



November 21, 2018

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

**NOTICE OF A PUBLIC HEARING**

Wendy and Chris Gennaula have applied for a variance to reduce the corner side yard setback to allow the construction of an addition to the existing single-family dwelling at 5048 28th Ave S.

The Zoning Board of Adjustment will meet on **Thursday, December 13, 2018, 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:

**Andrew Frenz, City Planner**  
**250 South 4<sup>th</sup> St Room 300, Minneapolis, MN 55415**  
**Phone (612) 673-3790 Fax (612) 673-2526**  
**E-mail: [Andrew.Frenz@minneapolismn.gov](mailto:Andrew.Frenz@minneapolismn.gov)**

For reasonable accommodations or alternative formats please contact 612-673-3710. 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.

**PLAN7928**

**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.