



Howard Zoning Associates, LLC

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To: City of Bloomington, MN Planning Division

Date: August 18, 2020

Request for a Zoning Verification Letter for: Skywater Technologies located at 2401 East 86th Street, Parcel ID: 12-027-24-12-0032, Built in 1985.

To Whom It May Concern:

Please kindly consider this as a formal request for a Zoning Verification Letter for the subject parcel. Below is a list of the items I am requesting to be included in the letter if they are not already included.

- What is the current zoning of this site (including any special or overlay districts)?
- Are Office/Research and Development uses permitted under the current zoning?
- What are the abutting Zoning Districts to this property (if they impact the development setbacks, height and buffer requirements)?
- Was this property developed with site plan approval? If so, can you please provide a copy of the approved site plan if available?
- To your knowledge are there any open/unresolved zoning or building code violations of record for the above listed property?
- Was a Variance or Special/Conditional Use Permits issued for this development? Can you please provide a copy of any documents if applicable? If one was issued, does it run with the land? If not, under what circumstances would a new CUP/SUP be required?
- If a variance or special/conditional use permit was issued/applicable would it run with the land, to successors (foreclosing lender/purchaser) as a matter of right, or would a new permitting process need to happen after a transfer?
- Was this site approved a Planned Unit Development and if so, can you please provide the PUD approvals and plan?
- If the sites do not meet the current zoning code (ie setbacks, height, density, parking, etc) would they be considered legal nonconforming?
- Was the subject property complex issued all required Certificates of Occupancy? Please provide copies of all available Certificates of Occupancy. If COs are no longer available I enclosed a simple form for you to fill out, if possible.

Please provide as much information as possible on your city letterhead and return via Fax 877-655-6292 or Email to: bonita.knight@howardzoning.com. If you have any questions please feel free to contact me directly at (813) 938-8035. Thank you so much for your help.

Sincerely,

Bonita Knight