

October 18, 2017

Nokomis East Neighborhood Assoc.  
4313 East 54th Street  
Minneapolis, MN 55417

**NOTICE OF A PUBLIC HEARING**

Lawrence Esso has applied for a variance to reduce the north interior side yard setback for an existing structure to allow for the division of a parcel for the property located at 5536 45th Ave S.

The Zoning Board of Adjustment will meet on **Thursday, November 9, 2017, 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 can be made verbally at the meeting, or submitted in writing, to:

**Suado Abdi, City Planner**  
**250 South 4<sup>th</sup> St Room 300, Minneapolis, MN 55415**  
**Phone (612) 673-2467 Fax (612) 673-2526**  
**E-mail: [Suado.Abdi@minneapolismn.gov](mailto:Suado.Abdi@minneapolismn.gov)**

The meeting site is wheelchair accessible; if you need other disability related accommodations, such as a sign language interpreter or materials in alternative format; please contact [NCR@minneapolismn.gov](mailto:NCR@minneapolismn.gov) or 612- 673-3737 (673-2157 TTY/VOICE) at least five days prior to the meeting.

**PLAN5270**

**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:** If you want help translating this information, call -Hmong - Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800; Spanish - Atención. Si desea recibir asistencia gratuita para traducir esta información, llama 612-673-2700; Somali - Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac 612-673-3500.