



Howard Zoning Associates, LLC
19045 North Rockwell Avenue • Edmond, OK 73012
Tel: (571) 435-4857 • Toll Free Fax: (877) 655-6292
Email: bonita.knight@howardzoning.com

To: City of Bloomington, MN Planning Division

Attn: Mike Hiller

Address: 1800 W. Old Shakopee Road, Bloomington, MN 55431

Date: December 8, 2017

Request for a Zoning Verification Letter for: 8800 Queens Avenue South; Parcel ID: 0802724140017

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 education and business offices permitted under the current zoning?
- What are the abutting Zoning Districts to this property (if they impact the development setbacks, height and buffer requirements)?
- To your knowledge are there any open/unresolved zoning and building code violations of record for the above listed property?
- Was this property developed with site plan approval? If so, can you please provide a copy of the approved site plan if available?
- Was a Variance or Special/Conditional Use Permits issued for this development? (If so can you please provide copies of the approvals). If one was issued, does it run with the land? If not, under what circumstances would a new CUP/SUP be required?
- 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?

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