

LAND USE APPLICATION SUMMARY

Property Location: 1710 Plymouth Avenue North
Project Name: 1710 Plymouth Avenue North Fence
Prepared By: Mei-Ling Smith, City Planner, (612) 673-5342
Applicant: Minneapolis Public Housing Authority
Project Contact: Kent Simon, Miller Hanson Partners
Request: To install a six-foot fence.
Required Applications:

Variance	To increase the maximum height of an open, ornamental fence in the required front yards adjacent to Plymouth Avenue North and Knox Avenue North from 4 feet to 6 feet.
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SITE DATA

Existing Zoning	R6 Multiple-Family District
Lot Area	48,976 square feet / 1.12 acres
Ward(s)	5
Neighborhood(s)	Northside Residents Redevelopment Council
Designated Future Land Use	Urban Neighborhood
Land Use Features	Community Corridor (Plymouth Avenue North)
Small Area Plan(s)	Not applicable

Date Application Deemed Complete	September 7, 2016	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	November 6, 2016	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject site contains a seven-story apartment building that was constructed in 1970 and contains 83 dwelling units. The site faces public streets on three sides: Plymouth Avenue North (to the south), Knox Avenue North (to the east), and Logan Avenue North (to the west). The site contains a surface parking lot to the north, which separates the building from the residential uses to the north.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The subject property is located along Plymouth Avenue North, which is a Community Corridor that contains a variety of residential, institutional, commercial, and industrial uses. There are primarily low-density residential uses to the north of the site.

PROJECT DESCRIPTION. The applicant is proposing to add approximately 220 linear feet of six-foot-tall ornamental fencing along the east and south sides of the property. The fence would enclose the green space at the southeast corner of the site between the building and the public sidewalk. The proposed fence would match the height and design of the existing six-foot tall ornamental fence (picket style, powder-coated painted steel) which is along portions of the west, north, and east sides of the property. The structural posts would be spaces between six and eight feet apart. According to the applicant, the existing six-foot fence was installed in 1990. The applicant has stated that an additional six-foot-tall fence is necessary along the south and west property lines in order to prevent unwanted pedestrian traffic and to increase security on the site.

The minimum front setback requirement for the property is 15 feet based on its R6 zoning classification. The maximum allowed height of a fence in a required front yard is three feet, or four feet if the fence is constructed of open, decorative, ornamental materials that are less than 60 percent opaque. A variance is required to the proposed six-foot ornamental fence in the required yards adjacent to Plymouth Avenue North and Knox Avenue North; approximately 125 linear feet of fencing would be located in the required front yard along Plymouth Avenue North, and approximately 91 linear feet of fencing would be located within the required front yard along Knox Avenue North.

PUBLIC COMMENTS. Staff has not received any public comments as of the printing of this report. Any correspondence received prior to the public meeting will be forwarded to the Zoning Board of Adjustment for consideration.

ANALYSIS

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to increase the maximum height of an ornamental fence in the required front yard adjacent to Plymouth Avenue North from 4 feet to 6 feet, and a variance to increase the maximum height of an ornamental fence in the required front yard adjacent to Knox Avenue North from 4 feet to 6 feet, based on the following findings:

- 1. Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

Both variances: The circumstances of the fence height variances are not unique to the parcel and have been created by the applicant. The applicant states that the proposed fence's design and

location on the property is necessary to increase security on the property. The applicant has submitted documentation to outline the frequency and nature of the police calls made to the property. The applicant is proposing a fence that could be up to four feet in height in the required front yards, or up to eight feet in height outside of a required yard. The landscaped area between the building and the front property line adjacent to Plymouth Avenue North is approximately 35 feet wide, whereas the front yard setback requirement is 15 feet. Similarly, the landscaped area between building and the front property line along Knox Avenue North is approximately 20 feet wide. Therefore, it would be possible to avoid a variance by placing the six-foot fence outside of the required yards and locating it closer to the building, or by proposing a four-foot-tall ornamental fence within the required front yards. Staff does not find that a practical difficulty exists in meeting the maximum height allowance of four feet for an ornamental fence.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

Both variances: Section 535.370 of the zoning code states that the intent of the standards governing fences is “to promote the public health, safety and welfare, encourage an aesthetic environment and allow for privacy, while maintaining access to light and air.” The placement of the existing building between 20 and 35 feet from the applicable property lines would allow for a six-foot fence outside of the required front yards. Alternatively, staff finds that a four-foot-tall ornamental fence in the proposed location, as allowed by ordinance, could allow for effective deterrence for trespassers while meeting the intent of the ordinance.

3. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

Both variances: The proposed six-foot-tall fence may alter the essential character and be injurious to the use or enjoyment of property in the vicinity. Staff finds that the proposed fencing, which exceeds the permitted height of a 60 percent opaque ornamental fence by two feet within 15 feet of the front property lines, would diminish the pedestrian experience and aesthetic environment in the area. Granting the fence variance would not likely be detrimental to the health, safety, or welfare of the general public.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Zoning Board of Adjustment adopt staff findings for the applications by Kent Simon, on behalf of Minneapolis Public Housing Authority (MPHA), for the property located at 1710 Plymouth Avenue North:

