



LAND USE APPLICATION SUMMARY

Property Location: 302 University Avenue NE
Project Name: LeBlanc House
Prepared By: Mei-Ling Smith, Senior City Planner, (612) 673-5342
Applicant: Marsha Carlson
Project Contact: Marsha Carlson
Request: To finish the second floor above the existing detached garage to accommodate additional living area for the bed and breakfast home's property owner.

Required Applications:

Expansion of a Legal Nonconforming Use	To expand the existing bed and breakfast home use in an existing accessory structure in the R2B Two-Family District.
---	--

SITE DATA

Existing Zoning	R2B Two-Family District MR Mississippi River Critical Area Overlay District
Lot Area	7,398 square feet / 0.17 acres
Ward(s)	3
Neighborhood(s)	St. Anthony West Neighborhood Organization
Designated Future Land Use	Urban Neighborhood
Land Use Features	Community Corridor (University Avenue NE)
Small Area Plan(s)	Mississippi National River and Recreation Area Comprehensive Management Plan (1995)

Date Application Deemed Complete	June 22, 2016	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	August 21, 2016	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject site is a corner lot located at the intersection of University Avenue NE and 3rd Avenue NE. The property contains a two-story single-family dwelling which faces University Avenue NE. The residential structure was constructed in 1896 as a single-family home. According to the City's permit records, the structure was converted to a bed and breakfast with 3 guest rooms and one sleeping room for the property owner in 1990. The applicant purchased the property in 1998 and has continued to operate the bed and breakfast since that time. The property also contains a two-story detached garage that was constructed in 1986. The garage faces and is accessed from 3rd Avenue NE.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The area immediately surrounding the site is consistently zoned R2B Two-Family District and contains many low-density residential uses. However, there is a range of residential densities in the area; at the same intersection as the subject site, there is a seven-story apartment on the northeast corner, and there townhomes at both the southwest and southeast corners. University Avenue NE is a Community Corridor in this location. The East Hennepin Activity Center is located one block to the south, and this area contains a variety commercial uses. The greater neighborhood also contains parks and open space and institutional uses, and the Mississippi River is located 800 feet to the west of the subject site.

PROJECT DESCRIPTION. The applicant is proposing to convert the second floor above the two-car garage to accommodate additional living quarters for the property owner (the bed and breakfast innkeeper). Currently, the innkeeper's sleeping room is located in the basement of the main residential structure. The proposed living space on the second floor of the garage would have 304 square feet of habitable area and would include a sleeping area, kitchenette, and bathroom. The living quarters would be accessed by an existing internal stairway in the garage. Contrary to the information provided in the applicant's written statement, no additional guest rooms would be added to the bed and breakfast home; the main residential structure on the property would continue to have three guest rooms, and the basement sleeping area would be used as additional living space for the innkeeper.

A bed and breakfast home is first allowed as a conditional use in the R3 Multiple-Family District, and the existing bed and breakfast use is considered legally nonconforming in the R2B Two-Family District. An expansion of a legal nonconforming use is required to expand the bed and breakfast home, per section 531.50 (b) of the zoning code.

PUBLIC COMMENTS. The St. Anthony West Neighborhood Organization has submitted a letter in support for this project. Any additional correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS**EXPANSION OF A NONCONFORMING USE**

The Department of Community Planning and Economic Development has analyzed the application to expand the existing bed and breakfast home use in an existing accessory structure, based on the following findings:

1. *A rezoning of the property would be inappropriate.*

A bed and breakfast home is allowed as a conditional use in the multiple-family residential districts (R3, R4, R5, and R6). It is allowed in all office residence districts (it is a conditional use in OR1 and permitted in OR2 and OR3), and it is also allowed in all commercial zoning districts as a permitted use. The subject property is zoned R2B Two-Family District, and the area immediately surrounding the property is consistently zoned R2B. The block on which the property is located contains mostly single- and two-family homes, with the exception of a seven-story apartment building across the street. The current zoning designation of R2B is appropriate given the context and surrounding zoning classifications.

