



CPED STAFF REPORT

Prepared for the Zoning Board of Adjustment
BOA Agenda Item #5
September 29, 2016
BZZ-7886

LAND USE APPLICATION SUMMARY

Property Location: 1513 (1515) Park Avenue South
Project Name: 1515 Park Avenue South Fence
Prepared By: Mei-Ling Smith, Senior City Planner, (612) 673-5342
Applicant: Minneapolis Public Housing Authority
Project Contact: Kent Simon, Miller Hanson Partners
Request: To increase the height of an existing four-foot fence to six feet.
Required Applications:

| | |
|-----------------|---|
| Variance | To increase the maximum height of an open, ornamental fence in the required front yards adjacent to Park Avenue South and 16th Street East from 4 feet to 6 feet. |
|-----------------|---|

SITE DATA

| | |
|-----------------------------------|---|
| Existing Zoning | R6 Multiple-Family District DP Downtown Parking Overlay District |
| Lot Area | 87,510 square feet / 2.01 acres |
| Ward(s) | 6; adjacent to 7 |
| Neighborhood(s) | Elliott Park Neighborhood, Inc. |
| Designated Future Land Use | Urban Neighborhood |
| Land Use Features | Not applicable (1/2 block west of the Chicago Avenue Commercial Corridor) |
| Small Area Plan(s) | <u>Elliott Park Neighborhood Master Plan (2003)</u> |

| | | | |
|---|-------------------|---------------------------------------|----------------|
| 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 an 18-story apartment building that was constructed in 1967 and contains 199 dwelling units. The site faces a public street on three sides: Park Avenue South (to the west), 15th Street East (to the north), and 16th Street East (to the south). The site contains a 61-space surface parking lot along its east side, which separates the building from the residential uses to the east.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The subject property is located along Park Avenue South between 15th Street East and 16th Street East. Chicago Avenue South, which is a Commercial Corridor, is located approximately one-half block to the east. The area contains a mixture of residential densities and commercial uses, with primarily R6 Multiple-Family Residential District, OR2 High-Density Residential District, and the CI Neighborhood Commercial District zoning. There is a small, 828 square-foot City-owned parcel located between the subject site and public sidewalk adjacent to 15th Street East. The Ninth Street South Historic District is located directly to the east of the site.

PROJECT DESCRIPTION. The southeastern portion of the site contains a six-foot ornamental fence, which is 169 feet in length, around the perimeter of a landscaped area to the east of a walkway that leads to a building entrance. The majority of the property frontage 16th Street East (the south property line) and Park Avenue South (the west property line) contains a four-foot tall ornamental fence that is 211 feet in length and encloses an outdoor amenity space and pool area. The applicant is proposing to increase the height of the existing four-foot fence to six feet. The two-foot portion above the existing fence would incorporate a circular design that is not found elsewhere on the fencing on the site. The four-foot tall posts between each fence section would be replaced with six-foot-tall posts. 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 yard 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 or corner 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 allow the proposed six-foot ornamental fence in the required front yards; approximately 93 linear feet of fencing would be located in the required front yard along Park Avenue South, and approximately 107 linear feet of fencing would be located within the required front yard along 16th Street East.

PUBLIC COMMENTS. Staff has received a letter of support from the Elliot Park Neighborhood. Any additional 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 Park Avenue South 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 16th Street East 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 applicant is proposing to increase the height of the existing four-foot fence by two feet in order to increase security on the property. Staff finds that practical difficulties exist in complying with the ordinance due to circumstances that are unique to the property. The existing building on the site is an 18-story building with 199 dwelling units. The outdoor amenity space on the site is located 14 feet from the property line adjacent to 16th Street East and 15 feet from the property line adjacent to Park Avenue South, which limits the options for placement of a new, taller fence outside of the 15-foot required yard. The existing six-foot and four-foot fences were installed prior to the adoption of the current zoning ordinance, which limits the height of open, decorative fences to four feet in a required front yard. In addition, the applicant's proposal to increase the height of the existing fence is in response to numerous security incidents that have occurred since the installation of the original fence, and is not based on economic considerations, alone.

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 property is located in a high-density residential area with a variety of commercial uses. The applicant has stated that the existing four-foot fence has not been effective in deterring trespassers from entering into the outdoor amenity and pool space.

Staff finds that the proposed six-foot open, ornamental fence would be in keeping with the spirit and intent of the ordinance to encourage an aesthetic environment, while allowing for both privacy and access to light and air. Given that the area that the applicant wishes to protect occupies a significant amount of space between the building and required front yard, there are limited options for placing a taller fence outside of the required yard. In addition, the other residential structures along 16th Street East were constructed adjacent to the front property. Therefore, the open front yard that maintains the required 15-foot setback in the R6 district is not characteristic of this block. The applicant's request to add two feet to the existing fence that is located in a required front yard is reasonable.

Staff does have some concerns about the compatibility of the circular design of the fence with the existing fencing on the site. However, the proposed fence would still be considered open and decorative. Staff recommends a condition of approval that the new fencing material and color shall match the existing fence material and color, as proposed.

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: Staff does have some concerns about the visual impact of the six-foot fence in the required front yards. The six-foot fence would be located approximately two feet from the front property lines along Park Avenue South and 16th Street East. However, the open, decorative fence, as conditioned, is not expected to have a significant negative impact the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. The existing four-foot fence is currently located within the 15-foot wide required yard along Park Avenue South and 16th Street East, and a six-foot fence is located in the required yard along 16th Street East just to the east of the amenity area that the applicant is proposing to enclose with a taller fence. With the

recommended conditions of approval, the proposed fence would not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.

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 1513 (1515) Park Avenue South:

A. Variance.

Recommended motion: **Approve** the variance to increase the maximum height of an open, ornamental fence in the required front yards adjacent to Park Avenue South and 16th Street East from 4 feet to 6 feet, subject to the following conditions:

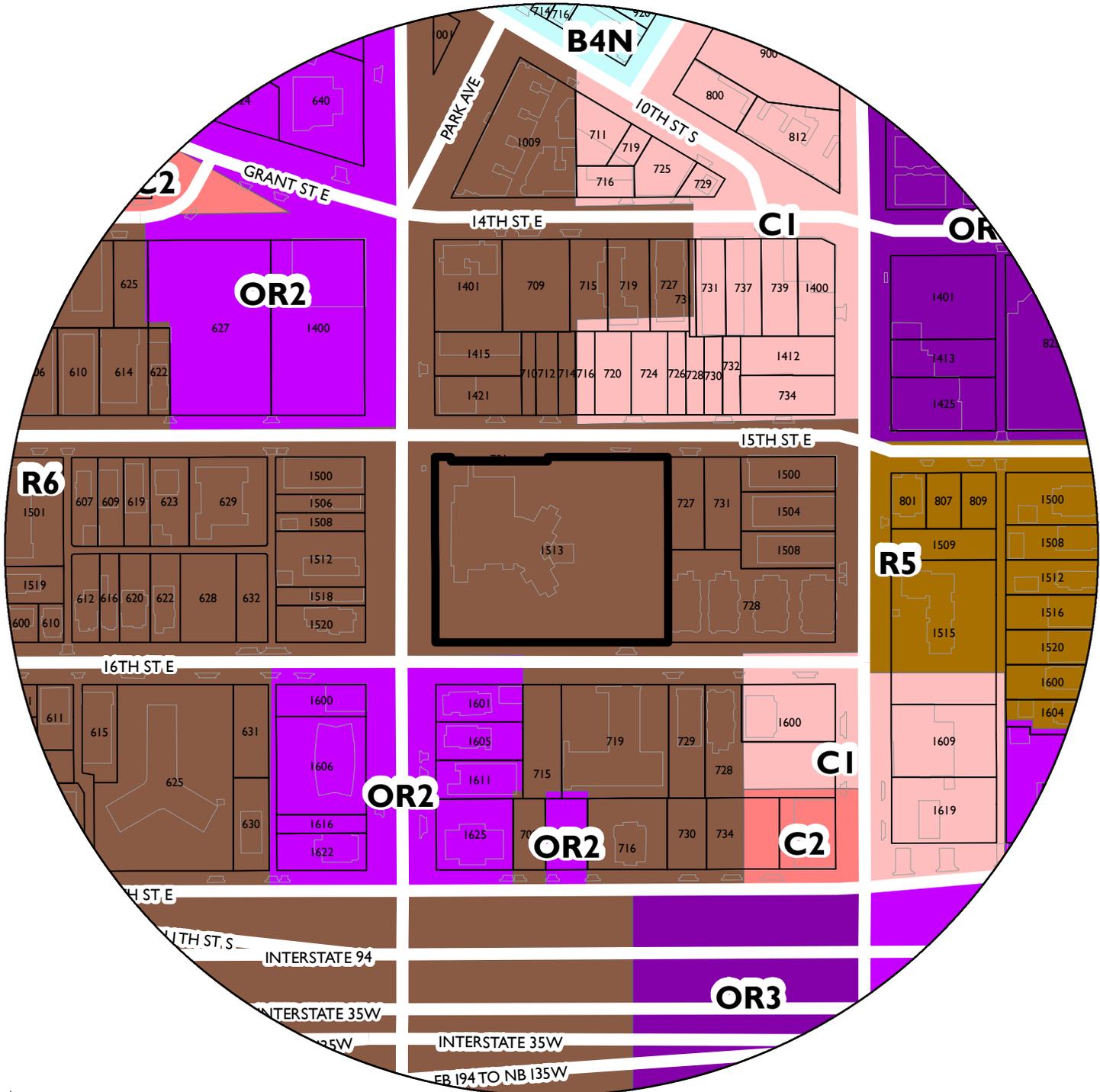
1. The fence shall be open, decorative, and less than 60 percent opaque, as proposed.
2. The fence shall match the color and materials of the existing four-foot ornamental fence, as proposed.

ATTACHMENTS

1. Zoning map
2. Aerial photo
3. Written description and findings submitted by applicant
4. Site plan
5. Fence elevations
6. Photos
7. Letter from Elliot Park Neighborhood, Inc.

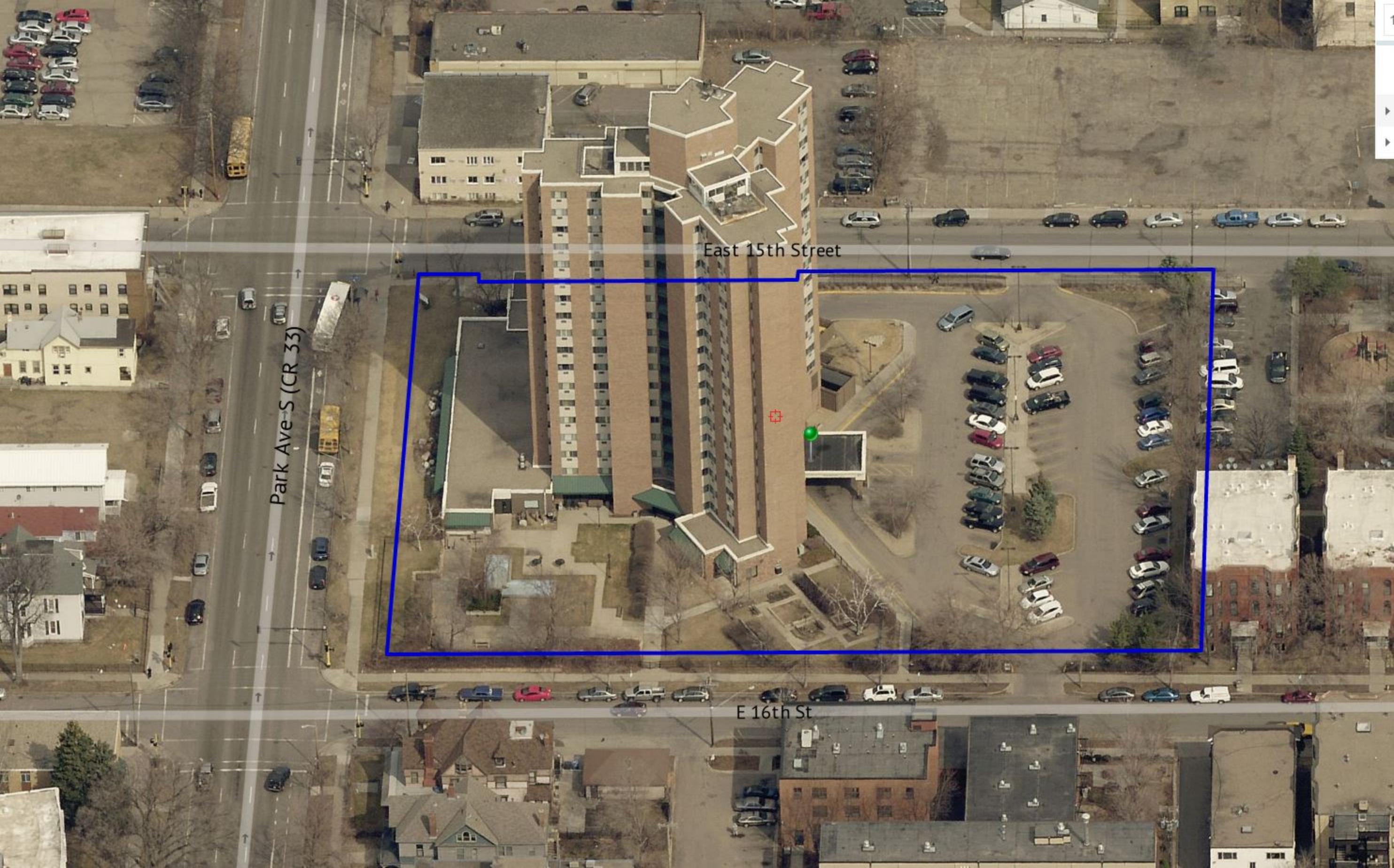
NAME OF APPLICANT

WARD



PROPERTY ADDRESS
1515 Park Ave S

FILE NUMBER
BZZ-7887



Park Ave S (CR 33)

East 15th Street

E 16th St

STATEMENT OF PROPOSED USE AND DESCRIPTION OF PROJECT:

Park Center – Minneapolis Public Housing Authority (MPHA)
1515 Park Avenue South
Minneapolis, MN 55404
Neighborhood: Elliot Park

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: Public Housing
Units: 182
Stories: 19

Property Description: Constructed in 1967, Park Center is a one-hundred eighty-two (182) unit high-rise public housing facility. The two and three hundredths (2.03) acre site is bound to the north by 15th Street East, to the south by 16th Street East, to the east by apartment buildings, and to the west by Park Avenue South. The building is composed of three (3) main wings, or branches, with a one-level extension at the first floor on the northwest portion.

Project Description: Security Improvement Project – The increase in height, from four (4) feet high to six (6) feet high, of the existing fence along the south and west sides of the property. The proposed fence addition will be painted steel, designed to work with the existing fence, and included new structural posts (with concrete frost footings).