A. Variance.

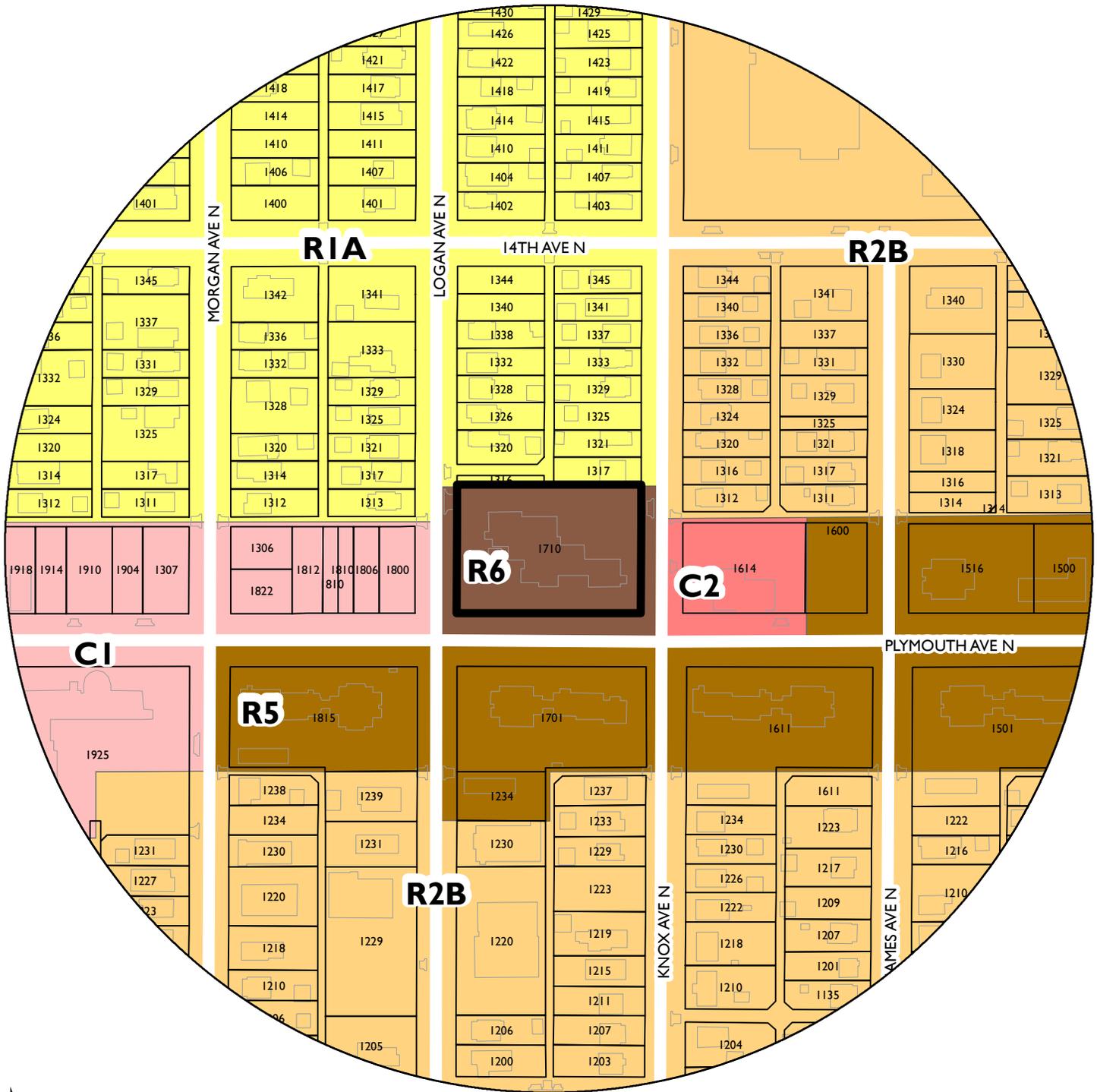
Recommended motion: **Deny** the variance to increase the maximum height of an open, ornamental fence in the required front yards adjacent to Plymouth Avenue North and Knox Avenue North from 4 feet to 6 feet.

ATTACHMENTS

1. Zoning map
2. Oblique aerial photo
3. Written description and findings submitted by applicant
4. Site plan
5. Plans
6. Photos
7. Public comments

NAME OF APPLICANT

WARD



PROPERTY ADDRESS
1710 Plymouth Ave N

FILE NUMBER
BZZ-7886



Logan Ave N

Knox Ave N

Plymouth Avenue



Logan Ave N

Plymouth Avenue

Knox Ave N

STATEMENT OF PROPOSED USE AND DESCRIPTION OF PROJECT:

Rainbow Terrace – Minneapolis Public Housing Authority (MPHA)
1710 Plymouth Avenue North
Minneapolis, MN 55411
Neighborhood: Willard-Hay

Contact: Nina Soffer – Senior Project Manager, MPHA
Facilities and Development
1001 North Washington Avenue
Minneapolis, MN 55401-1043
Direct: (612) 979-8806
nsoffer@mplspha.org

Kent Simon – Architect, Miller Hanson Partners
1201 Hawthorne Avenue
Minneapolis, MN 55403
Direct: (612) 877-7070
ksimon@millerhanson.com

Services: Senior Designated Building
Units: 84
Stories: 7

Property Description: Constructed in 1970, Rainbow Terrace is an eighty-four (84) unit high-rise public housing facility for senior living. The one and twenty-two hundredths (1.22) acre site is bound to the north by single-family and duplex residential structures, to the south by Plymouth Avenue North, to the east by Knox Avenue North, and to the west by Logan Avenue North. The building is composed of four (4) linearly connected towers.

Project Description: Security Improvement Project – The installation of six (6) foot high fencing along the east and south sides of the property. The proposed fence will match the existing fence on the west and north sides of the property; it will be painted steel, with pointed (pinched) top pickets and structural posts—with concrete frost footings—spaced six (6) to eight (8) feet apart.

Variance Request: The current City of Minneapolis Zoning Code limits the fence height (as stated below) on the front and corner sides of the property lines to four (4) feet high. We are requesting to use a consistent six (6) foot high fence in all locations. The new fence will make it more difficult for potential perpetrators and keep tenants more safe.

535.420. – Fence Height

Fence height shall be limited by its location as specified below. Except as otherwise provided in sections (1) and (2) below, the maximum fence height may be increased by two (2) feet if the entire fence is constructed of open, decorative, ornamental fencing materials that are less than sixty (60) percent opaque ... In no case shall a fence exceed eight (8) feet in height, regardless of location.