2. *The enlargement, expansion, relocation, structural alteration or intensification will be compatible with adjacent property and the neighborhood.*

The bed and breakfast home would be compatible with adjacent properties and the neighborhood. The property owner is required to live on-site as a specific development standard for a bed and breakfast home, per section 536.20 of the zoning code. The property owner currently resides in the basement of the residential structure. The applicant's proposal to add 304 square feet of living area would have a negligible impact on the surrounding area, as all alterations would be internal to the existing detached garage.

3. *The enlargement, expansion, relocation, structural alteration or intensification will not result in significant increases of adverse, off-site impacts such as traffic, noise, dust, odors, and parking congestion.*

The expansion of the non-conforming use would not result in significant increases of adverse off-site impacts. The applicant has indicated the expansion of the bed and breakfast home would not result in any additional guest rooms. There is currently adequate off-street parking provided on the property, and no additional traffic, noise, dust, odors, or parking congestion would be expected with the proposed illuminated sign.

4. *The enlargement, expansion, relocation, structural alteration or intensification, because of improvements to the property, will improve the appearance or stability of the neighborhood.*

The proposed expansion of the non-conforming use would occur in an unfinished lofted area above the existing detached garage. The main residential structure was constructed in 1896 and the garage was constructed in 1986. Allowing the applicant to make minor, interior improvements to the property, which has been used as a bed and breakfast since 1990, would likely improve the appearance and stability of the neighborhood without causing adverse impacts.

5. *In districts in which residential uses are allowed, the enlargement, expansion, relocation, structural alteration or intensification will not result in the creation or presence of more dwelling units on the subject property than is allowed by the regulations of the district in which the property is located.*

The proposed addition would not result in the creation of any additional dwelling units. The entire property would continue to operate as a bed and breakfast.

6. *The enlargement, expansion, relocation, structural alteration or intensification will not be located in the Floodway District.*

The property is not located in the Floodway District.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application by Marsha Carlson for the property located at 302 University Avenue NE:

A. Expansion of a Nonconforming Use.

Recommended motion: **Approve** the application for an expansion of a nonconforming use to expand the existing bed and breakfast use in an existing accessory structure in the R2B Two-Family District.

1. Approval of the final site and floor plans by CPED.
2. Should the bed and breakfast use cease to exist, the property owner must obtain all necessary permits to comply with applicable City and building codes.