Variance Request: The current City of Minneapolis Zoning Code limits the fence height (as stated below) on the front property lines to four (4) feet high. We are requesting to raise the height of the existing fence on the south and west portions of the site from four (4) feet high to six (6) feet high. The new fence height 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: 185

Pct 1

ADDRESS: 1515 PARK AV

| Date/time | Problem | Disposition | Case # | Apt./Flr. |
|-----------------------|----------------------------|-----------------|-----------|-----------|
| 1/1/2015 5:01:43 PM | Assist EMS Personnel | Cancel | 15-000890 | |
| 1/4/2015 3:10:27 PM | Unwanted Person | Sent | 15-004142 | |
| 1/7/2015 3:04:12 PM | Domestic Abuse-In Progress | Assist | 15-007172 | 1012 |
| 1/7/2015 5:48:31 PM | Property Damage Accident | Report | 15-007319 | |
| 1/8/2015 6:06:29 PM | Domestic | Sent | 15-008333 | 1012 |
| 1/10/2015 4:34:38 PM | Check the Welfare | Transport | 15-010483 | 1504 |
| 1/15/2015 2:04:07 PM | Disturbance | Sent | 15-016092 | FLR 9 |
| 1/17/2015 6:01:52 PM | Drunk/Intoxicated Person | Transport | 15-018971 | |
| 1/27/2015 11:56:59 PM | Disturbance | Advised | 15-031658 | 310 |
| 1/28/2015 3:16:08 PM | Neighbor Trouble | Advised | 15-032364 | |
| 1/29/2015 4:20:09 PM | Neighbor Trouble | Advised | 15-033764 | |
| 1/30/2015 10:15:41 PM | Disturbance | Advised | 15-035685 | 912 |
| 2/4/2015 3:33:01 AM | Unwanted Person | Information | 15-040733 | 912 |
| 2/4/2015 4:27:10 AM | Unwanted Person | Sent | 15-040749 | 911 |
| 2/12/2015 2:20:45 AM | Disturbance | Gone on Arrival | 15-050343 | |
| 2/16/2015 6:53:48 PM | Assist EMS Personnel | Assist | 15-055891 | |
| 2/18/2015 2:33:24 PM | Threats | | 15-057857 | 702 |
| 2/26/2015 7:17:17 PM | Unknown Trouble | All OK | 15-067649 | 1502 |
| 2/27/2015 4:04:42 PM | Domestic | Sent | 15-068598 | 1012 |
| 3/7/2015 1:19:36 PM | Neighbor Trouble | Advised | 15-078225 | 706 |
| 3/7/2015 4:58:53 PM | Unwanted Person | Sent | 15-078418 | |
| 3/17/2015 9:51:33 AM | Disturbance | Detox | 15-091914 | OFFICE |
| 3/17/2015 7:41:49 PM | Assault in Progress | | 15-092522 | |
| 3/18/2015 1:43:50 AM | Suspicious Person | Advised | 15-092954 | |
| 3/19/2015 5:29:27 AM | Neighbor Trouble | Advised | 15-094486 | 906 |
| 3/20/2015 8:10:20 PM | Unwanted Person | Report | 15-096789 | |
| 3/20/2015 8:41:13 PM | Assault Report Only | Report | 15-096837 | |
| 3/20/2015 11:15:31 PM | Unknown Trouble | All OK | 15-097160 | 706 |
| 3/21/2015 12:37:54 PM | Suspicious Person | Cancel | 15-097773 | |
| 3/21/2015 2:47:04 PM | Receive Information | Information | 15-097877 | 801 |
| 3/22/2015 9:15:50 AM | Suspicious Person | Sent | 15-098928 | |
| 3/22/2015 12:33:59 PM | Check the Welfare | Assist | 15-099074 | 604 |
| 3/25/2015 12:32:29 PM | Check the Welfare | Advised | 15-102566 | |
| 3/26/2015 8:26:16 PM | Neighbor Trouble | Advised | 15-104574 | 706 |
| 3/27/2015 4:56:45 PM | Recover Property | Report | 15-105631 | 801 |
| 4/2/2015 1:53:52 AM | Disturbance | Cancel | 15-113782 | 603 |
| 4/2/2015 2:47:43 AM | Disturbance | All Quiet | 15-113841 | 303 |
| 4/5/2015 2:43:37 AM | Disturbance | Advised | 15-118279 | 301 |

Pct 1**ADDRESS: 1515 PARK AV**

| Date/time | Problem | Disposition | Case # | Apt./Flr. |
|------------------------|-----------------------------|--------------------|---------------|------------------|
| 5/2/2015 3:13:53 AM | Damage Property-In Progress | Advised | 15-156621 | 602 |
| 5/4/2015 2:53:35 AM | Damage Property-Rpt Only | | 15-159230 | 1111 |
| 5/10/2015 4:42:04 PM | Property Damage/Hit & Run | Advised | 15-168459 | 1704 |
| 5/15/2015 3:16:30 PM | Domestic Abuse-In Progress | Advised | 15-174821 | |
| 5/18/2015 1:14:58 AM | Disturbance | All Quiet | 15-178357 | 301 |
| 5/21/2015 7:20:29 PM | Domestic Abuse Report Only | Report | 15-183333 | 301 |
| 5/27/2015 10:57:37 PM | Sound of Shots Fired | All Quiet | 15-191656 | 311 |
| 5/28/2015 11:26:23 AM | Assist EMS Personnel | Assist | 15-192292 | |
| 5/31/2015 11:01:53 PM | Directed Patrol | | 15-197443 | |
| 6/4/2015 7:05:40 AM | Unknown Trouble | All Quiet | 15-202168 | |
| 6/9/2015 9:46:31 AM | Unwanted Person | Advised | 15-209642 | 1012 |
| 6/15/2015 3:54:13 PM | Neighbor Trouble | Advised | 15-219013 | |
| 6/17/2015 7:17:36 PM | Unknown Trouble | Cancel | 15-222194 | 609 |
| 6/17/2015 7:18:09 PM | Domestic Abuse-In Progress | Booking | 15-222195 | 609 |
| 6/21/2015 1:35:55 PM | Check the Welfare | Information | 15-228030 | |
| 6/21/2015 5:06:29 PM | Check the Welfare | Advised | 15-228165 | 1811 |
| 6/22/2015 7:32:29 AM | Check the Welfare | Advised | 15-228810 | 1209 |
| 6/25/2015 12:00:25 AM | Unknown Trouble | Advised | 15-233059 | 310 |
| 7/7/2015 12:47:42 AM | Assist EMS Personnel | Assist | 15-250035 | 704 |
| 7/13/2015 2:33:47 PM | Stabbing | Report | 15-259034 | 609 |
| 7/16/2015 3:20:29 PM | Theft - Report Only | Report | 15-263657 | |
| 7/22/2015 8:14:19 PM | Hotrodders | Sent | 15-272772 | |
| 7/25/2015 2:48:45 AM | Disturbance | | 15-276496 | 301 |
| 8/4/2015 10:58:24 PM | Domestic Abuse-In Progress | Advised | 15-292160 | |
| 8/12/2015 11:46:46 PM | Check the Welfare | All OK | 15-303430 | 612 |
| 8/22/2015 9:24:26 PM | Check the Welfare | All OK | 15-317484 | 604 |
| 8/25/2015 3:34:17 PM | Drunk/Intoxicated Person | Inservice | 15-320615 | |
| 8/29/2015 10:08:17 PM | Theft | Report | 15-326865 | |
| 9/8/2015 2:32:12 AM | Emotionally Disturb Person | Fail to Clear | 15-339341 | 609 |
| 9/8/2015 10:37:05 AM | Check the Welfare | All OK | 15-339572 | 609 |
| 9/13/2015 9:17:31 PM | Lost Child | | 15-346670 | 406 |
| 9/14/2015 12:38:42 PM | Emotionally Disturb Person | Transport | 15-347257 | |
| 9/17/2015 8:32:19 AM | Check the Welfare | All OK | 15-350729 | 1502 |
| 9/20/2015 2:00:20 PM | Property Damage/Hit & Run | Report | 15-354862 | 1001 |
| 9/21/2015 12:26:28 AM | Check the Welfare | All OK | 15-355354 | 1712 |
| 9/21/2015 1:10:38 AM | Emotionally Disturb Person | Unfounded | 15-355388 | 609 |
| 9/22/2015 7:01:05 PM | Check the Welfare | Gone on Arrival | 15-357415 | |
| 10/1/2015 9:18:01 PM | Auto Theft | Report | 15-369615 | 610 |
| 10/9/2015 2:57:43 PM | Theft - Report Only | Report | 15-379212 | |
| 10/21/2015 9:34:51 PM | Miscellaneous | All OK | 15-394249 | 412 |
| 10/23/2015 7:44:30 PM | Check the Welfare | All OK | 15-396644 | 1407 |
| 10/26/2015 9:51:17 PM | Theft - Report Only | Report | 15-400254 | 1407 |
| 11/8/2015 9:40:01 PM | Neighbor Trouble | Advised | 15-416054 | 604 |
| 11/9/2015 10:26:26 AM | Retrieve Prop/Dom Situation | Gone on Arrival | 15-416518 | |
| 11/19/2015 8:12:49 AM | Theft - Report Only | | 15-427708 | 904 |
| 11/22/2015 1:50:23 PM | Disturbance | Advised | 15-431103 | 1712 |
| 11/22/2015 2:52:59 PM | Unwanted Person | Sent | 15-431155 | |
| 11/22/2015 6:54:36 PM | Emotionally Disturb Person | Advised | 15-431374 | |
| 11/25/2015 10:20:43 PM | Unwanted Person | Sent | 15-434629 | 1307 |

