

American Zoning Services
3900 Beachcomber Drive
Yukon, OK 73099



PL202300201
PL2023-201

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December 1, 2023

City of Bloomington
Planning Division
1800 W. Old Shakopee Road
Bloomington, MN 55431-3027

RE: Zoning Verification Letter, copies of Zoning Variances, Conditional/Special Use Permits, Site Plan, Certificates of Occupancy and information on any open Zoning/Building/Fire Code Violations for:

8201 24th Ave S., Bloomington, MN 55425; PID #: 010272442006

I am working with a Commercial Lender to prepare a Zoning Report on the above-referenced property. With this letter I am requesting a Zoning Verification Letter addressing the subject property. I have a few key questions I would appreciate your help with.

1. What is the property zoned and what are the abutting properties zoned?
2. Is the use of the property as a parking lot permitted use by right in this zoning designation?
3. Was this property developed with Site Plan approval? If so, could we get a copy of the approved plan and/ or conditions?
4. Is this property part of a planned development? If so, can you please provide a copy of the PUD Documents?
5. Is this property part of any historic and/or any other type of overlay district? If so, can you please provide a copy of the overlay conditions and/or any copies of any historic district approvals (such as any certificates of appropriateness)?
6. Was this property granted any variances, special exceptions, or conditional use permits or zoning relief of any kind? If so, can we please have copies of them?
 - a. If these are not available, would you briefly outline the conditions of the applicable document?
 - b. In the event of casualty will a new use permit, variance or special exception be required?
 - c. What is the threshold of destruction that would trigger a new use permit, variance or special exception to be required?
7. Are there any active zoning, building or fire code violations on file for the subject property which should be remedied? If so may I obtain a copy of the violation(s) and information regarding how to resolve the code violation?

8. Are you aware of any legal nonconforming issues?
9. Are copies of the certificates of occupancy available? If so, may I obtain copies? If not, can you please advise if the absence of a certificate of occupancy in your files is considered to be a violation?

If there is any portion of our request you cannot complete, please advise me as soon as possible.

I have included a copy of our zoning form letter for your use in response if you wish, see enclosed.

In order to expedite this request please email your response to me at **jenn@americanzoning.com**. Hard copies are not needed if everything was emailed, but if you need to send hard copies, please mail them to the address below. A return mailer can be provided upon request.

Thank you for your time and assistance with our research,

Jenn Denniston
American Zoning Services
3900 Beachcomber Drive
Yukon, OK 73099
405-708-3716