



Linden Hills Neighborhood Council

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April 24, 2008

Re: Parking Variance requested by Turtle Bread

Dear City Planners and Zoning Board of Adjustment,

The Linden Hills Neighborhood Zoning Committee unanimously voted **not** to oppose the use of the leased parking lot, zoned as R1, as requested by applicant. The following are points of interest:

- No concerns over zoning status prior to this building/business update.
- Applicant's current lease agreement for parking lot space remains sufficient for the additional number of spaces required. If the lot were zoned as a C, the 30+ parking spots along with the 24 spots allocated to the storefront along the street would accommodate the 50 parking spots needed by current zoning code.
- From the neighborhood perspective this current R-zoned space is already used as a C-zoned space.
- There were concerns about service truck traffic and parking, but delivery vehicles seem well accommodated by the area.
- Immediate neighbors (nearby residents) attended meeting to voice their support, with no concerns, over this variance request.
- Lease on parking space (leaser is the City) is for 4 more years. Zoning committee voiced concerns that the city could sell the lot for residential development.
- This parking lot accomodates many other nearby businesses and residents along business corridor (applicant does not charge other local businesses for or restrict its use). As a parking lot, it is useful beyond the applicant's needs.
- Applicant is a good neighbor that invests significantly in the space for upkeep (resurfacing costs) and maintenance (plowing, cleanliness). Neighborhood organization plants/maintains native gardens around it. Current use of space is considered part of the community's needs in this corridor.

Regards,

Larry LaVercombe, Chair
Linden Hills Zoning Committee

Cc: Applicant (Harvey McLain), Applicant's Representative (Bob Gustafson)