stated that their property is vacant land and therefore there is not anywhere to clear snow from, noting that they would need to construct their own driveway.

John Lawrence, applicant, stated that the property to the south has the driveway with the grill and desk out at the end of the driveway and clarified that is not their property. He stated that they

cleaned up the trees and planned the layout for the home they hoped to construct. He stated that they could not obtain financing for the project because of the large payment that would be necessary out of their pocket and because the home would not be valued at its cost because of the surrounding area.

Mrs. Lawrence replied that they wanted to live on the property in the home they had hoped to build. She asked that the Commission consider this request for a duplex on the property.

Mr. Lawrence commented that they liked the trees and wooded setting with the wetlands, which is why they chose the lot.

Commissioner Klemz asked if there is an existing structure that would be removed as part of the project.

Mrs. Lawrence commented that there was a previous garage that had been removed and the foundation remains.

Commissioner Brom asked for clarification on why the duplex would be allowed versus the single-family home.

Mrs. Lawrence commented that they can build the duplex for the same price as the single-family home, and they could either rent both units or live in one unit and rent the other. She explained that either option would allow them to recoup some of the costs to build.

Chair Hansen asked if the orientation is correct to have the garages facing away from the street.

Mrs. Lawrence commented that the goal would be for the garages to face the street.

Mr. Lawrence stated that the existing home at 6663 Lucia Lane has a long driveway that cuts in with the garage facing the neighbor, while their plan would be for everything to face the street. He stated that he did do some cleanup work on the property, and he could tell that people were cutting paths to dump their compost and lawn clippings. He stated that you can also tell that the wind blows trash that collects in the treed area. He stated that they do not live on the land, which makes it hard to prevent trash or lawn clippings from collecting on the site.

Ms. Thronson stated that the Islamic University is located at the end of the street and perhaps the applicants noticed how much traffic was coming down the street when they decided not to build a single-family home. She commented that the property has not been completely cleared and trash has remained on the site for at least six to eight months. She stated that two single-family homes would be better suited than a duplex. She noted the number of apartment buildings and duplexes that already exist in that area and would prefer to have single-family homes.

Chair Hansen noted there are three emails that have been received from other residents on Lucia Lane expressing concerns with the rezoning (attached).

John Vardas, 6546 Lucia Lane, stated that he would agree with a duplex but would not want anything above that as there are already three apartment buildings in that area. He stated that with the cul-de-sac already limits traffic and would not want to add more than a duplex. He stated that without a size limitation, he would think that once the rezoning is completed an apartment building would be constructed instead.

Commissioner Klemz recognized the difference between R-1 and R-3 and asked if stipulations can be added that would limit the number of units that could be constructed on the property.

Ms. Stromberg stated that with a rezoning it would approve a multi-family use and the Code is dependent upon lot size as to the number of allowed units. She was unsure if a size requirement could be stipulated and therefore would need to check with legal counsel.

Commissioner Klemz stated that he understands the limitation of the wetlands on the site, but a wetland can also be filled if credits are purchased.

Commissioner Borman asked if there is a zoning district between R-1 and R-3 that would limit to just a duplex.

Ms. Stromberg stated that there is an R-2 district but because there is not another R-2 property in this area, an R-3 zoning would be a better fit. She clarified that R-2 would allow a duplex. She noted that the buildable area of the lot would be limited because of the wetlands as they exist today.

Chair Hansen commented that in order to fill a wetland there would need to be a demonstrated benefit other than economic reasons alone. He stated that the soil conditions in that part of the property would make it very impractical to build on that area.

Motion by Commissioner Klemz to close the public hearing to consider the Comprehensive Plan Amendment. Seconded by Commissioner Heuchert.

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously and the public hearing was closed at 7:32 p.m.

Motion by Commissioner Klemz to close the public hearing to consider the Rezoning. Seconded by Commissioner Heuchert.

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously and the public hearing was closed at 7:33 p.m.

Commissioner Borman asked what would prohibit the City from rezoning to R-2. It was noted that would be considered spot zoning as that zoning does not exist in this area.

Chair Hansen noted that they would still need to build something that fits into the surrounding area. Ms. Stromberg commented that there is an apartment build across the street. She stated that was built years ago and therefore does not have stormwater treatment or likely sufficient parking and therefore having a structure of that size would not seem feasible on the subject property. She stated that the applicant is proposing to build a duplex but once the rezoning is completed, something larger could be constructed but it would need to meet all the requirements of the City.