Pct 1**ADDRESS: 1515 PARK AV**

| Date/time | Problem | Disposition | Case # | Apt./Flr. |
|------------------------|-----------------------------|--------------------|---------------|------------------|
| 11/26/2015 2:30:43 AM | Domestic Abuse-In Progress | Booking | 15-434870 | 1712 |
| 11/27/2015 8:23:56 PM | Retrieve Prop/Dom Situation | Advised | 15-436143 | 609 |
| 11/27/2015 9:21:34 PM | Unwanted Person | Gone on Arrival | 15-436185 | |
| 11/28/2015 5:02:31 AM | Unwanted Person | Sent | 15-436490 | |
| 11/30/2015 6:28:22 AM | Assault in Progress | | 15-438177 | |
| 11/30/2015 8:35:48 AM | Domestic Abuse Report Only | Sent | 15-438246 | 1712 |
| 11/30/2015 11:06:42 AM | Unwanted Person | Gone on Arrival | 15-438352 | |
| 12/1/2015 11:42:32 AM | Customer Trouble | Advised | 15-439261 | 604 |
| 12/1/2015 2:14:42 PM | Retrieve Prop/Dom Situation | Assist | 15-439387 | 1802 |
| 12/4/2015 12:16:04 PM | Unwanted Person | Gone on Arrival | 15-442315 | |
| 12/5/2015 3:26:25 AM | Neighbor Trouble | Advised | 15-443267 | 704 |
| 12/5/2015 11:55:23 AM | Unwanted Person | Transport | 15-443497 | 1712 |
| 12/6/2015 8:32:57 AM | Unwanted Person | Sent | 15-444423 | |
| 12/6/2015 12:52:17 PM | Unwanted Person | Gone on Arrival | 15-444627 | |
| 12/10/2015 3:09:13 AM | Domestic | Information | 15-448610 | 1612 |
| 12/12/2015 12:19:43 AM | Disturbance | Sent | 15-450775 | 1712 |
| 12/12/2015 1:37:50 AM | Unwanted Person | Sent | 15-450842 | 1712 |
| 12/12/2015 4:49:46 PM | Unwanted Person | Information | 15-451315 | 1712 |
| 12/13/2015 11:36:21 AM | Unwanted Person | Sent | 15-452175 | |
| 12/13/2015 6:16:51 PM | Domestic with Weapons | Report | 15-452399 | 511 |
| 12/14/2015 8:51:08 PM | Check the Welfare | All OK | 15-453541 | 1104 |
| 12/15/2015 12:30:03 AM | Drunk/Intoxicated Person | | 15-453778 | |
| 12/16/2015 12:24:10 AM | Robbery of Person | Report | 15-454828 | |
| 12/16/2015 7:25:11 PM | Theft - Report Only | Report | 15-455634 | 1502 |
| 12/19/2015 1:21:23 AM | Suspicious Person | Assist | 15-458288 | |
| 12/19/2015 3:18:40 AM | Unwanted Person | Booking | 15-458403 | |
| 12/19/2015 7:15:13 PM | Unwanted Person | | 15-458975 | |
| 12/20/2015 4:50:40 PM | Attempt Pick-Up | Assist | 15-459886 | 206 |
| 12/22/2015 7:25:02 PM | Disturbance | Gone on Arrival | 15-462140 | |
| 12/22/2015 9:26:42 PM | Check the Welfare | Cancel | 15-462260 | 511 |
| 12/24/2015 1:52:08 PM | Unwanted Person | | 15-463869 | |
| 12/28/2015 9:00:28 PM | Miscellaneous | Information | 15-467608 | 412 |
| 12/28/2015 9:11:14 PM | Domestic Abuse-In Progress | Report | 15-467628 | 1407 |
| 12/30/2015 4:11:53 PM | Threats | Report | 15-469425 | 506 |
| 1/5/2016 2:07:19 PM | Property Damage/Hit & Run | Report | 16-004493 | |
| 1/6/2016 9:48:57 PM | Unwanted Person | Sent | 16-006014 | |
| 1/12/2016 7:27:40 AM | Unwanted Person | Gone on Arrival | 16-011533 | |
| 1/17/2016 2:46:10 AM | Directed Patrol | Inservice | 16-017555 | |
| 1/19/2016 11:33:43 PM | Unknown Trouble | Assist | 16-020320 | 7 FLR |
| 1/21/2016 10:42:58 AM | Disturbance | Transport | 16-021906 | 1712 |
| 1/21/2016 4:23:32 PM | Unwanted Person | Gone on Arrival | 16-022287 | 1712 |
| 1/21/2016 10:19:10 PM | Fight | Booking | 16-022743 | 512 |
| 1/22/2016 11:33:00 AM | Unwanted Person | Sent | 16-023349 | |
| 1/22/2016 11:49:01 AM | Emotionally Disturb Person | Assist | 16-023369 | 1204 |
| 1/22/2016 4:30:24 PM | Emotionally Disturb Person | Assist | 16-023694 | 1204 |
| 1/23/2016 1:21:11 AM | Unwanted Person | Gone on Arrival | 16-024382 | |
| 1/23/2016 8:30:54 PM | Personal Injury Accident | Report | 16-025206 | |
| 1/27/2016 10:52:02 AM | Unwanted Person | Advised | 16-029316 | |
| 1/27/2016 4:01:16 PM | Unwanted Person | | 16-029642 | |