- (1) Front yard. Fences located in the required front yard shall not exceed three (3) feet in height. The maximum fence height may be increased by one (1) foot if constructed of open, decorative, ornamental fencing materials that are less than sixty (60) percent opaque.*
- (2) Corner side yard. Fences located in the required corner side yard shall not exceed three (3) feet in height. The maximum fence height may be increased by one (1) foot if constructed of open, decorative, ornamental fencing materials that are less than sixty (60) percent opaque. In addition, the maximum height may be increased to six (6) feet beginning at the point of intersection of the corner side wall and the rear wall of the principal structure to the rear lot line. ...*

(Minneapolis, Minnesota – Code of Ordinances; Article VI. - Fences, 535.420 – Fence Height)

**Minneapolis Police Department
Strategic Information Crime Management Division
3000 Minnehaha Ave., Minneapolis, MN 55406
(612) 673-3082**

CALLS FOR SERVICE REPORT

Run date: 7/14/2016

Date range: 1/1/2015 through 7/13/2016

Call count: 193

Pct 4

ADDRESS: 1710 PLYMOUTH AV N

Date/time	Problem	Disposition	Case #	Apt./Flr.
1/1/2015 10:40:32 PM	Theft - Report Only	Advised	15-001216	408
1/2/2015 7:14:30 PM	Unwanted Person		15-002129	
1/2/2015 9:27:39 PM	Suspicious Person	Advised	15-002284	
1/3/2015 12:38:43 AM	Domestic	Sent	15-002510	203
1/5/2015 5:01:11 PM	Check the Welfare	Assist	15-005120	407
1/8/2015 2:09:04 PM	Traffic Law Enforcement	Advised	15-008104	
1/9/2015 11:48:11 PM	Unwanted Person	Sent	15-009783	212
1/10/2015 5:13:05 PM	Domestic	Assist	15-010517	
1/12/2015 4:57:36 AM	Unwanted Person	Sent	15-012063	
1/12/2015 5:24:57 AM	Unwanted Person	Advised	15-012069	
1/16/2015 11:51:45 AM	Traffic Law Enforcement	Advised	15-017239	
1/17/2015 4:08:02 AM	Emotionally Disturb Person	Information	15-018397	601
1/17/2015 10:41:47 PM	Unknown Wireless/Cell Phone	All Quiet	15-019300	
1/20/2015 9:39:03 AM	Recover Property	Report	15-021839	716
1/20/2015 6:11:21 PM	Disturbance		15-022407	
1/25/2015 6:57:41 AM	Damage Property-In Progress	Report	15-028323	411
1/29/2015 8:44:23 AM	Attempt Pick-Up	Booking	15-033257	
2/2/2015 2:28:00 AM	Unknown Trouble	No Service	15-038255	
2/4/2015 7:39:49 AM	Traffic Law Enforcement	Tagged	15-040798	
2/8/2015 12:11:07 AM	Domestic	Advised	15-045701	212
2/9/2015 4:05:22 AM	Narcotics (Drug) Activity	Gone on Arrival	15-046937	
2/10/2015 4:00:55 PM	Disturbance		15-048555	
2/13/2015 10:07:21 PM	Forgery Report	Report	15-052812	
2/15/2015 3:31:53 AM	Suspicious Person	Gone on Arrival	15-054365	
2/20/2015 5:34:11 AM	Unwanted Person	Assist	15-059909	
2/22/2015 4:54:05 AM	Domestic Abuse-In Progress	All OK	15-062373	212
2/22/2015 7:49:21 AM	Unknown Trouble	Assist	15-062422	212
2/27/2015 1:02:39 PM	Check the Welfare	All OK	15-068427	711
3/10/2015 3:42:14 AM	Attempt Pick-Up	Booking	15-081620	
3/10/2015 11:13:11 PM	Disturbance	Booking	15-082808	
3/11/2015 9:59:08 PM	Forgery Report		15-084219	
3/11/2015 10:07:47 PM	Forgery Report		15-084244	
3/13/2015 6:12:15 PM	Walk Through a Building	All OK	15-086985	
3/21/2015 10:57:09 AM	Unknown Trouble	All OK	15-097697	602
3/21/2015 11:15:42 PM	Suspicious Person	Assist	15-098518	
3/25/2015 11:02:31 AM	Assist EMS Personnel	Assist	15-102460	611
3/27/2015 7:46:09 PM	Unwanted Person	Assist	15-105842	
3/28/2015 8:49:46 AM	Unwanted Person	Sent	15-106690	

