

CRE Zoning
24 N. High St. Ste. 103
Akron, OH 44308
Amanda Hays
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PL202000095 PL2020-95
CRE Zoning
Amanda Hays
101 American Boulevard West

6/3/2020

Subject Property:	101 American Blvd. W Minneapolis, MN 55420 Parcel: 0302724210028 Type of Business: Self Storage Facility Acreage: 2.7
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In response to your request for information regarding the above-referenced property, we have researched our files and present the following:

1. The current zoning classification of the subject property is: I-3, General Industrial

2. According to the current zoning ordinance the zoning districts for the abutting properties are:

North: **I-3**

South: **I-3 and B-2**

East: **I-3 and B-2**

West: **I-3**

3. According to the zoning ordinances and regulations for this district, the current use of the subject property is a:

- Permitted Use by Right
 Permitted Use by Special/Specific Use Permit Copy Attached Copy Not Available (see comment)
 Permitted Use by Conditional Use Permit Copy Attached Copy Not Available (see comment)=
 Legal Non-Conforming Use (no longer permitted by right due to amendments, re-zoning, variance granted or other changes. See comments)
 Non-Permitted Use

Comment: _____

4. To the best of our knowledge, the subject structure(s) was developed:

- In accordance with Current Zoning Code Requirements and is Legal Conforming
 Non-conforming (see comments)
 In accordance with Previous Zoning Code Requirements (amendments, rezoning, variance granted) and is Legal Non-conforming to current zoning requirements.
 Prior to the adoption of the Zoning Code and is Grandfathered/Legal Non-conforming to current zoning requirements
 In accordance with Approved Site Plan and is Legal Conforming to approved site plan. If any nonconforming issues exist with respect to current zoning requirement; the subject property would be considered legal non-conforming.

Comment: _____

5. Information regarding variances, special permits, exceptions, ordinances or conditions:

- There do not appear to be any variances, special permits/exceptions, ordinances or conditions that apply to the subject property (see comments):
 The following apply to the subject property (see comments):
 Variance-Documentation attached or is otherwise, no longer available (see comment)
 Special Permit/Exception/Conditional Use Permit Documentation attached or is otherwise, no longer available (see comment)
 Ordinance Documentation attached or is otherwise, no longer available (see comment)
 Conditions Documentation attached or is otherwise, no longer available (see comment)

Comment: **For all review information and plans, go to**
<https://permits.bloomingtonmn.gov/ProdPortal/Planning/StatusReference?referenceNumber=PL201700265>

6. Rebuild: In the event of casualty, in whole or in part, the structure located on the subject property:

- May be rebuilt in its current form (i.e. no loss of square footage, same footprint, with drive through(s), if applicable).
 May not be rebuilt in its current form, except upon satisfaction of certain conditions, limitations or requirements.

Comment: _____

7. Code Violations Information:

- There do NOT appear to be any outstanding/open zoning, building, or fire code violations that apply to the subject property.
 The following outstanding/open zoning / building / fire code violations apply

Comment: _____

8. Certificate of Occupancy, status:

- A valid Certificate of Occupancy has been issued for the subject property and is attached.
 Certificates of Occupancy have been issued and are in effect for all buildings and, if required, for all units at the property; however, we are unable to locate a copy in our records. The absence of a copy of the Certificate(s) of Occupancy will not give rise to any enforcement action affecting the property.
 Certificates of Occupancy for projects constructed prior to the year _____ are no longer on file with this office. The absence of a copy of the Certificate(s) of Occupancy will not give rise to any enforcement action affecting the property. A Certificate of Occupancy will only be required for new construction.
 A Certificate of Occupancy is not required for the subject property.

Comment: _____

This information was researched on June 4, 2020 by the undersigned, per request and as a public service. The undersigned certifies that the above information contained herein is believed to be accurate and is based upon, or relates to the information supplied by the requester. The Authority assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

By:

Printed Name: **Londell Pease**
Title: **Senior Planner**
Department: **Community Development**
Date: **June 4, 2020**



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Certificate of Occupancy American Boulevard Storage

Site Address: 101 AMERICAN BLVD W, BLOOMINGTON, MN 55420
Permit Number: PRBD201808196
Date of Issuance: September 24, 2018
Owner Name: 101 AMERICAN BLVD W LLC

Description of Work: American Boulevard Storage

New 3 story building. Fabcon precast walls full height. Steel joist/deck roof. Slab on grade. Steel storage units that are structurally supporting the 2nd & 3rd floors. Storefront on the front corners of the building.

Occupancy Classification: N/A

Type of Construction: Type IIB - Sprinklered

MN State Building Code Edition: 2015

The above described building or portion thereof, has been inspected for compliance with the requirements of the MN State Building Code pertaining to the Occupancy Classification and Type of Construction listed above.

No building or structure shall be used or occupied, and no change in the existing building or structure, occupancy classification or portion thereof, shall be made until the Building Official has issued a Certificate of Occupancy. Issuance of Certificate of Occupancy shall not be construed as an approval of a violation of the code provisions or of other ordinances of the jurisdiction. Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid.

Issued by: Building Official Duke Johnson

Dated: December 13, 2019