



August 13, 2025

Larkin Hoffman Attorneys  
ATTN: Jake Steen  
8300 Norman Center Drive, Suite #1000  
Bloomington, MN 55437

RE: Case #PL202500093 – Variances for parking lot and freestanding sign setbacks  
7801 Dupont Avenue South

Mr. Steen:

At its regular meeting of August 7, 2025, the Planning Commission approved a variance to reduce the front landscape yard and parking lot setback from 20 feet to 4 feet, and approved a variance to reduce the front yard setback from 20 feet to 2 feet for a freestanding sign at an existing motor vehicle dealership (Bloomington Lincoln) (Case #PL202500093). The approval is subject to conditions that must be satisfied before issuing a Grading, Footing, Parking Lot or Sign Permit. While the conditions list includes selected City Code requirements of particular interest, the development must comply with applicable local, state, and federal codes.

1. Prior to Permit An administrative Final Site and Building Plans application for the site modifications must be reviewed and approved by the Planning Manager.
2. Prior to Permit A parking lot permit for all proposed site modifications must be obtained. A sign permit must be obtained prior to installation of the relocated sign.
3. Prior to Permit An encroachment agreement must be reviewed and approved by the Engineering Division for the sign and parking located within the easement.
4. Prior to Permit Utility plan showing location of existing and proposed water main and fire hydrant locations must be approved by the Fire Marshal and Utilities Engineer (see § 6.20, Minnesota State Fire Code Sec. 508).
5. Ongoing The variances are limited to as shown on the approved plans in Case File #PL202500093.
6. Ongoing Sign must otherwise be in compliance with the requirements of Chapter 21, Division D of the City Code.

Should you have any questions regarding this decision, please contact Elizabeth O'Day, Planner, at (952) 563-8919 or [eoday@BloomingtonMN.gov](mailto:eoday@BloomingtonMN.gov).

Sincerely,

Nick Johnson  
Planning Manager