Pct 4**ADDRESS: 1710 PLYMOUTH AV N**

Date/time	Problem	Disposition	Case #	Apt./Flr.
4/2/2015 3:06:34 AM	Assist Fire Personnel	Transport	15-113858	
4/8/2015 4:42:41 PM	Check the Welfare	All OK	15-122636	602
4/11/2015 7:44:43 PM	Check the Welfare	Report	15-127671	406
4/12/2015 11:19:42 AM	Check the Welfare	Advised	15-128650	205
4/17/2015 3:08:50 AM	Theft - Report Only	No Service	15-135467	203
4/17/2015 5:06:04 PM	Directed Patrol	All OK	15-136154	
4/17/2015 8:00:47 PM	Walk Through a Building	Information	15-136488	
4/18/2015 5:47:32 PM	Directed Patrol	All OK	15-137835	
4/18/2015 6:54:56 PM	Directed Patrol	All OK	15-137952	
4/24/2015 10:29:47 PM	Unwanted Person	Gone on Arrival	15-146452	
4/25/2015 2:19:31 AM	Suspicious Vehicle	Advised	15-146815	
4/29/2015 9:14:29 AM	Assault in Progress	No Service	15-152498	
5/1/2015 2:15:40 PM	Assault in Progress	Report	15-155607	708
5/1/2015 6:22:10 PM	Directed Patrol	Information	15-155826	
5/1/2015 7:46:32 PM	Directed Patrol	Information	15-155947	
5/9/2015 5:47:55 AM	Narcotics (Drug) Activity	Gone on Arrival	15-166613	
5/9/2015 11:12:05 PM	Down Outside-One	All OK	15-167744	
5/16/2015 7:30:53 AM	Unknown Trouble	Assist	15-175944	601
5/19/2015 2:36:08 AM	Assist EMS Personnel	All OK	15-179708	
5/19/2015 12:02:36 PM	Mysterious Disappearance		15-180047	
5/24/2015 8:01:27 PM	Dead Person	Report	15-187517	315
6/2/2015 3:20:20 PM	Miscellaneous	Advised	15-199662	
6/5/2015 5:30:30 AM	Suspicious Person	Advised	15-203772	
6/14/2015 3:33:46 PM	Miscellaneous	Advised	15-217691	
6/24/2015 5:15:13 AM	Unwanted Person		15-231638	
6/27/2015 2:08:03 AM	Domestic Abuse-In Progress	Assist	15-236166	212
6/30/2015 8:45:23 AM	Suspicious Person	Sent	15-240212	
7/6/2015 6:17:20 AM	Unwanted Person		15-248856	
7/7/2015 3:34:39 AM	Narcotics (Drug) Activity	Sent	15-250153	
7/8/2015 1:40:51 AM	Narcotics (Drug) Activity	Inservice	15-251394	
7/8/2015 2:54:29 AM	Narcotics (Drug) Activity	Assist	15-251440	
7/8/2015 6:10:49 PM	Narcotics (Drug) Activity	Gone on Arrival	15-252274	
7/11/2015 2:43:57 AM	Suspicious Person		15-256117	601
7/16/2015 7:42:37 PM	Suspicious Person	Gone on Arrival	15-264003	
7/16/2015 10:44:46 PM	Disturbance	Advised	15-264270	
7/16/2015 10:59:28 PM	Disturbance	Advised	15-264301	
7/17/2015 2:11:53 PM	Narcotics (Drug) Activity	Gone on Arrival	15-265089	
7/18/2015 7:36:00 AM	Disturbance	Gone on Arrival	15-266381	
7/21/2015 8:52:32 AM	Narcotics (Drug) Activity	Gone on Arrival	15-270427	
7/24/2015 12:33:00 AM	Narcotics (Drug) Activity	Unfounded	15-274756	
7/24/2015 2:06:06 AM	Narcotics (Drug) Activity	Sent	15-274850	
7/24/2015 3:38:12 AM	Narcotics (Drug) Activity	Gone on Arrival	15-274910	
7/24/2015 6:03:21 AM	Narcotics (Drug) Activity	Gone on Arrival	15-274949	
7/24/2015 6:51:59 AM	Domestic	Gone on Arrival	15-274966	
7/24/2015 10:13:20 PM	Unwanted Person	Sent	15-276063	212
7/25/2015 5:08:48 AM	Disturbance	Gone on Arrival	15-276575	
7/25/2015 11:24:22 PM	Unwanted Person	Gone on Arrival	15-277558	
7/27/2015 10:11:10 PM	Domestic Abuse-In Progress	Report	15-280016	204
7/28/2015 7:31:19 PM	Check the Welfare	All OK	15-281259	

Pct 4**ADDRESS: 1710 PLYMOUTH AV N**

Date/time	Problem	Disposition	Case #	Apt./Flr.
7/30/2015 12:54:06 AM	Unwanted Person	Gone on Arrival	15-283302	
7/30/2015 11:30:36 AM	Theft - Report Only		15-283733	203
7/30/2015 3:34:26 PM	Unwanted Person	Gone on Arrival	15-284000	
8/1/2015 10:25:44 AM	Unwanted Person	Gone on Arrival	15-286863	
8/3/2015 3:24:53 PM	Narcotics (Drug) Activity	Gone on Arrival	15-289845	
8/4/2015 6:51:23 AM	Unwanted Person	Sent	15-290798	
8/5/2015 8:20:25 PM	Narcotics (Drug) Activity	Assist	15-293457	
8/6/2015 3:14:42 AM	Suspicious Person	Advised	15-294014	
8/8/2015 10:23:57 AM	Receive Information	Information	15-297046	411
8/9/2015 5:24:30 AM	Drunk/Intoxicated Person	All OK	15-298331	
8/9/2015 4:24:40 PM	Receive Information	All OK	15-298699	411
8/10/2015 10:23:43 PM	Disturbance	Sent	15-300372	
8/12/2015 2:45:26 AM	Damage Property-Rpt Only	Unable to Locate	15-302139	UPS
8/13/2015 12:02:06 AM	Threats	Advised	15-303452	
8/13/2015 2:51:44 AM	Unwanted Person	Advised	15-303641	
8/13/2015 8:27:14 PM	Robbery Dwlng/Person Rpt	Report	15-304700	
8/14/2015 6:01:31 AM	Down Outside-One	Cancel	15-305300	
8/15/2015 2:20:37 AM	Narcotics (Drug) Activity	Gone on Arrival	15-306864	
8/16/2015 5:14:59 AM	Disturbance	All Quiet	15-308452	
8/17/2015 10:27:00 PM	Disturbance	Assist	15-310381	
8/18/2015 7:48:10 PM	Unknown Trouble	Transport	15-311470	
8/19/2015 11:42:20 PM	Unwanted Person	Information	15-313290	
8/20/2015 7:07:57 PM	Domestic		15-314346	204
8/21/2015 10:00:35 PM	Unknown Wireless/Cell Phone		15-316128	315
8/21/2015 10:10:36 PM	Narcotics (Drug) Activity	Gone on Arrival	15-316157	
8/26/2015 1:50:08 PM	Recover Property	Report	15-321832	
8/27/2015 1:30:40 PM	Unwanted Person	Gone on Arrival	15-323244	
9/1/2015 6:14:44 AM	Narcotics (Drug) Activity	Sent	15-329782	
9/1/2015 5:50:03 PM	Suspicious Vehicle	Gone on Arrival	15-330549	
9/2/2015 7:13:32 PM	Disturbance	Gone on Arrival	15-332111	
9/3/2015 12:01:09 AM	Suspicious Person	Gone on Arrival	15-332548	
9/3/2015 4:59:54 PM	Theft - Report Only	No Service	15-333386	316
9/6/2015 10:55:40 PM	Check the Welfare	Gone on Arrival	15-337899	
9/9/2015 8:32:56 PM	Disturbance	Gone on Arrival	15-341600	
9/16/2015 1:31:05 PM	Disturbance	Advised	15-349744	
9/25/2015 10:52:18 PM	Unwanted Person	Sent	15-361733	602
10/5/2015 1:59:09 PM	Recover Property	Report	15-373997	
10/20/2015 8:59:16 PM	Narcotics (Drug) Activity	Sent	15-392952	
10/21/2015 5:29:13 AM	Suspicious Person	Cancel	15-393381	206
10/22/2015 1:50:11 AM	Check the Welfare	All OK	15-394519	
10/27/2015 2:55:52 AM	Unknown Trouble	All OK	15-400530	214
10/27/2015 3:28:27 AM	Person with a Weapon	Assist	15-400545	
11/4/2015 10:30:28 AM	Assist Other Agency	Report	15-410390	
11/7/2015 8:10:07 AM	Unwanted Person		15-414182	
11/7/2015 8:25:27 AM	Unwanted Person	Sent	15-414193	
11/10/2015 2:41:53 AM	Unwanted Person	Gone on Arrival	15-417522	
11/10/2015 3:32:43 PM	Disturbance		15-418001	
11/12/2015 7:39:11 AM	Unwanted Person	Cancel	15-419878	
11/16/2015 12:16:52 AM	Sound of Shots Fired	Unable to Locate	15-424311	