ATTACHMENTS

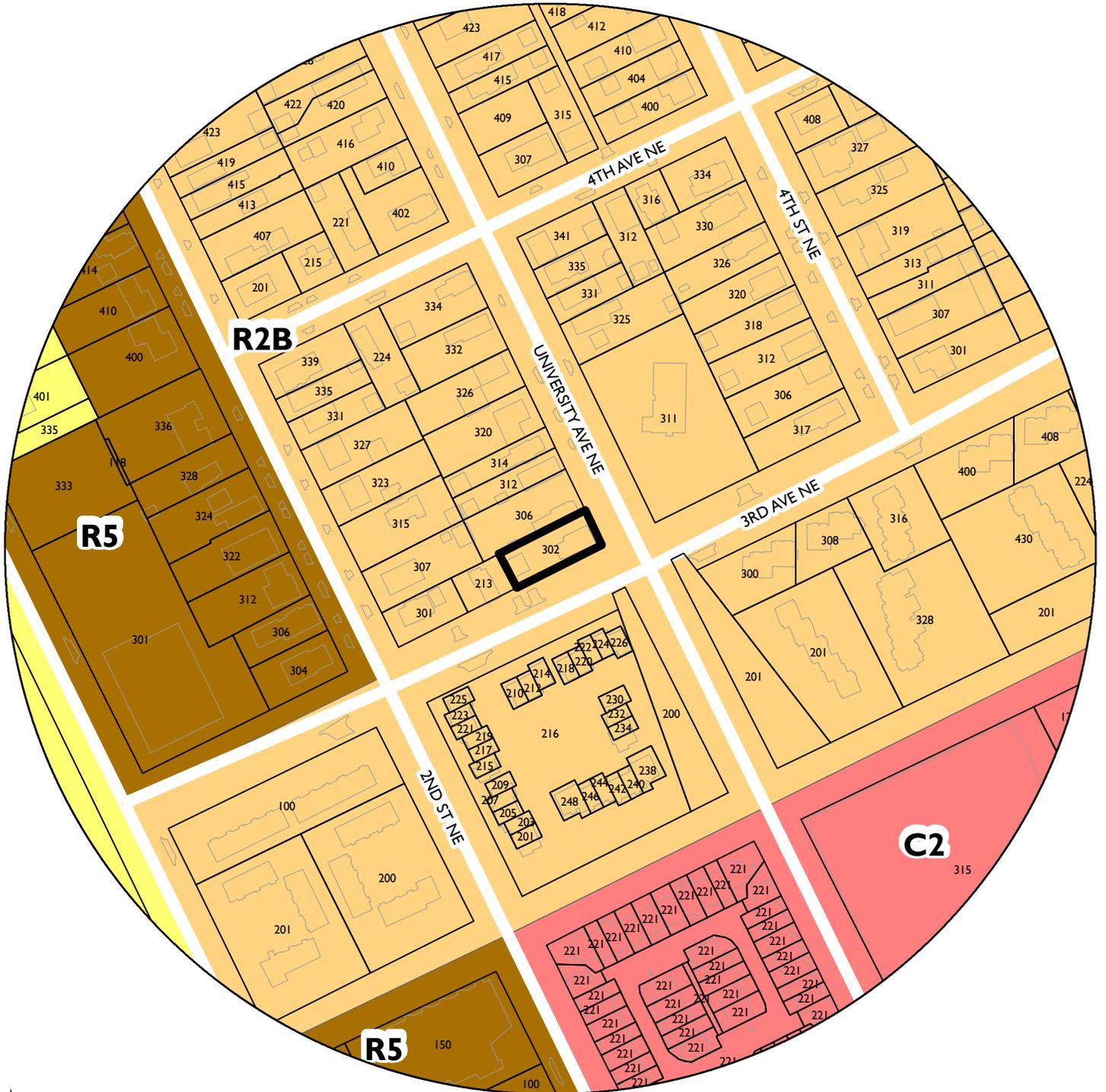
1. Zoning map
2. Oblique aerial photo
3. Written description and findings submitted by applicant
4. Plans
5. Photos
6. Public comments