Pct 1**ADDRESS: 1515 PARK AV**

| Date/time | Problem | Disposition | Case # | Apt./Flr. |
|-----------------------|-----------------------------|--------------------|---------------|------------------|
| 1/29/2016 12:44:26 AM | Directed Patrol | Inservice | 16-031505 | |
| 1/29/2016 2:29:03 PM | Unwanted Person | Sent | 16-032136 | |
| 1/29/2016 5:10:10 PM | Unknown Trouble | All OK | 16-032306 | |
| 1/29/2016 7:35:01 PM | Unwanted Person | Sent | 16-032509 | |
| 1/31/2016 1:54:08 PM | Domestic Abuse-In Progress | Advised | 16-034753 | 609 |
| 2/2/2016 10:03:23 PM | Directed Patrol | Inservice | 16-037812 | |
| 2/8/2016 7:22:31 PM | Emotionally Disturb Person | | 16-044510 | 1501 |
| 2/10/2016 12:19:35 AM | Emotionally Disturb Person | Assist | 16-046094 | |
| 2/10/2016 4:00:19 AM | Check the Welfare | Assist | 16-046211 | 1712 |
| 2/11/2016 3:14:13 AM | Directed Patrol | Inservice | 16-047484 | |
| 2/14/2016 1:42:41 PM | Music-Loud | Advised | 16-051419 | 306 |
| 2/15/2016 2:28:46 AM | Unwanted Person | Transport | 16-051975 | 1712 |
| 2/16/2016 11:35:45 PM | Music-Loud | Tagged | 16-054234 | 306 |
| 2/18/2016 1:09:27 AM | Customer Trouble | Advised | 16-055482 | |
| 2/18/2016 9:35:07 AM | Suspicious Vehicle | Advised | 16-055736 | |
| 2/19/2016 2:58:00 PM | Unwanted Person | Sent | 16-057436 | 1712 |
| 2/21/2016 2:39:47 PM | Unwanted Person | Sent | 16-060171 | 1712 |
| 2/22/2016 10:35:57 AM | Check the Welfare | All OK | 16-061010 | 1502 |
| 2/23/2016 1:49:23 AM | Fight | Refused | 16-062012 | |
| 2/24/2016 12:33:50 AM | Check the Welfare | Advised | 16-063319 | 1301 |
| 2/25/2016 12:30:51 PM | Disturbance | All OK | 16-065207 | 704 |
| 2/25/2016 8:26:39 PM | Domestic Abuse Report Only | Report | 16-065758 | |
| 2/29/2016 4:17:16 PM | Down Outside-One w/Fire | | 16-070561 | |
| 3/4/2016 11:45:27 AM | Unwanted Person | Unfounded | 16-075705 | 512 |
| 3/10/2016 9:46:35 AM | Unknown Trouble | Cancel | 16-083657 | 309 |
| 3/11/2016 10:12:54 PM | Fight | Sent | 16-086171 | |
| 3/15/2016 2:15:58 PM | Emotionally Disturb Person | Advised | 16-090782 | |
| 3/15/2016 6:20:43 PM | Emotionally Disturb Person | Assist | 16-091082 | |
| 3/20/2016 6:30:54 PM | Unwanted Person | Sent | 16-097913 | |
| 3/21/2016 10:52:10 PM | Fight | Assist | 16-099415 | 310 |
| 3/29/2016 12:18:43 PM | Emotionally Disturb Person | Assist | 16-109320 | 1812 |
| 4/8/2016 2:21:58 PM | Check the Welfare | All OK | 16-122477 | 1204 |
| 4/12/2016 9:36:57 PM | Disturbance | Gone on Arrival | 16-128247 | |
| 4/16/2016 4:55:39 AM | Music-Loud | All Quiet | 16-133078 | 1810 |
| 4/20/2016 11:15:28 PM | Unwanted Person | Transport | 16-139497 | |
| 4/25/2016 7:14:29 AM | Emotionally Disturb Person | Transport | 16-145315 | 1812 |
| 5/1/2016 5:43:31 PM | Check the Welfare | Unable to Locate | 16-153771 | 1507 |
| 5/7/2016 11:56:19 PM | Unknown Trouble | Sent | 16-163196 | 1410 |
| 5/11/2016 10:17:34 PM | Suspicious Person | Gone on Arrival | 16-168488 | |
| 5/12/2016 8:17:12 PM | Check the Welfare | Assist | 16-169746 | 604 |
| 5/15/2016 3:30:25 AM | Unwanted Person | Transport | 16-172875 | |
| 5/15/2016 5:15:06 PM | Emotionally Disturb Person | Transport | 16-173312 | |
| 5/15/2016 5:48:51 PM | Disturbance | Advised | 16-173355 | |
| 5/23/2016 11:21:17 AM | Parking Problem | Cancel | 16-183682 | |
| 5/26/2016 12:21:43 AM | Unwanted Person | Booking | 16-187527 | |
| 5/29/2016 4:38:38 PM | Neighbor Trouble | Information | 16-192500 | 1111 |
| 6/13/2016 3:45:00 PM | Unknown Trouble | All OK | 16-213406 | 704 |
| 6/20/2016 2:11:45 PM | Retrieve Prop/Dom Situation | Advised | 16-223369 | |
| 6/24/2016 10:18:54 PM | Neighbor Trouble | Advised | 16-230074 | |

RE: BZZ-7887 (1515 Park Avenue South/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 existing 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. The variance request has the support of the neighborhood organization, the Elliot Park Neighborhood, Inc.

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.

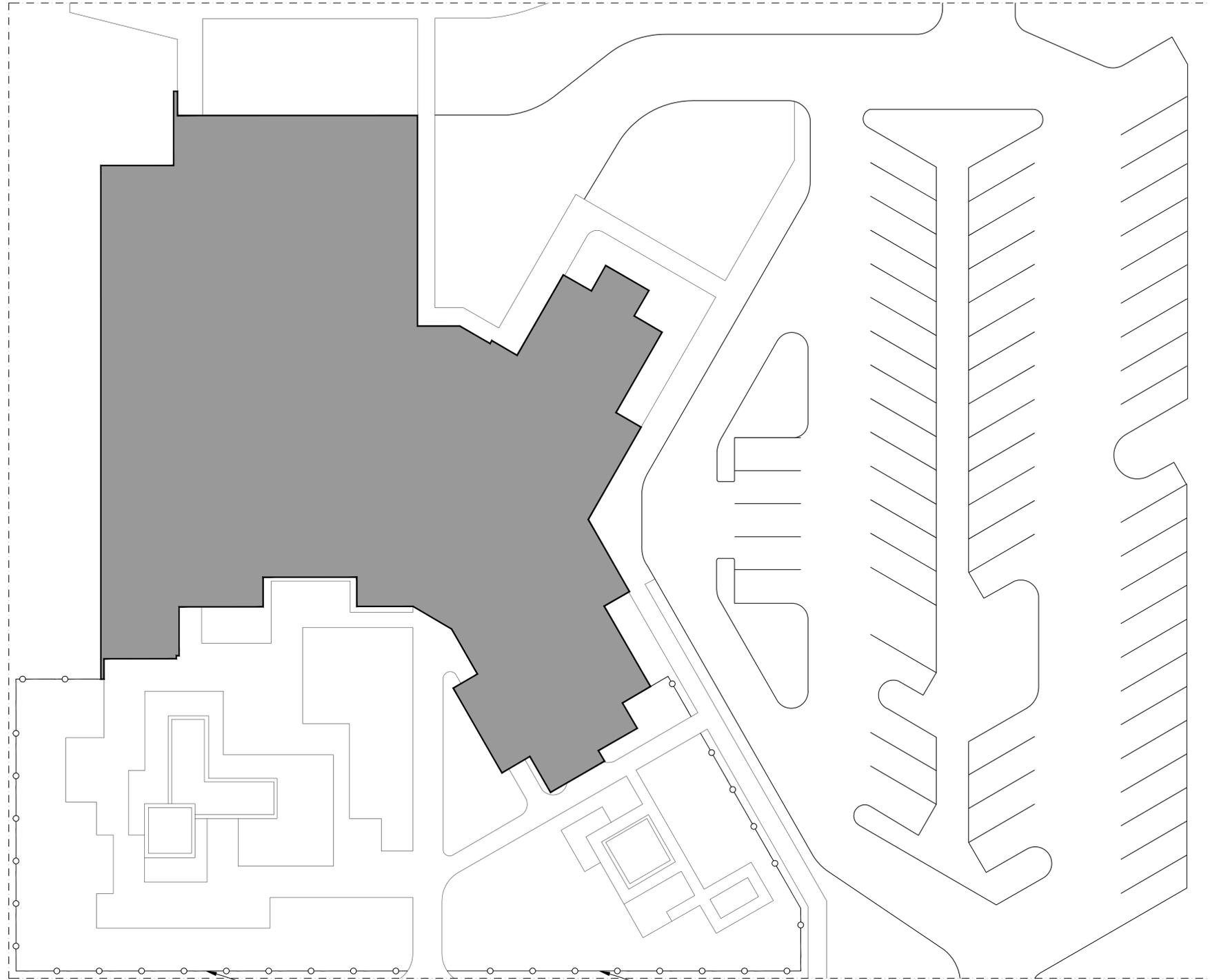
Response:

The proposed fence design is based on existing historic railings found in the immediate neighborhood, which use the circle motif. There is already an existing 6-0 fence on the property. The extended height of the existing fence will improve the safety of the general public by discouraging illegal activities on the property, which are at present an all too common occurrence.