Commissioner Brom commented that his concern would be with contiguous use, as he would think the street is a buffer from the apartment use. He recognized the clear opposition of the existing residents to having another apartment. He stated that all the properties on this side of the street are zoned R-1.

Commissioner Heuchert stated that it seems reasonable to allow a duplex on the property, as it is between single-family and larger multi-family and therefore it would seem a likely transition. He stated that he would not want to see something larger than a duplex on the property. He asked if that stipulation could be placed on the recommendation of approval and the opinion of the City Attorney could be gained prior to the City Council meeting. Ms. Stromberg stated that she would be comfortable adding that condition and could verify if that would be allowed prior to moving it to the City Council meeting if the Commission wanted to proceed with that.

Commissioner Borman stated that the applicant purchased the property with the intent to build a single-family home but then changed to a duplex. He stated that perhaps once the rezoning is completed, they would change again to a fourplex. He stated that he could only support this is there is a stipulation that only a duplex could be constructed.

Chair Hansen agreed that a duplex would be a good fit for the lot and did not feel an additional condition would be needed as the size of the lot would dictate what could be built on the property. He understood the concern of the residents about what could be built on the property but noted that the property was listed for sale and any resident could have purchased the lot if they did not want to see it developed. He stated that he is comfortable moving forward, acknowledging that there would be many restrictions that would come into play as for what could ultimately be built on the property.

Commissioner Klemz agreed with the comments of the Chair.

Commissioner Borman asked where the additional stipulation would be placed, limiting construction to a duplex. Ms. Stromberg replied that would seem most appropriate for the rezoning if that is desired.

Chair Hansen asked the opinion of the additional stipulation.

Commissioner Brom commented that it does not seem enforceable.

Commissioner Klemz stated that the opinion of the City Attorney would ultimately be needed, and it would be the ultimate decision of the City Council as to whether that stipulation is necessary.

Motion by Commissioner Klemz, to recommend approval of a Comprehensive Plan Amendment, CPA #24-01 to Change the Future Land Use from Single Family Residential to Multi-Family Residential for the Property Located at 6677 Lucia Lane N.E. with Stipulations. Seconded by Commissioner Heuchert.

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously.

3. Public Hearing to Consider a Rezoning, ZOA #24-01 to Change the Zoning of the Property Located at 6677 Lucia Lane from R-1, Single Family to R-3, Multi-Family

Motion by Commissioner Klemz, to recommend approval of a Rezoning, ZOA #24-01 to Change the Zoning of the Property Located at 6677 Lucia Lane from R-1, Single Family to R-3, Multi-Family Seconded by Commissioner Heuchert.

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously.

Other Business

Ms. Stromberg provided an update on recent activity of the City Council on planning related matters and also noted anticipated future meetings for the Commission.

Adjournment

Motion by Commissioner Brom to adjourn the meeting. Seconded by Commissioner Borman.

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously and the meeting adjourned at 7:46 p.m.

Respectfully submitted,

Stacy Stromberg, Staff Liaison



Land Use Application Summary

Item: VAR #24-01

Meeting Date: October 16, 2024

GENERAL INFORMATION

Applicant:

Jason Zemke
257 69th Avenue NE
Fridley, MN 55432

Requested Action:

Variance

Location:

257 69th Avenue NE

Existing Zoning:

R-1, Single Family

Size:

10,458 sq. ft. .24 acres

Existing Land Use:

Single Family home

Surrounding Land Use & Zoning:

N: Community Park - P
E: Single Family & R-1
S: Single Family & R-1
W: Single Family & R-1

Comprehensive Plan Conformance:

Guided for Single Family land use

Zoning Ordinance Conformance:

205.07.03.D.2.a requires habitable space to be set back 10 feet from the property line

Building and Zoning History:

1959 – Lot is platted
1962 – Building Permit issued; identifies a 10 ft side yard setback for the home
1972 – Special Use Permit approved for 2nd garage. The survey included in application notes an as-built 7.1 setback for the home.
2002 – Variance issued to recognize the existing nonconforming structure. 192 sq ft addition constructed in rear yard.