Pct 4**ADDRESS: 1710 PLYMOUTH AV N**

Date/time	Problem	Disposition	Case #	Apt./Flr.
11/16/2015 2:36:17 AM	Disturbance	All Quiet	15-424405	
11/18/2015 9:44:54 AM	Theft - Report Only	No Service	15-426750	203
11/24/2015 10:11:51 PM	Disturbance	Advised	15-433512	
11/30/2015 5:20:17 PM	Unwanted Person	Advised	15-438608	203
12/4/2015 10:51:45 PM	Fight	Unfounded	15-443000	
12/16/2015 11:59:47 PM	Unwanted Person	Transport	15-455918	
12/19/2015 6:14:17 AM	Theft - Report Only	Unfounded	15-458459	306
12/24/2015 10:32:05 PM	Fight	Sent	15-464241	
1/9/2016 2:51:24 AM	Loud Party	All Quiet	16-008625	203
1/11/2016 6:59:14 PM	Domestic	Advised	16-011109	204
1/15/2016 2:27:35 AM	Disturbance	All Quiet	16-015170	
1/25/2016 3:41:58 PM	Emotionally Disturb Person (P)	RPT-Report	16-027132	
2/3/2016 10:37:14 PM	Unknown Wireless/Cell Phone	All OK	16-039085	
2/11/2016 7:17:53 PM	Assist EMS Personnel	Assist	16-048300	211
3/1/2016 4:10:19 AM	Check the Welfare	Unfounded	16-071248	306
3/1/2016 4:41:52 AM	Check the Welfare	Report	16-071255	306
3/2/2016 5:33:07 AM	Suspicious Person	Sent	16-072700	
3/9/2016 4:54:28 PM	Hotrodders	Gone on Arrival	16-082687	
3/14/2016 8:03:38 PM	Assault Report Only	No Service	16-089809	
3/17/2016 8:00:39 PM	Trespass in Boarded Dwell	All OK	16-093940	
4/5/2016 1:22:44 AM	Customer Trouble	Assist	16-117754	
4/5/2016 3:57:34 AM	Suspicious Person	Gone on Arrival	16-117864	
4/6/2016 10:51:02 AM	Robbery of Person	No Service	16-119433	
4/6/2016 11:35:13 AM	Robbery Dwlng/Person Rpt	Report	16-119482	
4/7/2016 4:17:35 PM	Unknown Wireless/Cell Phone	Gone on Arrival	16-121218	
4/12/2016 10:47:55 PM	Unwanted Person	Transport	16-128346	212
4/20/2016 4:18:57 PM	Assault Report Only	Report	16-138904	414
4/21/2016 2:29:43 PM	Retrieve Prop/Dom Situation	No Service	16-140140	314
4/24/2016 12:15:28 AM	Traffic Law Enforcement	Advised	16-143964	
4/26/2016 10:05:31 PM	Damage Property-Rpt Only	Report	16-147621	
4/28/2016 8:58:23 PM	Assist EMS Personnel	Assist	16-150079	214
4/29/2016 11:13:45 PM	Disturbance	All Quiet	16-151710	
5/1/2016 2:50:37 AM	Assist EMS Personnel	Assist	16-153248	
5/16/2016 10:30:33 AM	Miscellaneous	Information	16-174108	
5/17/2016 2:22:49 PM	Narcotics (Drug) Activity	No Service	16-175774	206
5/17/2016 2:57:07 PM	Narcotics (Drug) Activity	Report	16-175829	
5/18/2016 11:13:03 PM	Assault Report Only	Advised	16-177802	203
5/24/2016 2:51:18 PM	Theft - Report Only	Report	16-185372	
5/30/2016 8:32:57 AM	Person with a Weapon	Advised	16-193350	
6/1/2016 7:48:13 PM	Retrieve Prop/Dom Situation		16-197019	
6/1/2016 7:59:22 PM	Unwanted Person	Cancel	16-197037	
6/1/2016 9:56:15 PM	Unwanted Person	Assist	16-197279	
6/2/2016 2:48:52 PM	Emotionally Disturb Person	Assist	16-198154	
6/10/2016 3:34:48 PM	Assist EMS Personnel	Assist	16-209463	
6/17/2016 3:25:46 PM	Unwanted Person	Sent	16-219395	
6/19/2016 12:13:30 AM	Disturbance	Assist	16-221597	
6/19/2016 12:43:33 AM	Suspected Prostitute	Gone on Arrival	16-221638	
6/19/2016 3:43:44 PM	Assist Fire Personnel		16-222265	214
6/24/2016 11:40:52 PM	Disturbance	All OK	16-230238	

