

October 8, 2021

City of Bloomington
Planning
1800 West Old Shakopee Road
Bloomington, MN, 55431
planning@BloomingtonMN.gov
952-563-8920

Subject: Zoning Verification Letter

To Whom It May Concern,

I would like to request a Zoning Verification Letter for the following property:

Property Name: Bank of America
Property Address: 611 W. 98th Street, Bloomington, Minnesota 55420
Parcel Number: PID: 1502724320065
Project Number: 21-337531.1

Please include as much of the following information as possible, or how to obtain the following:

- Subject property Zoning District and any Overlay Districts
- Open Zoning and Building Code Violations and/or Notices-of-Violation
- **A copy of the approved Site Plan on file, if available**
- If the property is a Planned Development, please include development approvals, resolutions, and ordinances
- Information on Area Regulations:
 - Front, Rear and Side Yard Setbacks / Minimum Width, Depth / Density and Lot Area
 - Maximum Impervious Lot Coverage / Maximum Floor Area Ratio / Height and Stories
- Any known variances, special exceptions, or conditions
- If the current use is Permitted
 - If the property was approved with a Conditional or Special Use Permit, please provide a copy
- Required off-street parking regulations
- Site/zone development requirements
- Legal Nonconforming issues and regulations on rebuilding after damage and destruction
- A copy of the Certificate(s) of Occupancy and/or Building Permits. If there are no CO(s) available due to archiving procedures, age of property, etc; please state in writing that it is not a code violation. If it is a code violation, does the owner need to apply for CO(s)?

Upon completion of the letter, please email a copy to ZoningAgencyDocs@PartnerESI.com

If you have any questions or concerns, please do not hesitate to contact us.

addressed to:

Emma Corso

Zoning Assistant