



**Property Name:** Normandale Lake Estates  
**Address:** 5233, 5255, 5277 W. 82<sup>nd</sup> Street  
**City/State:** Bloomington, MN 55437  
**Property Use:** Multifamily / Parcel Number 06-027-24-32-009

To Whom It May Concern:

In response to your request for information regarding the above-referenced property, we have researched our files and present the following:

1. The current zoning classification for the subject property is: **B-4, Neighborhood Commercial Center**

2. According to the zoning ordinances and regulations of this district, the use of the subject property is a:

**Current Use** Three building Multiple Family Residential Use

- ☐ Permitted Use by Right  
☐ Permitted Use by Special/Specific Use Permit Number (enter permit number and see question 4)  
☐ Permitted Use by Conditional Use Permit \_\_\_\_\_ (enter permit number and see question 4)  
☒ Legal Nonconforming Use (use was existing prior to the adoption of the zoning ordinance/code)  
☐ Non-Permitted Use  
☐ The Municipality is unable to opine at this time

**Comments:** \_\_\_\_\_

3. **Conformance: Per current zoning ordinances and regulations applicable to the subject property, the current structure(s) is (If unknown, please check the last box):**

- ☐ Legal Conforming (complies with, or is otherwise exempt from, applicable zoning regulations, including parking)  
☒ Legal Nonconforming (does not meet the current zoning requirements due to amendments, re-zoning, or other changes. See comments)  
☐ Grandfathered (developed prior to the adoption of the zoning code/ordinance)  
☐ Nonconforming (see comments)  
☒ The Municipality is unable to opine at this time

**Comments:** Staff has not conducted a full performance standards review, although any setbacks, parking or garage requirements should be legally non-conforming.

4. **Have any variances, special permits/exceptions, ordinances or conditions been granted/approved for either the use or structures of the subject property:**

- ☒ No, there are not any variances, special permits/exceptions, ordinances or conditions that apply to the Subject property.  
☐ Yes, the following apply to the subject property:  
(Documentation/copies attached) \_\_\_\_\_ Variance  
\_\_\_\_\_ Special Permit/Exception  
\_\_\_\_\_ Ordinance  
\_\_\_\_\_ Conditions

**Comments:** \_\_\_\_\_

**PLANNING DIVISION**

1800 W. OLD SHAKOPEE ROAD, BLOOMINGTON MN 55431-3027  
PH 952-563-8920 FAX 952-563-8949 MN Relay 711

AN AFFIRMATIVE ACTION/EQUAL  
OPPORTUNITIES EMPLOYER

**5. Rebuild: In the event of casualty, in whole or in part, the zoning code states that a legal non-conforming structure:**

- ☒ May be rebuilt in its current form (i.e. no loss of square footage, same footprint, with drive through(s), if applicable).  
☐ May not be rebuilt in its current form, except upon satisfaction of certain conditions, limitations or requirements.  
Please see section \_\_\_\_\_ of the current zoning code/ordinance for details.  
Additionally, the damage threshold is calculated based on ☐ the entirety of the property or ☐ per individual building.

**6. Zoning and Building Code Violation Information:**

- ☒ There do **NOT** appear to be any outstanding/open zoning or building code violations that apply to the subject property.  
☐ The following outstanding/open \_\_\_\_\_ zoning / \_\_\_\_\_ building code violations apply to the subject property:

**Comment:** \_\_\_\_\_

**7. Fire Code Violation Information:**

- ☒ There do **NOT** appear to be any outstanding/open fire code violations that apply to the subject property.  
☐ The following outstanding/open \_\_\_\_\_ fire code violations apply to the subject property:

**Comment:** \_\_\_\_\_

Further comments regarding the subject property: **See letter in this case information for greater detail.**

This information was researched on March 31, 2020, by the undersigned, per request and as a public service. The undersigned certifies that the above information contained herein is believed to be accurate and is based upon or relates to the information supplied by the requestor. The Authority assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

**ZONING AUTHORITY:**

By: \_\_\_\_\_ Londell Pease \_\_\_\_\_

Municipality: \_\_\_\_\_ City of Bloomington \_\_\_\_\_

Title: \_\_\_\_\_ Senior Planner \_\_\_\_\_

Department: \_\_\_\_\_ Planning \_\_\_\_\_