

REQUEST FOR ZONING INFORMATION

CP File No. 59479

Please complete and return to: Commercial Partners Title, a division of Chicago Title Insurance Company
200 South Sixth Street, Suite 1300
Minneapolis, MN 55402
Attn: Julie Young
juliey@cptitle.com

Subject Property: 431 78th Street East, Bloomington, MN 55420

Legal Description: Lot 1, Block 1, A.G. Bogen's Portland Avenue Addition.

Hennepin County, Minnesota
Torrens Property

Current use of Property: Retail

Intended use of Property: Restaurant seating only

1. The current zoning classification for the subject property is: B-2

2. Permitted uses included within that zoning classification are: See City Code 21.209
Restaurants without a patio or drive through are a permitted use.

3. There are / are not (Circle One) applications filed for the property (i.e. Special Use Permits, Conditional Use Permits, Variances, etc.)

4. The use of the property, as described above is:

	Yes	No
a. Permitted	<u>X</u>	
b. Conditional (Explain)	<u>Unless there is a drive-through or patio</u>	
c. Nonconforming (Explain)	<u>then a conditional use is required.</u>	

5. There are records in the City files of unsatisfied zoning violations. (If Yes, please explain) X

6. Have variances been granted for the Property. (If Yes, please explain) _____

7. Parking is in conformance with zoning requirements. (If No, please explain) Yes - As retail, preliminary review found adequate space for restaurant seating, subject to final plan review.

8. Flood Insurance Rate Map (FIRM)

Property is in zone X
Community Panel No. 27053C045F Dated November 4, 2016

9. Comments: See letter for more information.

This information was researched by the undersigned, on request, as a public service. The undersigned certifies that the above information in paragraphs 1-9 is believed to be accurate based on or relating to the information supplied, however, neither the undersigned nor the City assumes liability for errors and omissions. All information was obtained from public records which may be inspected during regular business hours.


Signature

Senior Planner
Title

March 4, 2022
Date