



2200 IDS Center  
80 South 8th Street  
Minneapolis MN 55402-2157  
tel 612.977.8400  
fax 612.977.8650

5238

PL2017-220

October 6, 2017

Sandra A. Gandel  
(612) 977-8244  
sgandel@briggs.com

**VIA USPS**

City of Bloomington  
Planning Division  
Attn.: Mike Hiller  
1800 Old Shakopee Road  
Bloomington MN 55431

**Re: Request for Zoning Letter for Property Located at 9624 Lyndale Ave. S.,  
Bloomington, MN**

Dear Mike:

As we discussed, I am writing to request a zoning compliance letter on the above property which is to be prepared by the City of Bloomington ("City") in substantially the form enclosed. Please note that the zoning compliance letter should be addressed to the parties as listed on the enclosed form. A check payable to the City in the amount of \$96.00 is also enclosed for payment of your fee with regard to the zoning compliance letter.

If the City has previously issued a zoning compliance letter for this Property, it has been included for your reference.


When the zoning compliance letter is complete, please send it to me via email at sgandel@briggs.com with the original to my attention at Briggs and Morgan, P.A., 2200 IDS Center, 80 South Eighth Street, Minneapolis, MN 55402.

Please also provide us with a copies of the zoning ordinances (covering use, site development and parking requirements), a zoning map, copies of any variances, special or conditional use permits, and copies of the site plan approvals and conditions governing this property.

If possible, we would like to obtain this information no later than **Wednesday, October 18, 2017.**

If you have any questions regarding this request, please do not hesitate to contact me at (612) 977-8422. Thank you in advance for your assistance with this matter.

Sincerely,



Sandra A. Gandel  
Paralegal

Encl.

cc: Julie A. Drewes, Esq. (via email; w/attachments)

Briggs and Morgan, Professional Association  
Minneapolis | St. Paul | www.briggs.com

(To be printed on the letterhead of the City of Bloomington)

Date of Letter

Bell Bank  
c/o Sandra Gandel, Paralegal  
Briggs and Morgan, P.A.  
2200 IDS Center  
80 South Eighth Street  
Minneapolis, MN 55402

**RE:                   Property Location: 9624 Lyndale Ave. S., Bloomington, MN ("Project")**  
**PID: 16-027-24-14-0013**  
**Owner: Nearco II LLC**  
**Unit: #5238**

To Whom it May Concern:

1.     The Project is zoned B-2, which classification allows use of the Project as a ?? square foot (net rentable area) fast food restaurant with drive thru as a permitted use, without the need for any variance or special use permit, in accordance with Chapter 19/21 of the Zoning Code of the City of Bloomington (the "City"), a copy of which is attached hereto.

2.     The Project complies with all applicable subdivision ordinances and can be conveyed without a plat or replat of the Project. yes

3.     The following are all of the variances, conditional use permits and special use permits required for the use of the Project as a \_\_\_\_\_ square foot (net rentable area) fast food restaurant with drive thru:

(If none, state None")

See Letter

4.     The Project as constructed complies with all setback and parking laws and regulations. The number of parking spaces required for the Project are as follows:

Regular: \_\_\_\_\_

Handicapped: \_\_\_\_\_

40

5.     The Project is not within a federally designated flood plain or flood hazard area, or, if within a federally designated floodplain or flood hazard area, is in Zone X (the \_\_\_\_\_-year floodplain).

6.     All permits, certificates of occupancy, licenses and approvals required to be obtained from the City have been obtained for the current use and occupancy of the Project.

7. No notice of any violation of any zoning, building or other ordinance of the City applicable to the Project has been issued by the City.
8. If all or any portion of the Project is partially or completely destroyed, the Project may be rebuilt to its current size and configuration, without any further permits, approvals or the like other than building permits which can be obtained if plans and specifications are prepared in conformance with the City's building code.
9. The following are additional requirements of City regarding the Project and its use not otherwise covered in this letter:

(If none, state "None")

See Letter

City of Bloomington

By: 

Name: London Pace

Its: Senior Planner