

From: [Crandall, Peter](#)
To: [Brock, Lisa](#)
Subject: FW: [EXTERNAL] 5009 Beard Appeal
Date: Tuesday, January 3, 2023 11:59:57 AM

5009 Beard appeal public comment

Peter Crandall

Senior City Planner – Land Use, Design, and Preservation
he/him/his

City of Minneapolis – Community Planning and Economic Development

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From: pworfield@aol.com <pworfield@aol.com>
Sent: Saturday, December 31, 2022 4:48 PM
To: Crandall, Peter <Peter.Crandall@minneapolismn.gov>
Subject: [EXTERNAL] 5009 Beard Appeal

Hello Peter;

My husband Wally, and I, own the house at 5000 Beard Ave. So. This is directly across the street from the project proposed. We believe that five stories is too large for the block, the site, and the neighborhood. Traffic is already a huge issue and adding this many neighbors to one building will cause massive headaches and safety issues. Please reconsider the size and scope and hold the builder to the original four story design within the setbacks already in place.

Patty and Wally Orfield

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From: [Crandall, Peter](#)
To: [Brock, Lisa](#)
Subject: FW: [EXTERNAL] BIHZ Committee Hearing - January 3, 2023 - PLAN15559 Appeal
Date: Tuesday, January 3, 2023 11:59:57 AM

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From: Donn Kelly <donnk11@msn.com>
Sent: Friday, December 30, 2022 4:48 PM
To: Goodman, Lisa <Lisa.Goodman@minneapolismn.gov>; Osman, Jamal <jamal.osman@minneapolismn.gov>; Ward 3 <Ward3@minneapolismn.gov>; Ellison, Jeremiah <jeremiah.ellison@minneapolismn.gov>; Chughtai, Aisha <aisha.chughtai@minneapolismn.gov>; Ward 9 <Ward9@minneapolismn.gov>
Cc: Crandall, Peter <Peter.Crandall@minneapolismn.gov>; Palmisano, Linea <Linea.Palmisano@minneapolismn.gov>
Subject: [EXTERNAL] BIHZ Committee Hearing - January 3, 2023 - PLAN15559 Appeal

Dear BIHZ Committee Member,

I am writing to you about the upcoming January 3, 2023 hearing and the appeal to the Minneapolis City Planning Commission's decision to advance to Minneapolis City Council the unanimous approval for ALL requested variances for the proposed 5 story, 63 unit 5009 Beard Ave. S. development project. I am a Beard Ave S. resident and in fact am the owner of the property directly south (next door at 5017 Beard Ave. S.) to the proposed development. I urge you to reverse their decision to recommend this project with the variances requested.

As the hearing is very soon, I'll spare writing an overly long email repeating the concerns that many of my neighbors have already expressed in public and in writing about the size of the building, number of residents, traffic and overall neighborhood impact. I agree with all those reasons, but the appeal identifies actual legal reasons that this should be reversed. One in particular that stands out to me is the fact that the applicant didn't comply with Minnesota Statute § 462.357 requiring written consent from two-thirds of the owners within 100 feet of the project. I don't know of any neighbors that provided this and can attest that I did not and I'm directly next door. Additionally, all the variances requested are a result of the development's own doing by proposing a building that does not comply with the zoning code. It is illogical to propose a building that doesn't fit, only to ask

for variances to accommodate it. Clearly variances aren't needed if a project complies with what the zoning code allows.

I realize that the City and the 2040 plan both have ambitious goals and I am generally supportive of the spirit of the plan, however the process seems to favor developers and not the immediate residents whose property and use and enjoyment of the property is directly impacted. Many of the owners in proximity will take a financial hit with a development being built. It seems perfectly reasonable to say no to requests for variances to mitigate the impact to current residents and the disruption caused by an overly ambitious project that does not fit within the residential neighborhood or the current infrastructure. By approving the appeal and reversing the City Planning Commission decision a positive outcome that requires no variances and is mutually agreeable to the neighbors and the development could result. This would be a good precedent to set as more similarly lopsided projects are proposed.

Sincerely,

Donn Kelly

5017 Beard Ave. South

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