

November 10, 2022

Whittier Alliance
10 East 25th Street
Minneapolis, MN 55404

Lyndale Neighborhood Association
3537 Nicollet Avenue South
Minneapolis, MN 55408

NOTICE OF A PUBLIC HEARING

Brian K. Flakne, on behalf of Next-Tech Development, LLC., has applied for a certificate of nonconforming use for a principal parking lot at 550 Lake Street West.

The Zoning Board of Adjustment will meet on **Thursday, December 1, 2022, at 4:30 p.m., in Room 317 City Hall, 350 S 5th St, Minneapolis, MN.** Interested parties are invited to attend and be heard. 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://www.minneapolismn.gov/meetings/zba> for the agenda with staff reports (web page will be updated by the end of the day Thursday prior to the meeting date).

In accordance with the Zoning Code, all property owners within 350 feet of the subject property are notified of this public hearing. Your comments may be made verbally at the meeting, or submitted in writing, to:

Alex Kohlhaas, City Planner - 505 S 4th Ave #320, Minneapolis, MN 55415
Phone (612) 673-3950 Fax (612) 673-2526
E-mail: Alex.Kohlhaas@minneapolismn.gov

PLAN15270

For reasonable accommodations or alternative formats please contact **612-673-2216**. People who are deaf or hard of hearing can use a relay service to call 311 at 612-673-3000. TTY users call 612-263-6850.

Para asistencia, llame al 612-673-2700 - Rau kev pab 612-673-2800 - Hadio aad Caawimaad u baahantahay 612-673-3500.

NONCONFORMING USE CERTIFICATE - Zoning districts determine where uses are permitted in the City. When the City changes the zoning district of an area, some uses may no longer be permitted under the new zoning district. However, if they were legally established before the change, then in general they can continue to exist as long as they are not abandoned or destroyed. They become legal nonconforming uses. The Board of Adjustment may determine if a property has nonconforming rights and the extent of these rights by approving a nonconforming use certificate to define these rights.