Marsha Carlson

3rd

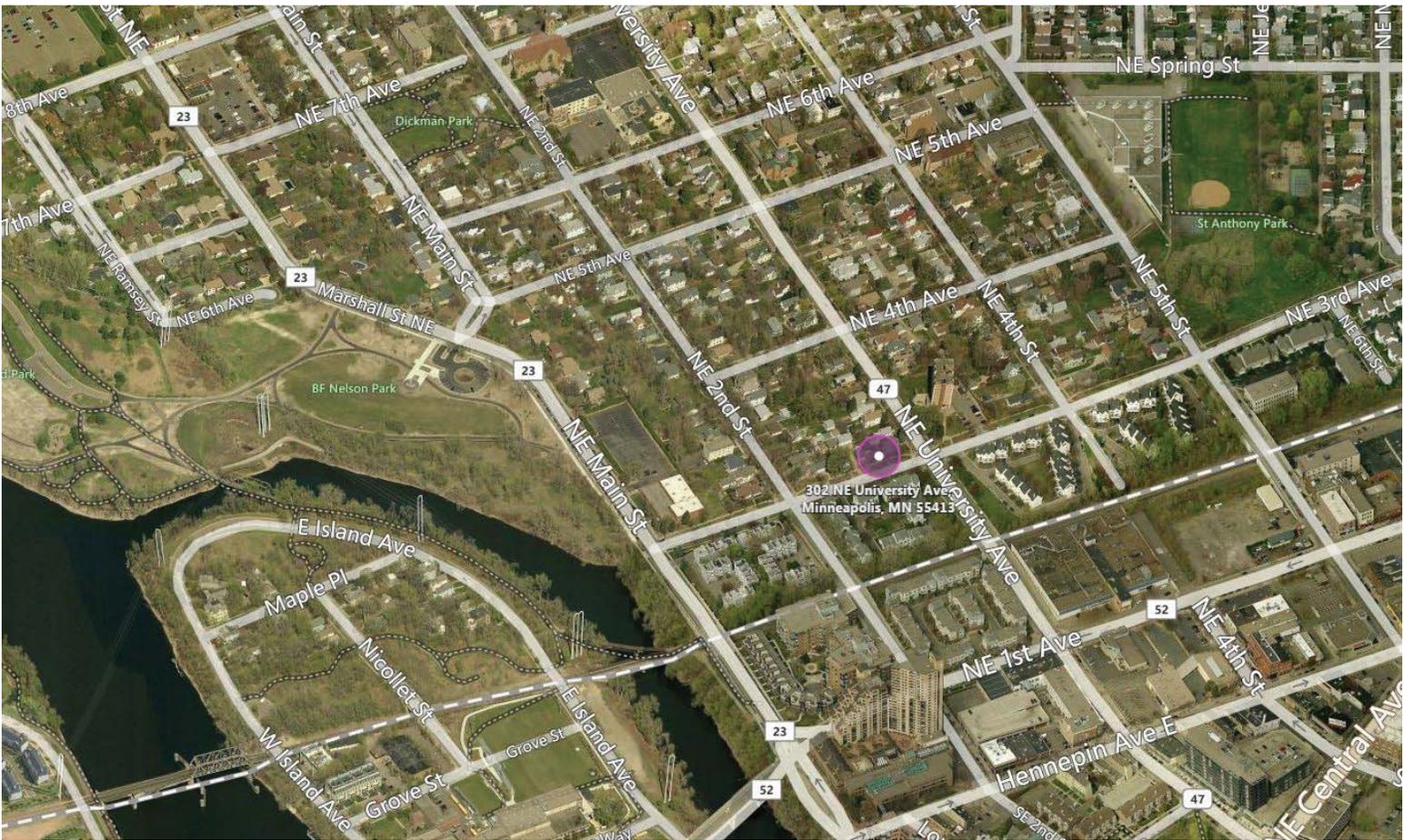
NAME OF APPLICANT

WARD



PROPERTY ADDRESS
302 University Ave NE

FILE NUMBER
BZZ-7742



**APPLICATION FOR EXPANSION OF NONCONFORMING USE
OF PROPERTY AT 302 UNIVERSITY AVE NE**

- Property Owner/Applicant:** Marsha L. Carlson
302 University Ave NE, Minneapolis, MN 55413
612-379-2570
leblanc302@aol.com
- Neighborhood Group:** St. Anthony West Neighborhood Organization
909 Main St. NE, Lower Level
612-378-8886
Margaret Egan, Chairman of the Board
neighbors@stawno.org
Date e-mail sent: 05/31/16
- Council Member Contact:** Jacob Frey
Ward 3
612-673-2203
jacob.frey@minneapolismn.gov
Date e-mail sent: 05/31/16
- Property Information:** 302 University Ave NE, Minneapolis, MN 55413
License # L258 41174
Class: Bed & Breakfast Facility
Lot Area: 7397.5 sq ft
Zoning classification: Non conforming property
- Building data:** Gross floor area in loft: Existing: 296 sq ft Proposed: 296 sq ft
Building footprint area: Existing: 598 sq ft Proposed: 598 sq ft
Building height: Existing: 2 stories Proposed: 2 stories
Dwelling units: Existing: 0 Proposed: 1
- Property History:** Built in 1896 by William LeBlanc as a residence for his family.
It remained as a single family residence until 1984, when Barbara and Bob Shulstad got approval from the City of Minneapolis for use as a nonconforming Bed and Breakfast. In 1998, the Property was sold to Peter and Marsha Carlson who continued operating it a licensed B&B until the present time.
- Parking Data:** Existing: Spaces for 4 cars (2 standard) in front of and (2 compact) beside garage Proposed: 4 spaces

Impervious Surface Data: Concrete driveway and parking spaces
Existing: 990 sq ft Proposed: 990 sq ft