15TH STREET E

PARK AVENUE S



EXISTING 4'-0" FENCE, HEIGHT TO BE INCREASED TO 6'-0"

EXISTING 6'-0" FENCE, TO REMAIN

16TH STREET E

NOTE: DRAWING IS ONLY A GRAPHIC REPRESENTATION. ACTUAL SIZE AND LOCATIONS OF ITEMS DRAWN MAY VARY. FOR BUILDING & ROAD PLACEMENT, SEE CIVIL DWGS. FOR ADDITIONAL INFORMATION.

1 SITE PLAN
116'-1'-0"



ISSUE & REVISION
VARIANCE APPLICATION
07/22/2016
COMM #1517

OWNER:
Minneapolis Public Housing Authority (MPHA)
1001 N. Washington
Minneapolis, MN 55401-1043
Tel: 612.342.1228

PARK CENTER
1515 PARK AVENUE S
MINNEAPOLIS, MN 55404

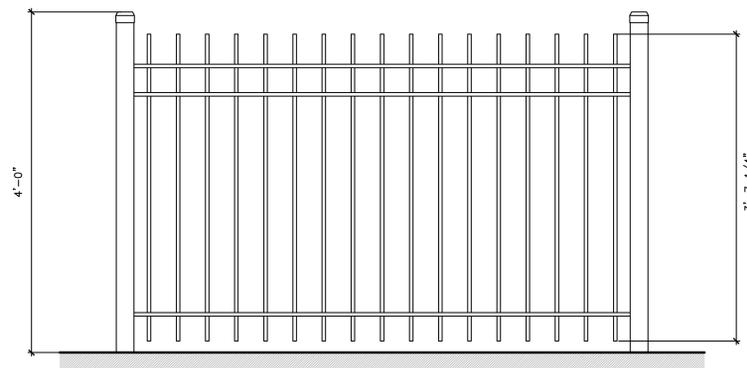
1201 HAWTHORNE AVENUE
MINNEAPOLIS, MINNESOTA 55403
TEL: 612-332-5420
FAX: 612-332-5425
WWW.MILLERHANSON.COM



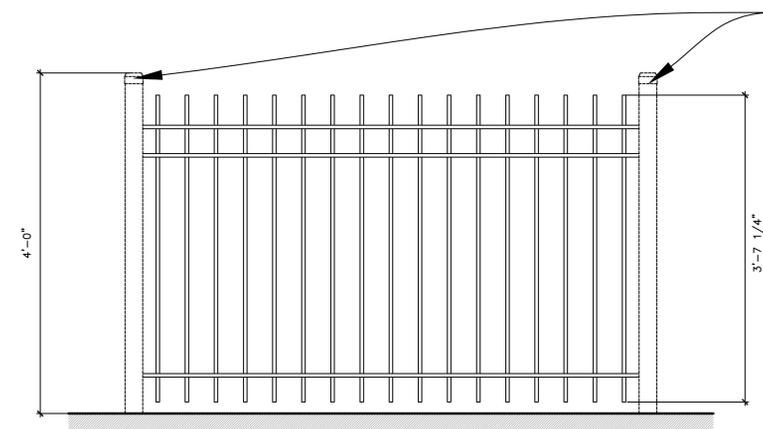
DESIGNER'S NOTE: THIS PLAN IS AN APPROXIMATE REPRESENTATION OF THE PROPOSED PROJECT AND IS NOT A SUBSTITUTE FOR A PROFESSIONAL ENGINEERING OR ARCHITECTURAL DRAWING. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR THE ACCURACY OF THE INFORMATION AND THE USER'S OBLIGATION TO OBTAIN NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MINNEAPOLIS.
NAME: _____ NO. XXXX
DATE: _____

PRELIMINARY
NOT FOR
CONSTRUCTION

SITE PLAN
A200



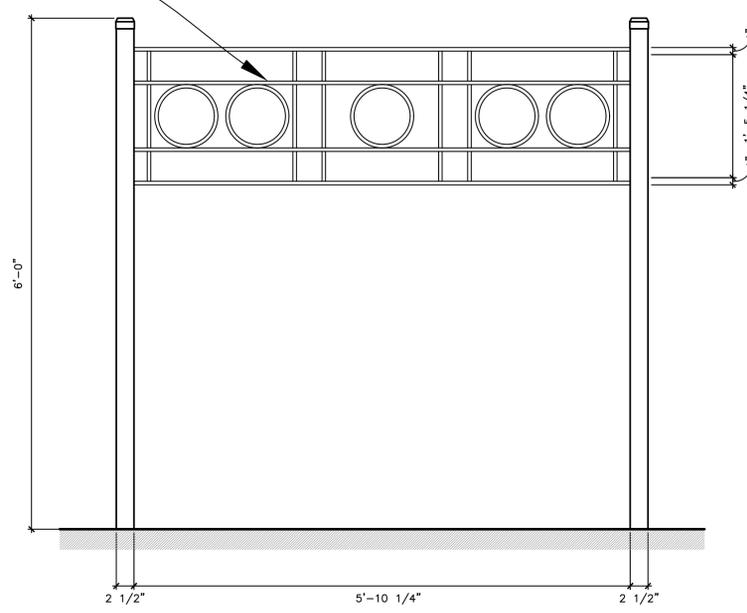
1 EXISTING FENCE ELEVATION
 3/4" - 1'-0"



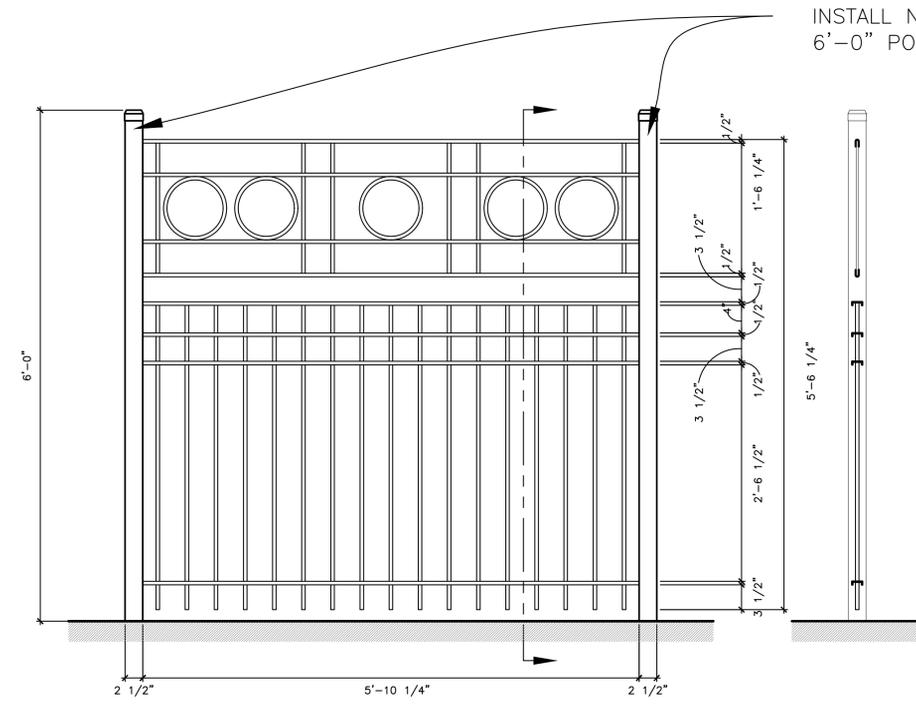
2 EXISTING FENCE DEMOLITION ELEVATION
 3/4" - 1'-0"