SPECIAL INFORMATION

Legal Description of Property:

Lot 2, Block 2, RICE CREEK PLAZA NORTH ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

Public Utilities:

Home is connected

Transportation:

Property is accessed from 69th Avenue NE

Physical Characteristics:

Relatively flat, rectangular lot that abuts Community Park

Summary of Request:

Property owner Jason Zemke requests a variance to expand an existing nonconforming building located at 257 69th Ave NE. The variance would permit an addition to the home and reduce the side yard setback from 10 feet to 6.7 feet.

Staff Recommendation:

City staff do not believe the request meets statutory requirements for a variance and recommend denial of the request.



Aerial of the Property

City Council Action/60 Day Action Date:

City Council – November 12, 2024

60 Day Date – November 25, 2024

Staff Report Prepared by Nancy Abts

Written Report –

The Request

Jason Zemke is the owner of the home at 257 69th Avenue NE. A previous owner built the home within the required side yard. Jason requests a variance to allow an addition to the home. The addition would encroach into the side yard, reducing the distance from the eastern property line to 6.9 feet, from the required 10-foot setback. (Garages are allowed with a five-foot side yard setback. This is because garages are uninhabited.)

Site Description and History

The subject property is located on 69th Avenue N.E., immediately south of Community Park. It is zoned R-1, Single Family. When the existing home was constructed in 1962, the building permit indicated a 10-foot side yard. In 1972, a Special Use Permit (SUP) was issued for a second detached garage. The SUP application materials included a drawing showing a 7.1 foot as-built setback for the home.

In 2002, an eight by twenty-four-foot addition to the rear of the home was proposed. At this time, a variance was approved to acknowledge expansion of the nonconforming structure, in a way that did not increase the nonconforming setback. The addition was then built in the rear yard. (Today, this could be done with an administrative Nonconforming Expansion Permit. The permit process was adopted in 2015, in part because of issues like this.)

Code Requirements and Analysis

Section 205.07.03.D.2, of the City Code requires a side yard of 10 feet between any living area of a dwelling and side property lines in the R-1 Zoning District.

State law establishes a 3-pronged analysis for variances, which is adopted in Fridley's city code. Specifically,

A property owner may request a variance when the owner establishes that there are practical difficulties in complying with [the Zoning chapter]. An application must ... state the exceptional conditions and the peculiar and practical difficulties claimed as a basis for a variance. A practical difficulty means:

- 1. The property owner proposes performance standards for the property in a reasonable manner, but not permitted by the Zoning Code.*
- 2. The plight of the landowner is due to circumstances unique to the property not created by the landowner.*
- 3. The variance, if granted, will not alter the essential character of the locality. ...*

The findings of fact shall contain the following:

- 1. The public policy which is served by the requirement; and*

2. *The unique circumstance of the property that cause practical difficulties in the strict application of the requirement; and*
3. *Any stipulations of the variance approval.*

Summary of Practical Difficulties *provided by the Petitioner*

"Practical Difficulties:

- The proposed addition will develop and enhance the property in a reasonable manner not otherwise permitted by zoning ordinance.
- The need for a variance is due to circumstances unique to this property and were not created by the current owner (Jason and Rochelle Zemke).
- The requested variance will not alter the essential character of this neighborhood.

"Alternatives are not practical in that the proposed addition is the smallest functional footprint necessary to accomplish the goals of the project. A building addition that achieves the same functional space but that also abides by the 10'-0" side yard setback will require a larger net building addition (more square footage), more lot coverage, more expense, and would be out of character with the footprints and style of adjacent homes."

Practical Difficulties

Variances may be granted if practical difficulties exist on the property. Staff finds that practical difficulties are not met in this case, based on the following findings of fact:

Is the variance in harmony with the purpose and intent of the ordinance?

- A side yard setback is intended to provide adequate space between homes. This allows green space, ventilation and access. In Fridley, the Hyde Park district allows a 7.5 setback. Other more dense cities like Columbia Heights and Minneapolis commonly have side yards smaller than 10 feet.
- Along with lot size and width requirements, side yards also provide a consistent urban form and character. The addition is proposed at the rear of the home and will have minimal impact on the streetscape. However, no efforts have been made to limit effects on the neighbor's home (e.g., screening). The current neighbor does not object to the variance, but a variance, once issued, runs with the land and impacts future owners as well.

Is the variance consistent with the Comprehensive Plan?