Fence Data: Existing: Wood/ 44 ft long by 6 ft high
Proposed: Wood/44 ft long by 6 ft high

STATEMENT OF PROPOSED USE AND DESCRIPTION OF PROJECT

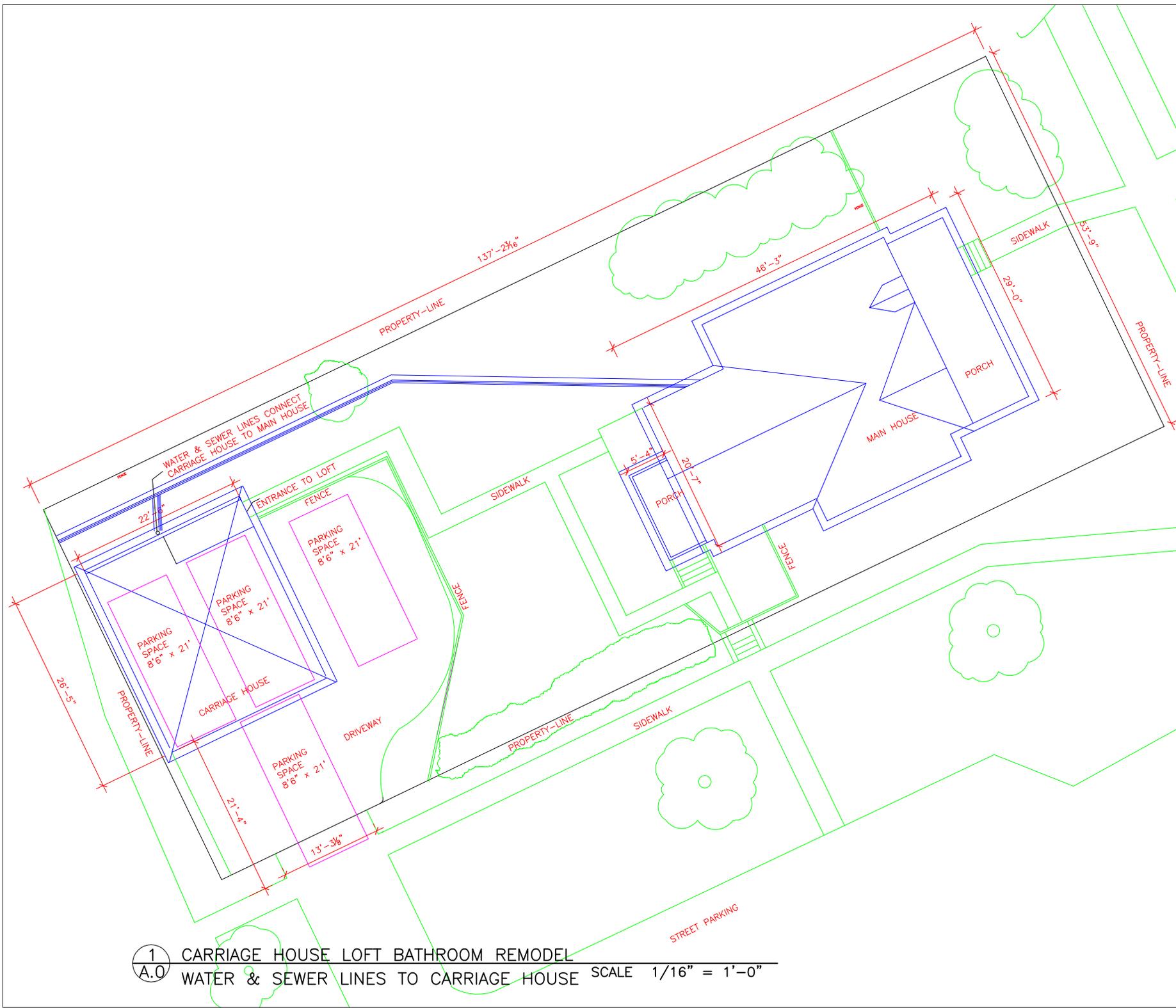
This proposal is to expand the existing bed and breakfast facility (which is a licensed nonconforming property) from the existing 3 guest rooms (which each have sleeping and bathrooms for up to 2 guests and are located in the main house) to include a 4th guest room in the partially finished loft area above the garage. The loft will include a sleeping area for 2 guests and a bathroom with plumbing installed for an toilet, shower, and sink. An electric water heater will be installed below the bathroom in the garage area. The plumbing will connect to water/sewer lines already approved and installed from the main house to the back of the garage. Breakfasts for guests will continue to be prepared in the main house kitchen and served in the dining room. No cooking will be done in the loft or garage area. The garage and loft are insulated and the electricity is from the main electrical panel in the house. The innkeeper will continue to reside in the finished lower level of the main house.