Pct.4

ADDRESS: 1710 PLYMOUTH AV N

Date/time	Problem	Disposition	Case #	Apt./Flr.
6/25/2016 4:16:01 PM	Threats	Advised	16-231004	408
6/25/2016 7:27:32 PM	Check the Welfare	Assist	16-231274	214
6/30/2016 2:42:26 PM	Narcotics (Drug) Activity	Advised	16-237966	
7/2/2016 2:42:20 PM	Narcotics (Drug) Activity	Gone on Arrival	16-240814	
7/3/2016 7:52:11 AM	Narcotics (Drug) Activity		16-241877	
7/3/2016 6:47:18 PM	Unwanted Person	Sent	16-242388	408
7/5/2016 10:24:01 AM	Auto Theft	Advised	16-244611	
7/6/2016 6:14:19 PM	Emotionally Disturb Person	Assist	16-246561	608

RE: BZZ-7886 (1710 Plymouth Avenue North/Fence Upgrade Project)**Responses to variance findings.****VARIANCE FINDINGS**

1. Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.

Response:

It is the experience of The Minneapolis Public Housing Authority, which manages more than 5000 apartments, that the permitted 4-0 fence is not sufficient to deter to the unwanted pedestrian traffic. This traffic present a security threat to the residents of the building and has resulted in frequent police calls as evidenced by the call report submitted with this application.



2. The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.

Response:

The proposed fence height is in keeping with the spirit and intent of the ordinance and the comprehensive plan.

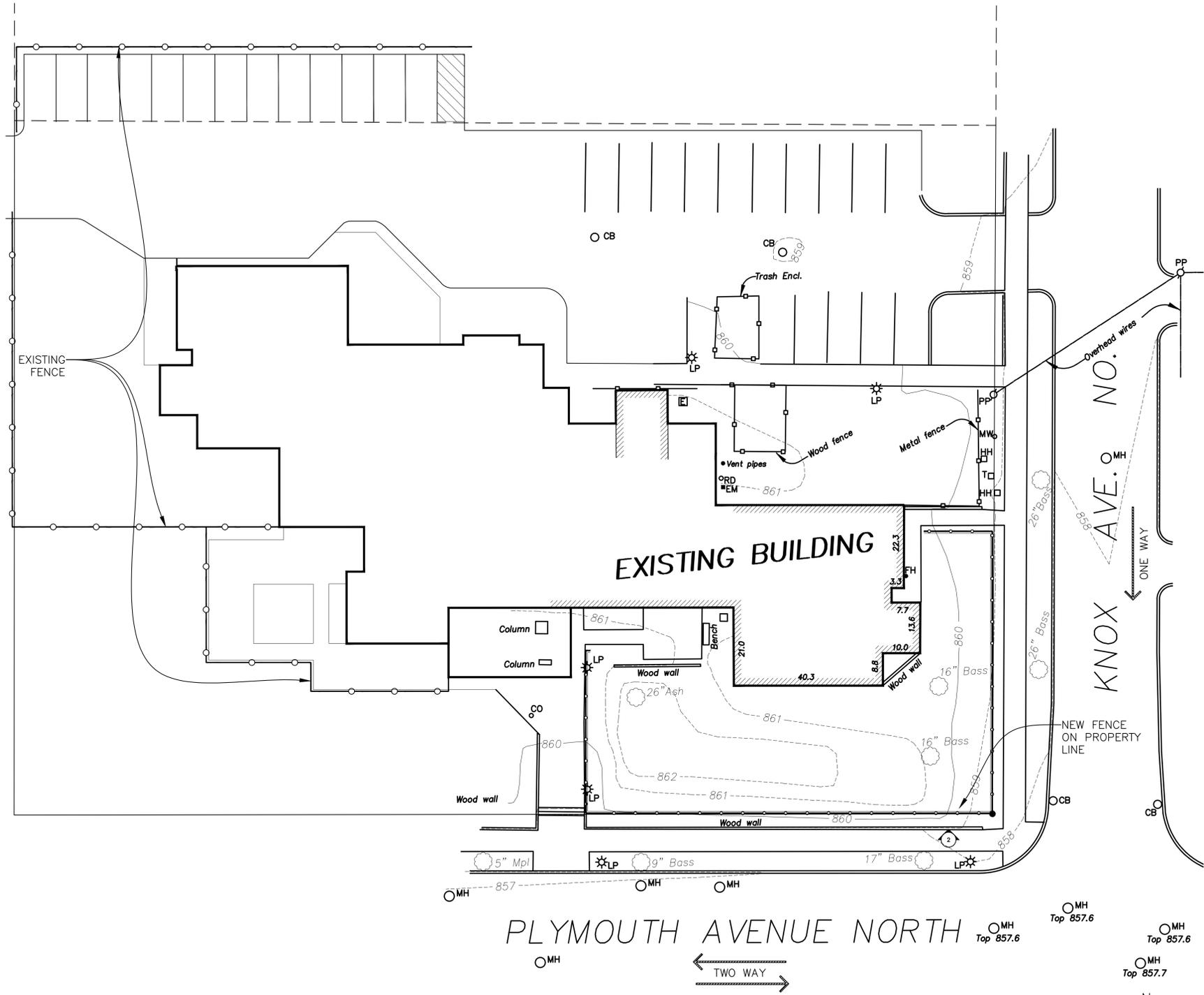
3. The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.