- The Comprehensive Plan guides this property's future land use as single-family residential. The use of the property will remain as single-family residential; as a result, it is consistent with the Plan.

Does the proposal put the property to use in a reasonable manner?

- There is ample buildable area on the property. Staff spent some time exploring alternative options for the addition. Figure 1 shows a hand-drawn plan for the addition that would not require a variance. The petitioner ultimately decided to proceed with the variance request instead of this option.

The applicant believes the alternative adds cost to the project and unnecessary square footage to the home.

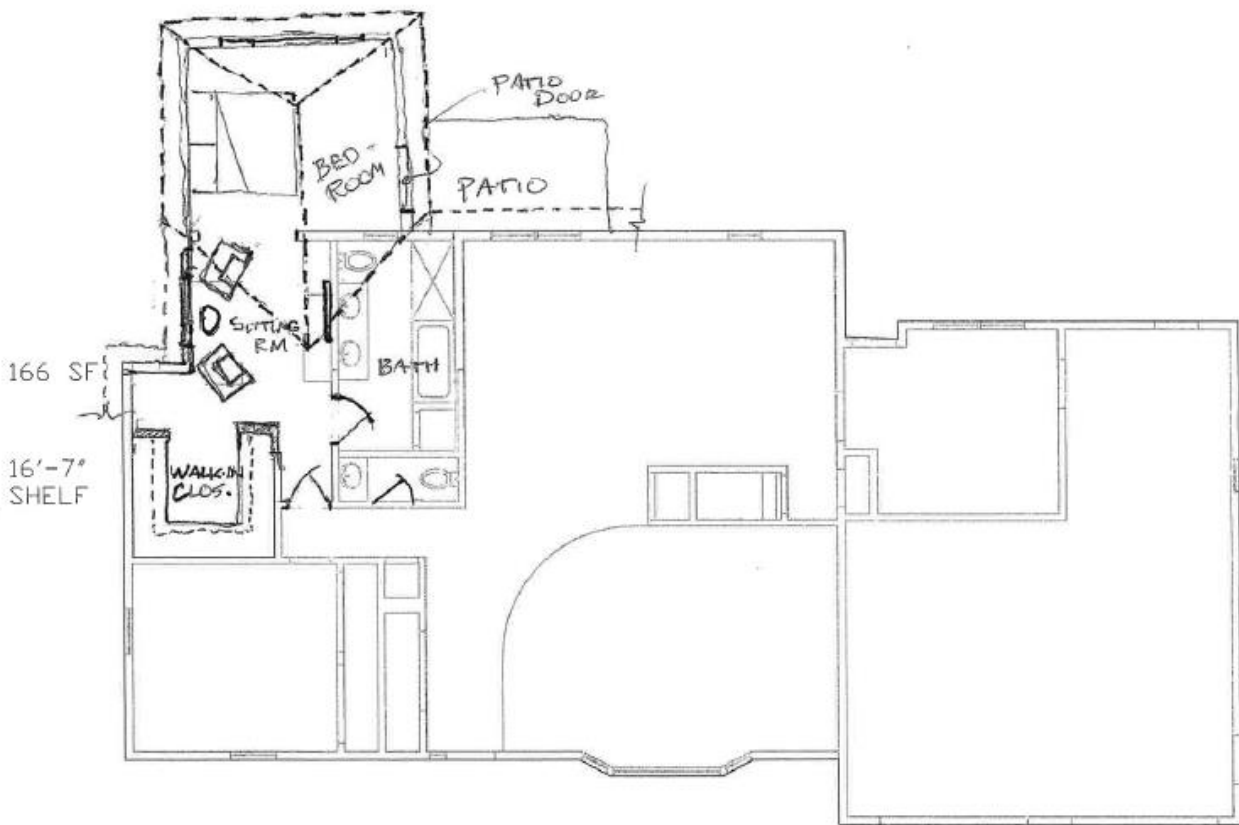


Figure 1: Alternative proposal for addition; not requiring a variance

Are there unique circumstances to the property, not created by the landowner?

- The property is a standard residential lot in Fridley. It does not have a unique shape or slope that limits building an addition without a variance.
- The nonconforming structure was constructed by a previous landowner.

Will the variance, if granted, alter the essential character of the locality?