REMOVE
 4'-0"
 POSTS

NEW FENCE
 ADDITION



3 NEW FENCE ELEVATION & SECTION
 3/4" - 1'-0"



INSTALL NEW
 6'-0"
 POSTS

OWNER:
 Minneapolis Public Housing Authority (MPHA)
 1001 N. Washington Avenue
 Minneapolis, MN 55401-1043
 Tel: 612.342.1226

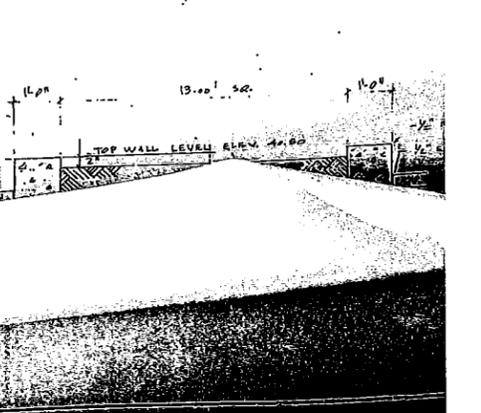
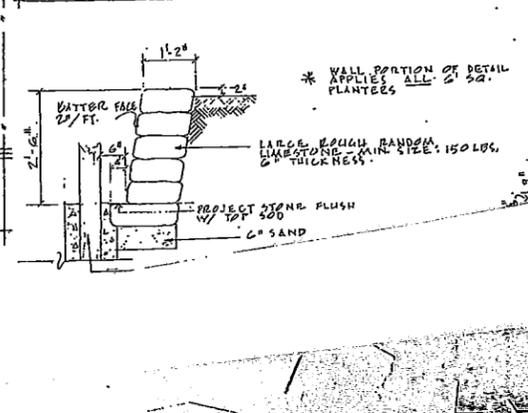
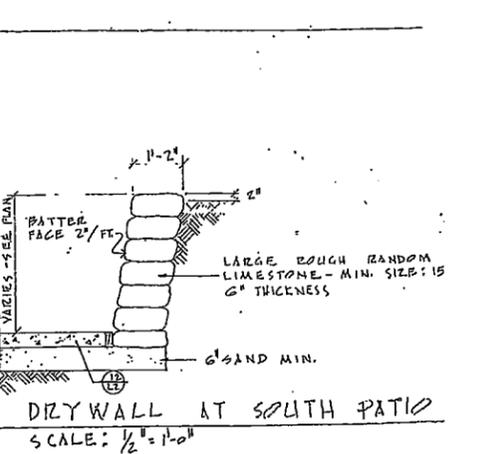
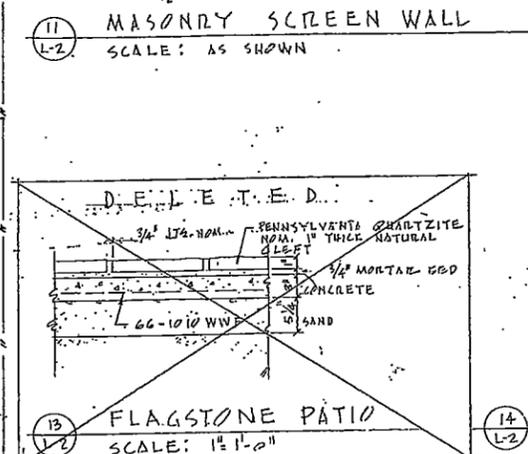
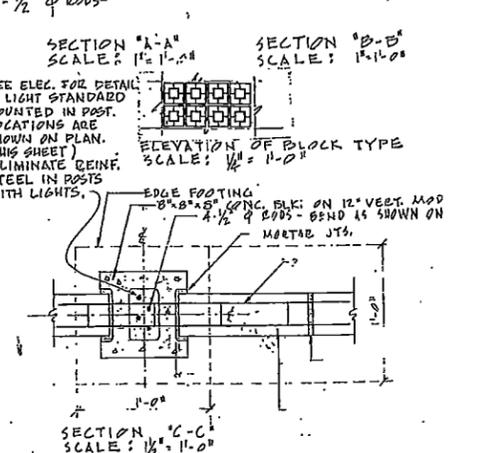
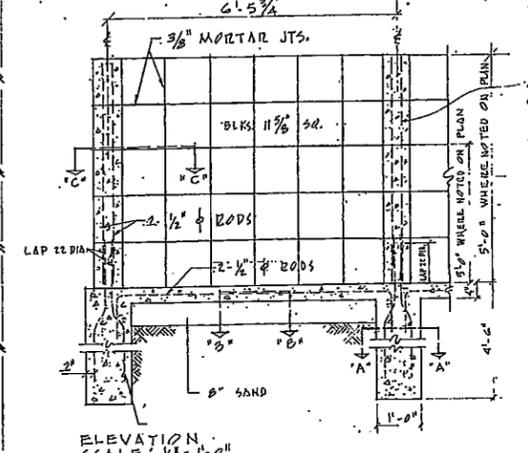
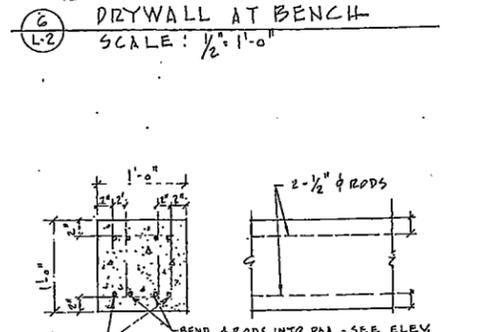
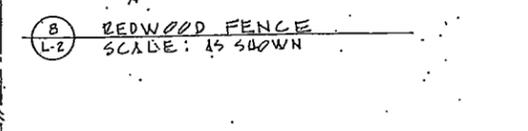
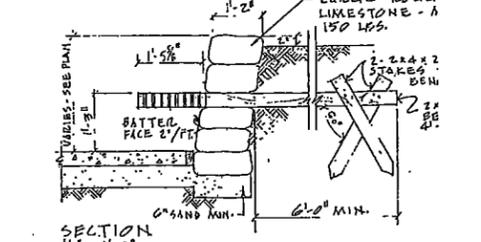
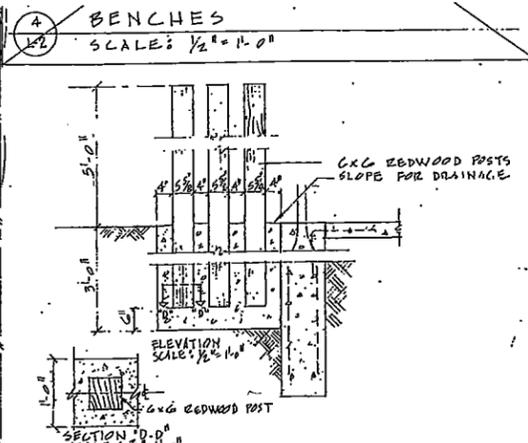
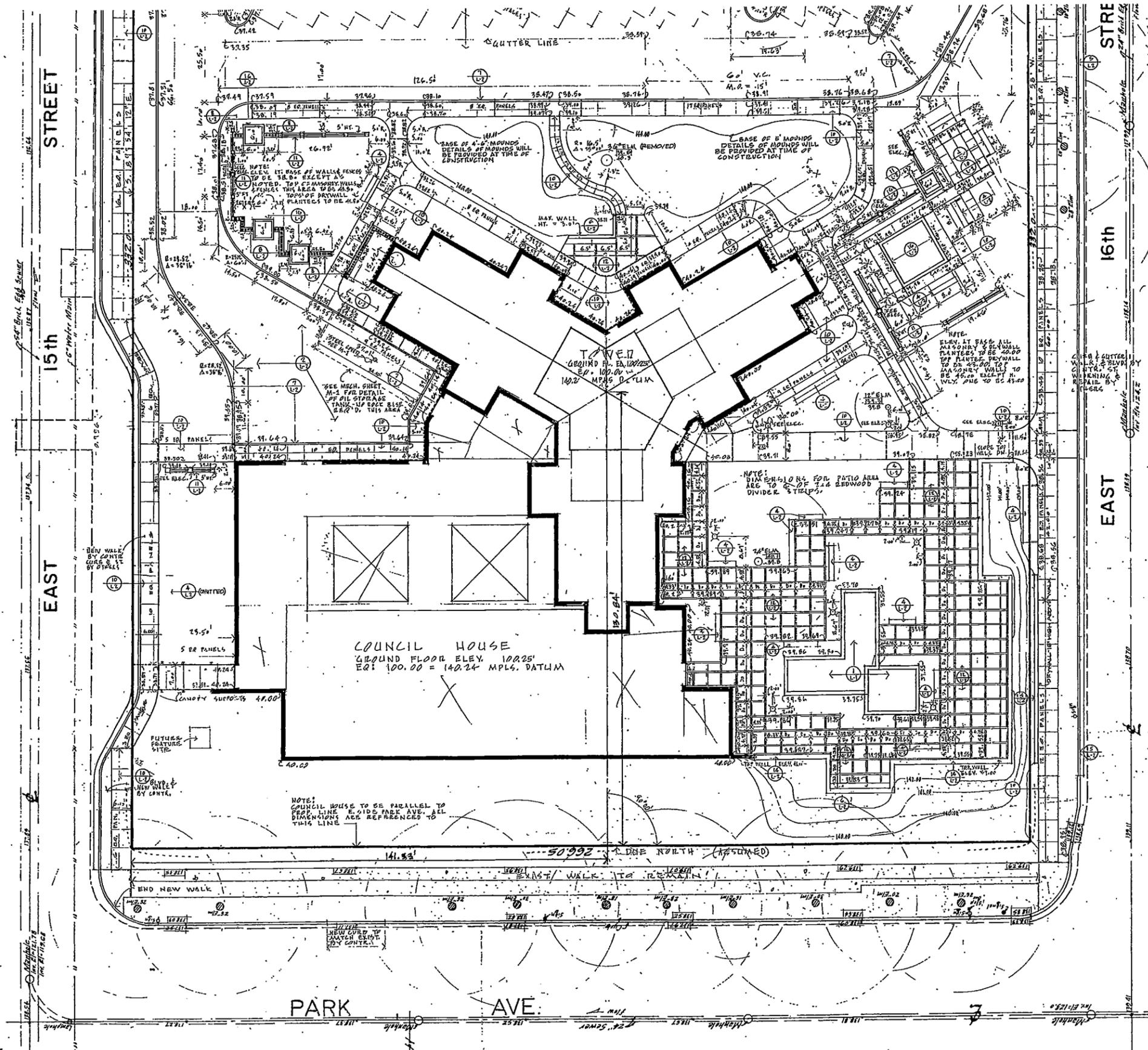
PARK CENTER
 1515 PARK AVENUE S
 MINNEAPOLIS, MN 55404