Response:

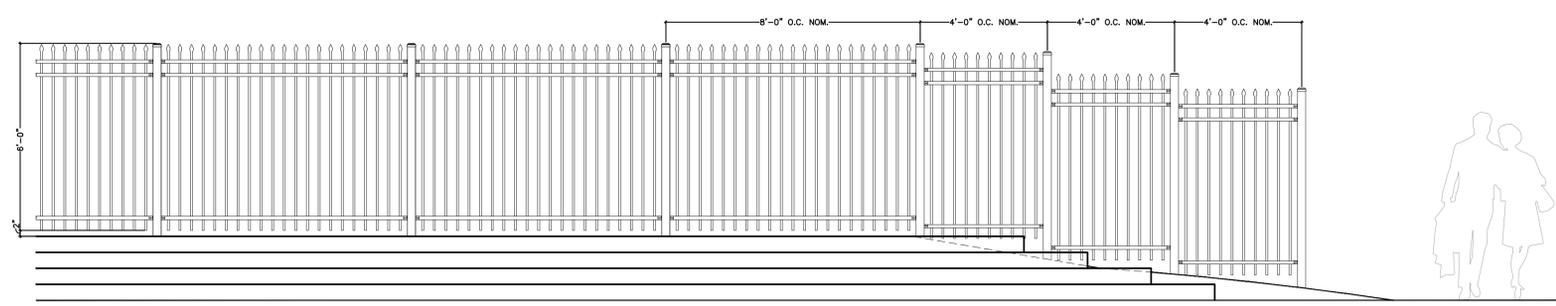
The proposed fence will not significantly alter the essential character of the property, as there is already an existing fence on the property, which the new fence will match. The request is basically for an extension of the existing fence, which will improve the safety of the general public by discouraging illegal activities on the property, which are at present an all too common occurrence.

LOGAN AVE. NO.

ONE WAY



1 SITE PLAN
1/16"=1'-0"



2 FENCE ELEVATION AT CORNER
3/8"=1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE & REVISION
VARIANCE APPLICATION
07/22/2016

COMM #1610

OWNER:
Metropolitan Public Housing Authority (MPHA)
1710 Plymouth Ave N
Minneapolis, MN 55401-1043
Tel: 612.342.1228

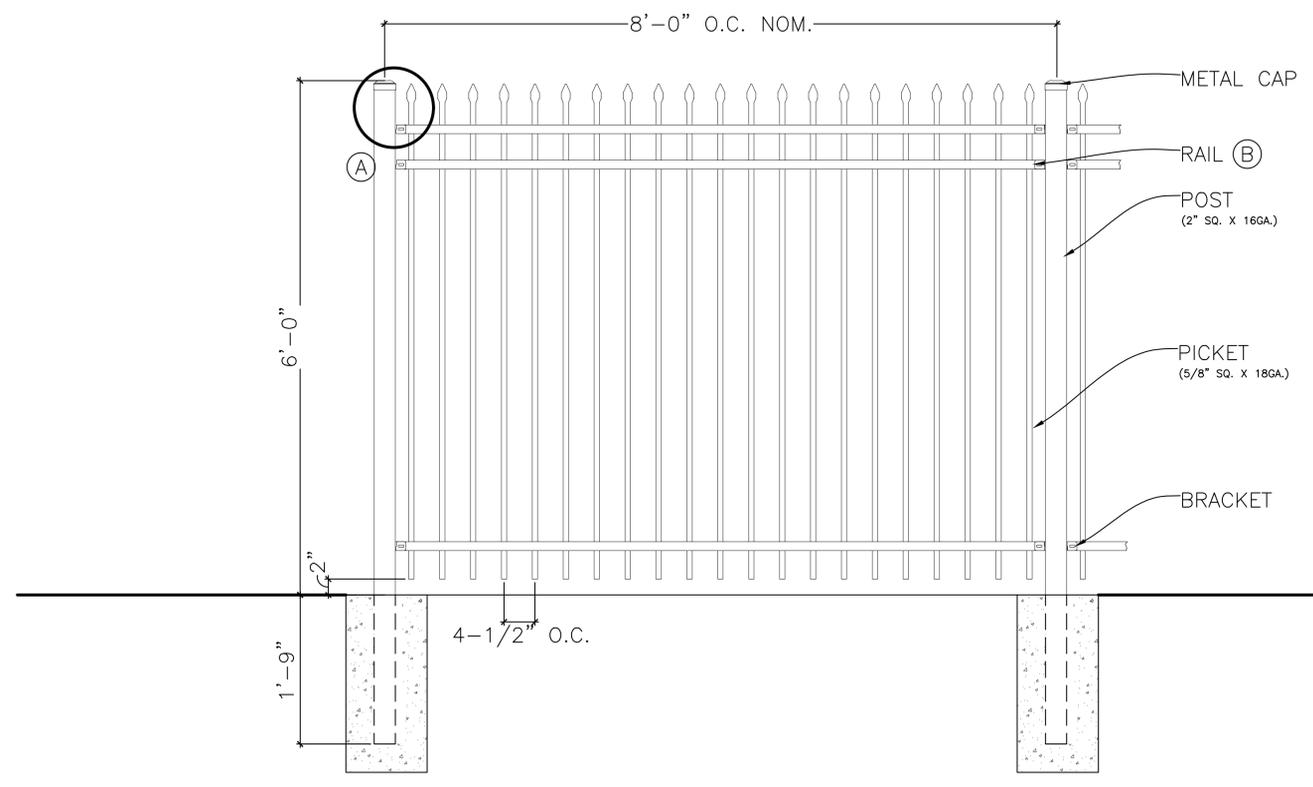
RAINBOW TERRACE
1710 PLYMOUTH AVE N
MINNEAPOLIS, MN 55411

