



March 19, 2009

Cedar Isles Dean Neighborhood Association
PO Box 162740
Minneapolis, MN 55416

AMENDED NOTICE OF A PUBLIC HEARING

Regarding: 2921 Chowen Avenue S

Alana Bassin has applied for two variances to reduce the required front and corner side yards to 17.6 and 5 feet respectively to construct two additions on a reverse corner lot at 2921 Chowen Avenue South. This property is located in the R1/single family district.

The Minneapolis Board of Adjustment will meet on **Thursday, April 9, 2009, 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.

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:

John Smoley, City Planner – 250 South 4th Street, Room 300, Minneapolis, MN 55415
Phone: 612-673-2830 • Fax: 612-673-2526 • E-mail: John.Smoley@ci.minneapolis.mn.us

This 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 612-673-3220 (673-2157) TTDY/VOICE) at least five days prior to the meeting.

BZZ-4352

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 (or City Planning Commission in certain instances) may grant a variance from these requirements, when the applicant can demonstrate that strict adherence to the zoning code would cause an undue hardship because of conditions or circumstances unique to the individual 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