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

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION
 OR REPORT WAS PREPARED UNDER MY DIRECT
 SUPERVISION AND THAT I AM A LICENSED
 ARCHITECT UNDER THE LAWS OF THE STATE OF
 MINNESOTA
 NAME: _____ NO. XXXX
 DATE: _____

FENCE ELEVATIONS
 & DETAILS
 A500

PRELIMINARY
 NOT FOR
 CONSTRUCTION







16th St E.





Image 1 6-0 existing fence at parking lot, 16th Street side



Image 2 16th Street side: existing 6-0 parking lot fence on right; existing 4-0 high fence on left



Image 3 Site: Park Center, 1515 Park Avenue S., Minneapolis, MN



Image 4 Existing 4-0 high fence, 16th Street side



Image 5 Existing 4-0 high fence, Park Avenue side

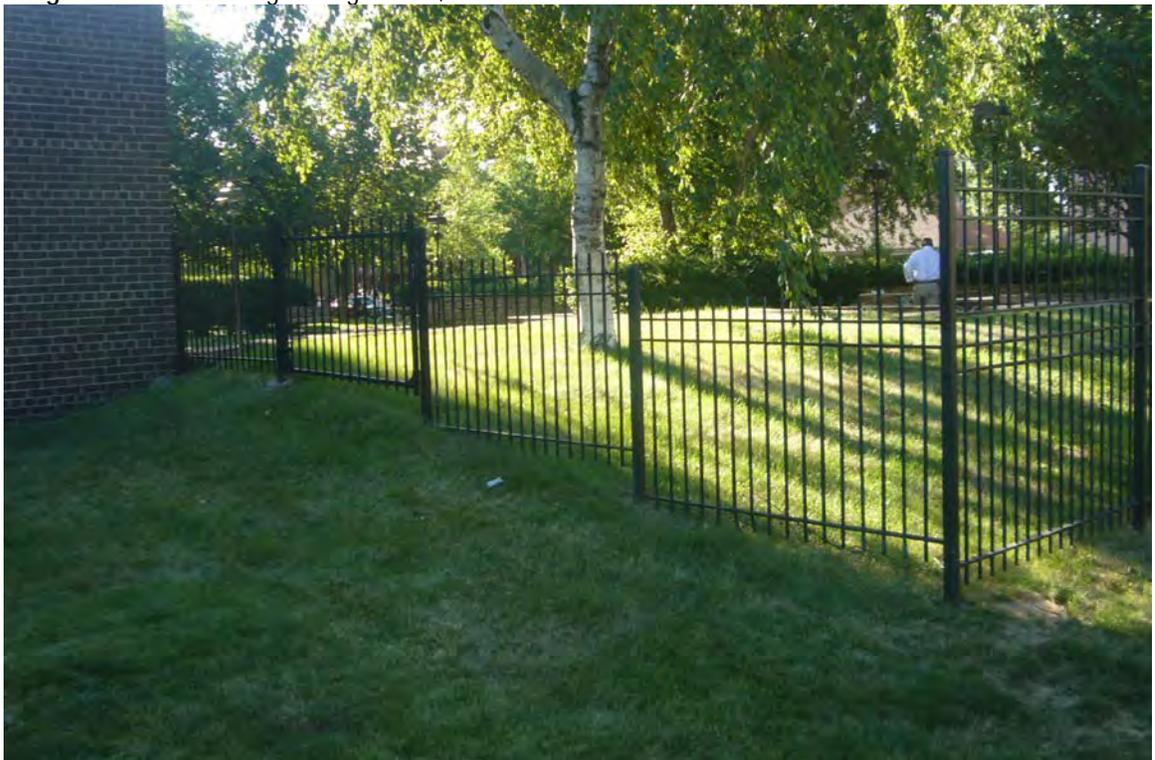


Image 6 Existing 4-0 high fence, Park Avenue side looking south



September 15, 2016

Mei-Ling Smith, Senior Planner
250 South Fourth Street, Room 300
Minneapolis, MN 55415

Re: 1515 Park Avenue Variance application

Dear Mei-Ling:

Kent Simon, Miller Hanson Partners, presented plans to the Elliot Park community to increase the iron fence height from four feet to six feet for additional security at the southwest corner of the Park Elder property at 1515 Park Avenue. The addition to the fencing includes a circular design similar to one on a nearby neighborhood property.

Following a motion and recommendation from the Building, Land Use & Housing Committee the EPNI Board of Directors approved the following on September 12, 2016:

Motion to approve the increased fence height and design as presented for the Park Elder property at 1515 Park Avenue.

Please contact me if you have any questions.

Sincerely,

Lynn Regnier
Executive Director

cc. 7th Ward Council Member Lisa Goodman
Kent Simon, Miller Hanson Partners