The variance is for a modest deviation from the side yard setback. However, there are not unique characteristics of the property. A variance could set a precedent for future requests. If a 5-foot side yard setback for habitable space is desirable, staff recommends the Commission and Council consider changing the district standards instead of approving a single variance.

Staff Recommendation

Staff recommends the Planning Commission hold a public hearing for Variance Request, VAR #24-01.

Alternative options to construct an addition within required setbacks exist. Staff does not identify any unique conditions and circumstances related to this lot that make it difficult to construct an

addition within the required setbacks. Therefore, staff recommends the Planning Commission deny VAR #24-01.

For variances on lots zoned R-1, Single Family, the Planning Commission has the authority to grant final approval provided the following conditions are met:

- a. There is unanimous agreement of the Planning Commission
- b. The staff concurs with the recommendation of the Planning Commission
- c. The general public attending the meeting or responding to the notice of public hearing have no objection.
- d. The petitioner is in agreement with the recommendation.

Because staff does not recommend approval, the variance will be heard by the City Council on November 12, 2024.

Attachments

1. Petitioner's narrative and drawings
2. Public Hearing notice to properties within 350 ft.
3. Findings of Fact denying the requested variance

Findings of Fact denying the requested variance

Whereas, a practical difficulty or uniqueness was not found to meet the requirements for a variance, based on failure to satisfy all of the following standards:

Criterion #1: **Is the variance in harmony with the purpose and intent of the ordinance?**

The intent of the side yard setback is to ensure that there is sufficient separation and privacy between adjacent homes. The proposed setback reduction does not include elements (e.g., screening,) to mitigate the impact to the neighboring property.

Criterion #2: **Is the variance consistent with the Comprehensive Plan?**

The 2040 Comprehensive Plan guides this property for single family residential use. The variance is consistent with this guidance.

Criterion #3: **Does the proposal put the property to use in a reasonable manner?**

Building a small addition to an existing home is a reasonable use. However, an addition to the home can reasonably be constructed within the required setbacks, without necessitating a variance.

Criterion #4: **Are there unique circumstances to the property, not created by the landowner?**

The preexisting nonconforming setback was not created by the current landowner. However, there are not additional unique circumstances impacting site geometry or geography which limit the ability to comply with standard setbacks on this property.

Criterion #5: **Will the variance, if granted, alter the essential character of the locality?**

This addition will not alter the essential character of the locality and due to its location in the rear yard.



Fridley Civic Campus

7071 University Avenue N.E. Fridley, MN 55432
763-571-3450 | FAX: 763-571-1287 | FridleyMN.gov

Permit Information:

Permit Type: Variance
Permit Subtype: Single Family Residential
Permit Number: VAR24-000001
Work Description: Reduce side yard setback to recognize and expand an existing nonconformity

Property Information:

Address: 257 69TH AVE NE
City, State and Zip: FRIDLEY, MN 55432
PIN: 143024220002

Property Owner Information:

Property Owner: ZEMKE TRUSTEE, JASON P
Property Owner Address: 257 69TH AVE NE
FRIDLEY, MN 55432

Applicant Information:

Name: Jason Zemke
Address: 257 69th Ave NE
Fridley, MN 55432
Phone: (763) 571-4776

Application Information:

Is the applicant the property owner? Yes
Property Owner Email
Property Owner Phone Number

Payment Information:

Payment Date	Received From	Payment Amount
09/13/2024	Jason Zemke	\$500.00

Signature:

R. Zemke
Jason Zemke

Application Date:

Application Date: 09/26/2024
60-Day Deadline: 11/25/2024
120-Day Extension: 01/24/2025

Review Dates:

Activity Name	Completion Date	Activity Status
Application Intake	09/26/2024	Complete
Send 15 Day Letter	09/30/2024	Complete
Planning Commission Meeting	10/16/2024	Pending
City Council Meeting		
File with County		

September 13, 2024

Jason and Rochelle Zemke
257 69th Ave NE
Fridley, MN 55432

Detailed Narrative with Practical Difficulties Statement:

We, the property owners, are seeking to request a Variance to reduce the side yard setback for a proposed additional 8' x 20' living area at the northwest corner of our house in order to recognize an existing non-conformity. The required side yard setback for R-1 zoning is 10'-0". The current side yard setback at the northwest corner of our house is 7.1'. The house was built in 1962, out of compliance with current zoning ordinances, through no fault of our own.