1201 HAWTHORNE AVENUE
MINNEAPOLIS, MINNESOTA 55403
TEL: 612-332-5420
FAX: 612-332-5425
WWW.MILLERHANSON.COM

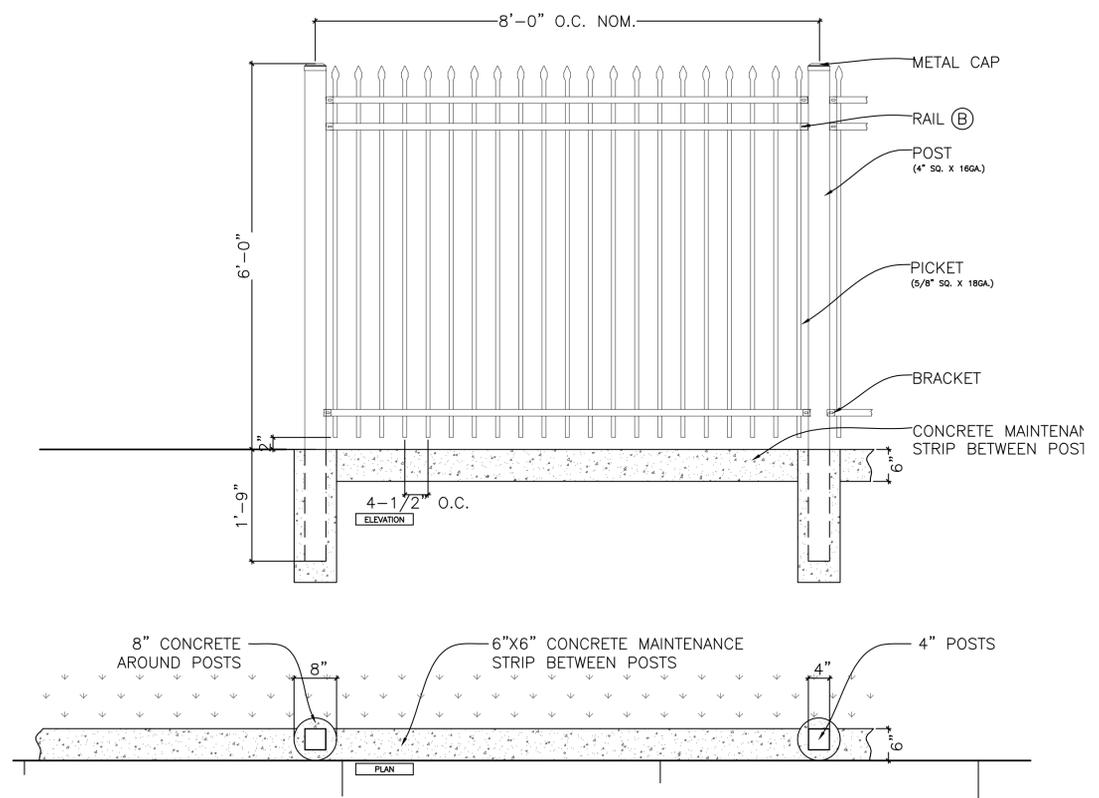


DESIGNED BY: [Name]
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: [Date]

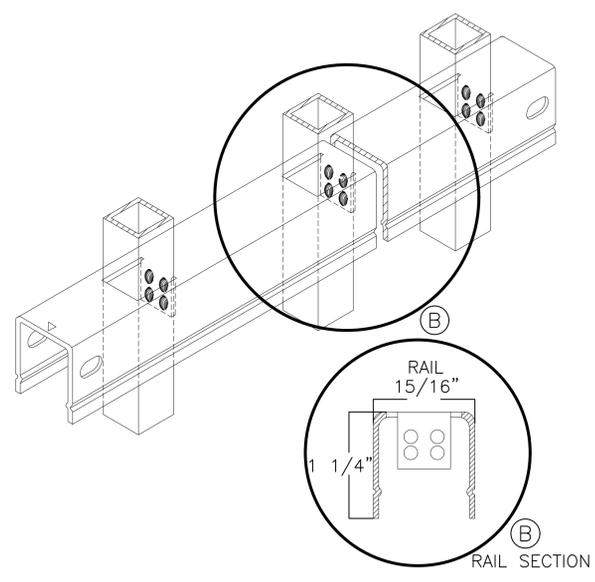
SITE PLAN
A200



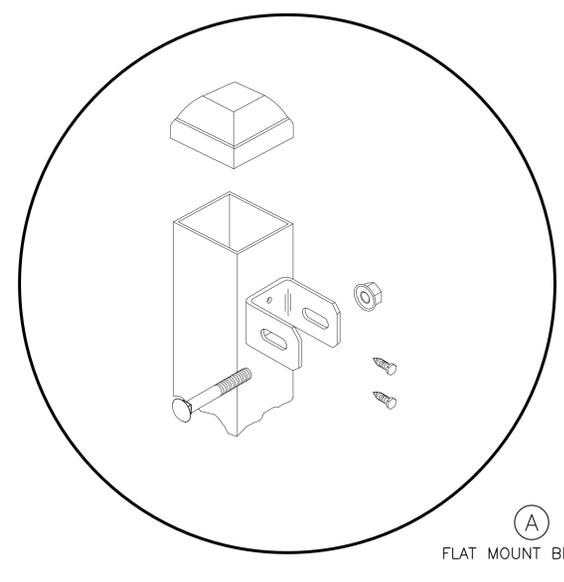
1 ORNAMENTAL IRON FENCE TYPE
 3/4" - 1'-0"



4 ORNAMENTAL IRON FENCE - MAINTENANCE STRIP
 3/4" - 1'-0"



3 ORNAMENTAL IRON RAIL & HARDWARE DETAILS
 NTS



2 ORNAMENTAL IRON FLAT MOUNT BRACKET DETAIL
 1-1/2" - 1'-0"

PRELIMINARY
 NOT FOR
 CONSTRUCTION



Image 1 Existing 6-0 fence, Knox Avenue looking south to Plymouth Avenue



Image 2 Knox Avenue looking west at area to be fenced



Image 3 Area to be fenced in



Image 4 Existing retaining wall, Plymouth Avenue side



Image 5 Pedestrian entry on Plymouth Avenue, area to be fenced on the right



Image 6 Pedestrian entry on Plymouth Avenue, area to be fenced on the right



Image 7 Pedestrian entry on Plymouth Avenue, area to be fenced on the right



Image 8 From Plymouth Avenue, looking north along Knox Avenue



Image 9 Existing fence, Knox Avenue side



Image 10 Existing 6-0 fence, Knox Avenue side