**FINDINGS THAT SUPPORT THE EXPANSION OF NONCONFORMING USE OF
THE PROPERTY AT 302 UNIVERSITY AVE NE, MPLS, MN 55413**

I have been consulting with City Planner Mei-Ling Smith in my efforts to add plumbing to the partially finished loft above the garage on my property, so that it will be usable as a 4th guest room for my Bed and Breakfast. She has informed me that as a licensed Bed and Breakfast that was approved for nonconforming use in 1984 and has been continually operating up until the present, that rezoning is not an option to consider. My application is for an expansion of nonconforming use of my property. This addition would not expand the footprint of the property nor alter the outside appearance in any way. The property has onsite parking spaces to accommodate four guest vehicles. The maximum increase in the number of B&B guests with this one more guest room will be two adults. LeBlanc House has been a positive addition to the neighborhood for 30 years, in keeping with the historic nature of Old St. Anthony West, and in attracting visitors from around the world who are very admiring and respectful of the neighborhood and property. Many neighbors have referred family and friends here when they are not able to accommodate them, but want them to stay in the area. As soon as I receive permission from the City to proceed, my plan is to add plumbing and bathroom fixtures to the loft area which will be ready for use as a sleeping area. Breakfasts will continue to be served in the main house. Thank you for your consideration of this project.

Respectfully,
Marsha Carlson
Owner/Innkeeper

06/02/2016



DATE:	5-16-16
REVISIONS:	5-20-16

BLUE SKY
 CONTACT: GINA CARLSON, AIA ASSOCIATE
 PH: 612.805.3966 EMAIL: gtnacarlsonblueskygrp@gmail.com
 1161 E. WAZATA BLVD. #154, WAZATA, MN 55391