The proposed addition will expand an existing undersized bedroom to create a primary bedroom suite with a new full bathroom. The proposed addition will maintain existing roof slopes and exterior materials and colors. Further, the proposed addition is in harmony with the existing architecture of the house by aligning with two existing exterior walls on the north and west sides of the house, and it is in harmony with the adjacent neighbor's house, which currently extends approximately 6'-0" past the rear of our house – upon completion, the rear wall of both houses will be in a similar location.

Practical Difficulties:

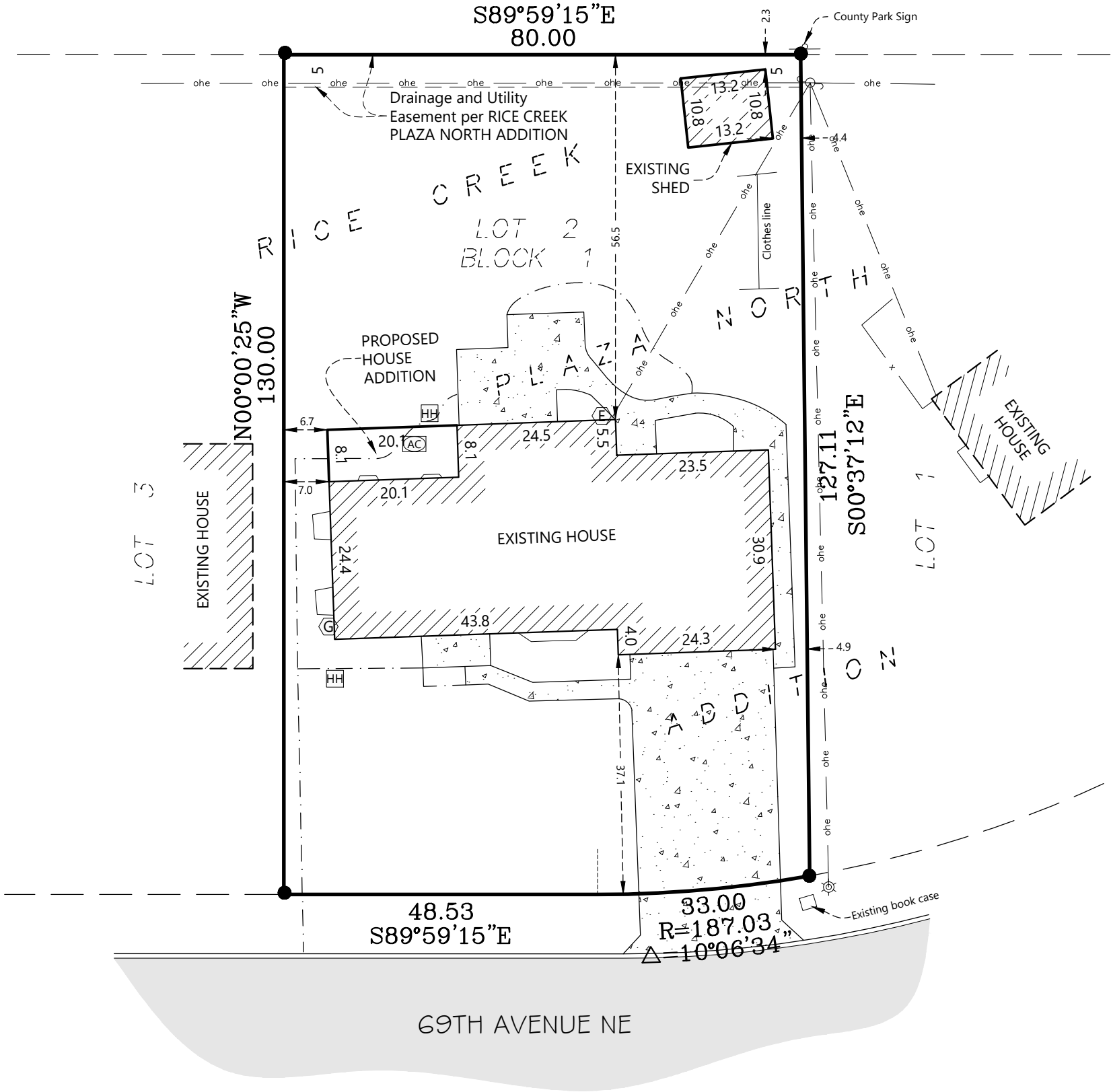
- The proposed addition will develop and enhance the property in a reasonable manner not otherwise permitted by zoning ordinance.
- The need for a variance is due to circumstances unique to this property and were not created by the current owner (Jason and Rochelle Zemke).
- The requested variance will not alter the essential character of this neighborhood.

