

December 29, 2020

Whittier Alliance
10 East 25th Street
Minneapolis, MN 55404
e-mail: info@whittieralliance.org

NOTICE OF A PUBLIC HEARING

William Arrigoni, on behalf of Ebullient Investments, Inc., has appealed the decision of the Zoning Administrator that the proposed use of the property at 2409 1st Ave S is assisted living.

The Zoning Board of Adjustment will meet on **Thursday, January 21, 2021, at 4:30 p.m.** During the declared local public health emergency, Minneapolis has transitioned to an electronic format for its public meetings and hearings, authorized under Minn. Stat. Section 13D.021, to minimize the risk of exposure to or potential spread of COVID-19. **The public may view the public hearing using the following options:** Watch on Comcast Channel 14 or 799, CenturyLink Channel 8001 or 8501, or live on www.minneapolismn.gov/tv/citycounciltv. **For more information on how to attend a meeting, please visit:** <http://www.minneapolismn.gov/meetings/index.htm>

Planning Department staff will issue a recommendation to the Zoning Board of Adjustment. After hearing from the public, the Zoning Board of Adjustment will make a determination based on required legal findings of fact. Please visit <http://lms.minneapolismn.gov/boards/meetings/hpc> for the agenda with staff reports (web page will be updated by the end of the day Monday prior to the meeting date).

If you have questions about the project, please contact the City staff person listed below. If you would like to submit comments, you may make them verbally at the meeting or submit them in writing to:

Alex Kohlhaas, City Planner
250 South 4th St Room 300, Minneapolis, MN 55415
Phone (612) 394-9671 Fax (612) 673-2526
E-mail: Alex.Kohlhaas@minneapolismn.gov

PLAN11974

In accordance with the Zoning Code, all property owners within 350 feet of the subject property are notified of this public hearing.

For reasonable accommodations or alternative formats please contact 612-673-3153. People who are deaf or hard of hearing can use a relay service to call 311 at 612-673-3000. TTY users call 612-673-2157 or 612-673-2626.

(over)

VARIANCE - The City's principal means of controlling land use is the zoning ordinance, which divides the City into different districts. The individual districts determine lot size, building height, building and parking setbacks, required parking and various other standards. The Board of Adjustment may grant a variance from these requirements, when the applicant can demonstrate that practical difficulties exist due to circumstances unique to the property.

Attention: Para asistencia 612-673-2700 - Rau kev pab 612-673-2800 - Hadii aad Caawimaad u baahantahay 612-673-3500.