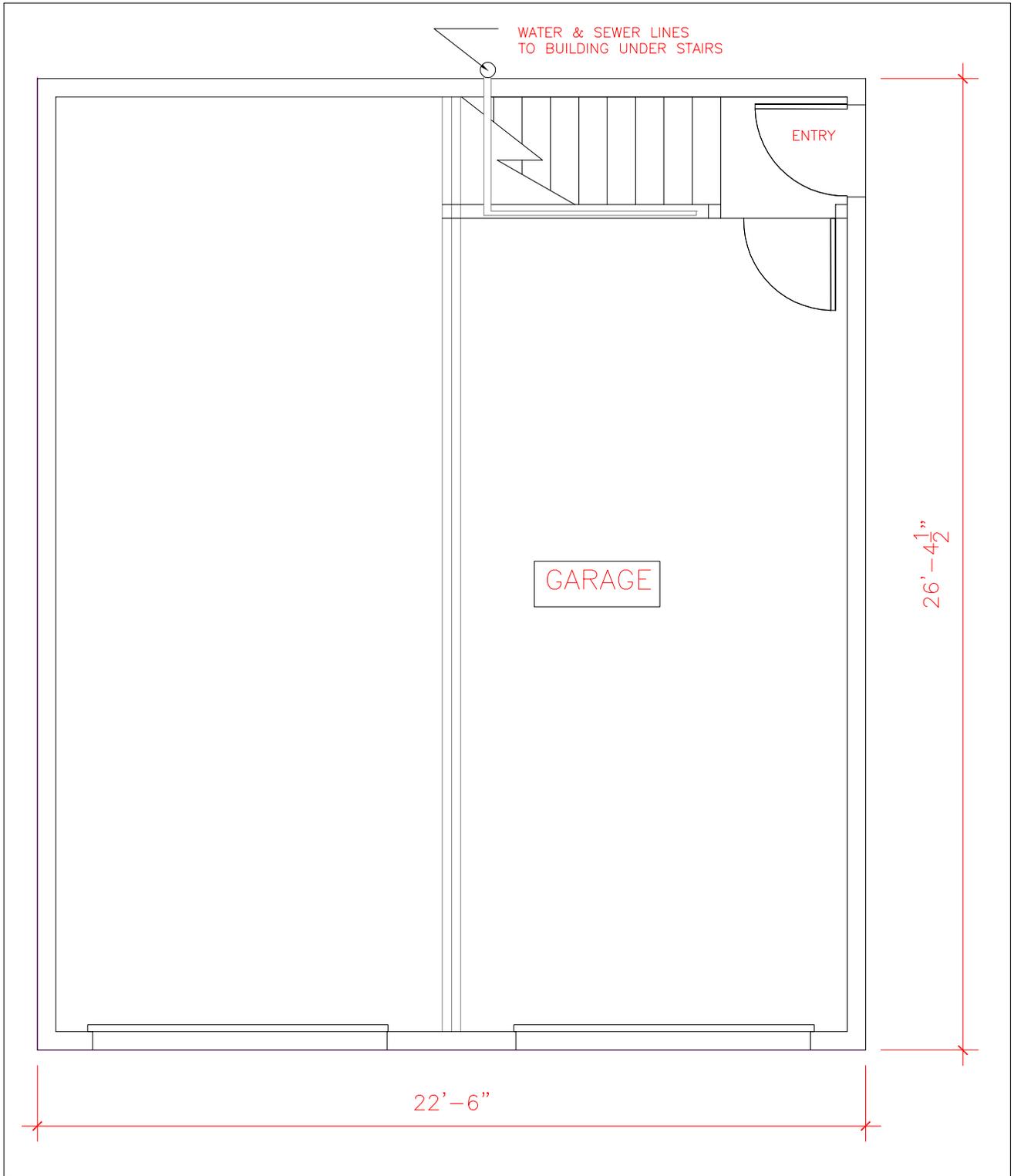
LE BLANC HOUSE
 302 UNIVERSITY N.E., MINNEAPOLIS, MN 55413
 CONTACT: MARSHA CARLSON 612-379-2570

JOB NO. 050216

OVERVIEW
 OF SITE

SHEET NO.
 A.0
 OF ____ SHEETS

1 CARRIAGE HOUSE LOFT BATHROOM REMODEL
 A.0 WATER & SEWER LINES TO CARRIAGE HOUSE SCALE 1/16" = 1'-0"



DATE:	5-16-16
REVISIONS:	5-20-16

BLUE SKY
 CONTACT: GINA CARLSON AIA ASSOCIATE
 PH: 612.805.3966 EMAIL: gincar@sonblueskygrp@gmail.com
 1161 E. WAZATA BLVD. #154, WAZATA, MN 55391

LE BLANC HOUSE
 302 UNIVERSITY N.E., MINNEAPOLIS, MN 55413
 CONTACT: MARSHA CARLSON 612-379-2570

JOB NO. 050216

FIRST FLOOR PLAN

SHEET NO.
 A.2
 OF _____ SHEETS

1 GARAGE TO REMAIN
 A.2 SCALE 1/4" = 1'-0"

26'-4 1/2"

EGRESS WINDOW

4'-9 1/2"

STAIRWAY
3'-0"W

ENTRY

8'-8 1/16"

7'-8"

5'-0 1/2"

PLUMBING WALL

BATH

ROUGH-IN PLUMBING FOR
FUTURE KITCHENETTE

LOFT

C. HT. 87"
HABITABLE AREA 304 S.F.

16'-8 7/16"

13'-0"

22'-6"

DATE:	5-16-16
REVISIONS:	5-20-16

BLUE SKY
 CONTACT: GINA CARLSON, AIA ASSOCIATE
 PH: 612.905.3966 EMAIL: gmacarlonblueskyrpr@gmail.com
 1161 E. WAYZATA BLVD. #154, WAYZATA, MN 55391