Alternatives are not practical in that the proposed addition is the smallest functional footprint necessary to accomplish the goals of the project. A building addition that achieves the same functional space but that also abides by the 10'-0" side yard setback will require a larger net building addition (more square footage), more lot coverage, more expense, and would be out of character with the footprints and style of adjacent homes.

CERTIFICATE OF SURVEY

FOR: JASON ZEMKE
OF: 257 69TH AVENUE NE,
FRIDLEY, MINNESOTA

R E G I S T E R E D L A N D S U R V E Y N O. 7 4



PARCEL DESCRIPTION:

Lot 2, Block 1, RICE CREEK PLAZA NORTH ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

NOTES:

- The fieldwork was completed by Northwind Land Surveying, LLC on 9/24/2024.
- Parcel Identification Number: 14-30-24-22-0002
- Bearings shown hereon are in reference to the Anoka County Coordinate System.
- The surveyed parcel contains 10,458 sq.ft. (±0.24 acres).
- This survey was prepared without the benefit of a title commitment. The surveyed parcel may be subject to additional easements, covenants, restrictions or matters other than those shown hereon. This survey is subject to revision upon receipt and review of a title commitment.

LEGEND

- Denotes Found Iron Monument
- Denotes Power Pole
- Denotes Misc. Sign
- Denotes Gas Meter
- Denotes Electric Meter
- Denotes Light Pole
- HH Denotes Handhole
- AC Denotes Air Conditioner
- Denotes Bituminous Surface
- Denotes Concrete Surface
- ohe Denotes Overhead Utility Line
- x Denotes Existing Fence
- - - Denotes Existing Landscape Edge

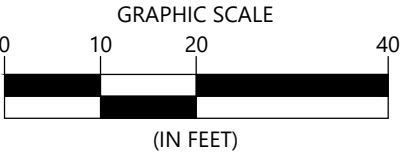


I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota.

Signed: Northwind Land Surveying, LLC

By: *Kevin C. McCain*
Kevin C. McCain, RLS No. 58542

Date: 9/26/24



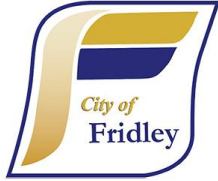
Job #240904	Date: 9/26/24	Drawn By: KCM
Date	Revision	By



NORTHWIND
LAND SURVEYING, LLC

11876 EVERGREEN CIRCLE NW
COON RAPIDS, MN 55448
TEL 612-718-1698
WWW.NORTHWINDLS.COM





Fridley Civic Campus

7071 University Ave N.E. Fridley, MN 55432
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PUBLIC HEARING NOTICE

To: Property Owners and Residents within 350 feet of 257 69th Avenue NE

Applicant: Jason Zemke

Request: A Variance, VAR #24-01, by Jason Zemke, to reduce the required side yard setback from 10 feet to 6.7 feet to allow an addition to an existing nonconforming home, generally located at 257 69th Avenue NE, the legal description is on file and available at Fridley Civic Campus.

Date of Hearings: Planning Commission Meeting, Wednesday, October 16, 2024 at 7:00 p.m.
The Planning Commission meeting is televised live the night of the meeting on Channel 17.

Location of Planning Commission Hearing: Meeting will be held in person at Fridley Civic Campus located at 7071 University Avenue NE.

How to Participate: 1. You may attend the public hearing in person and testify.
2. You may submit a letter in advance of the meeting to Stacy Stromberg, Planning Manager at the address above or by email at stacy.stromberg@fridleymn.gov

Questions: Call or Email Stacy Stromberg, Planning Manager at 763-572-3595 or stacy.stromberg@fridleymn.gov

Mailing date: October 4, 2024

Upon request, accommodation will be provided to allow individuals with disabilities to participate in any City of Fridley services, programs or activities. Hearing impaired persons who need an interpreter or other persons who require auxiliary aids should contact CityClerk@FridleyMN.gov or (763) 572-3450.