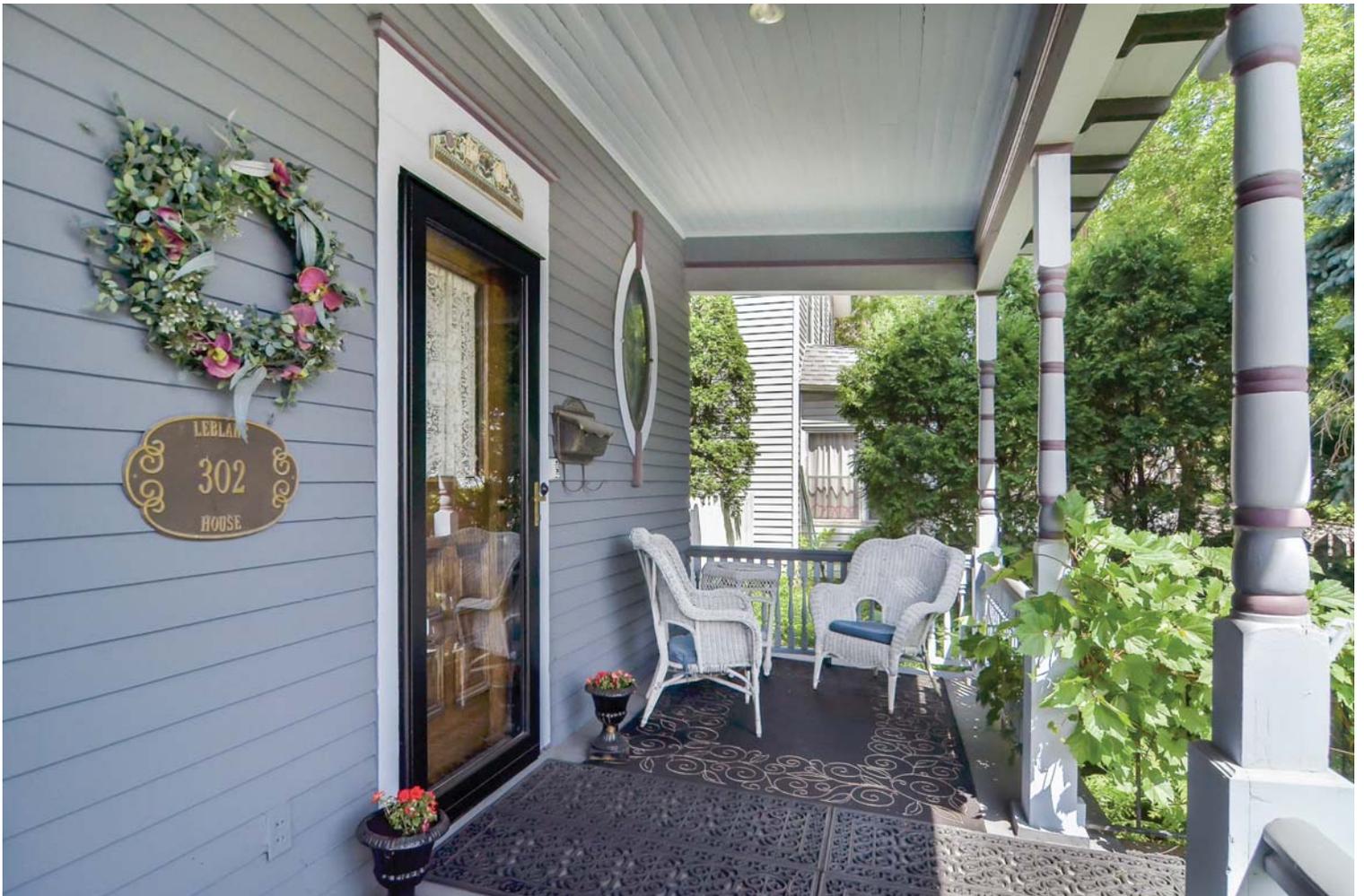
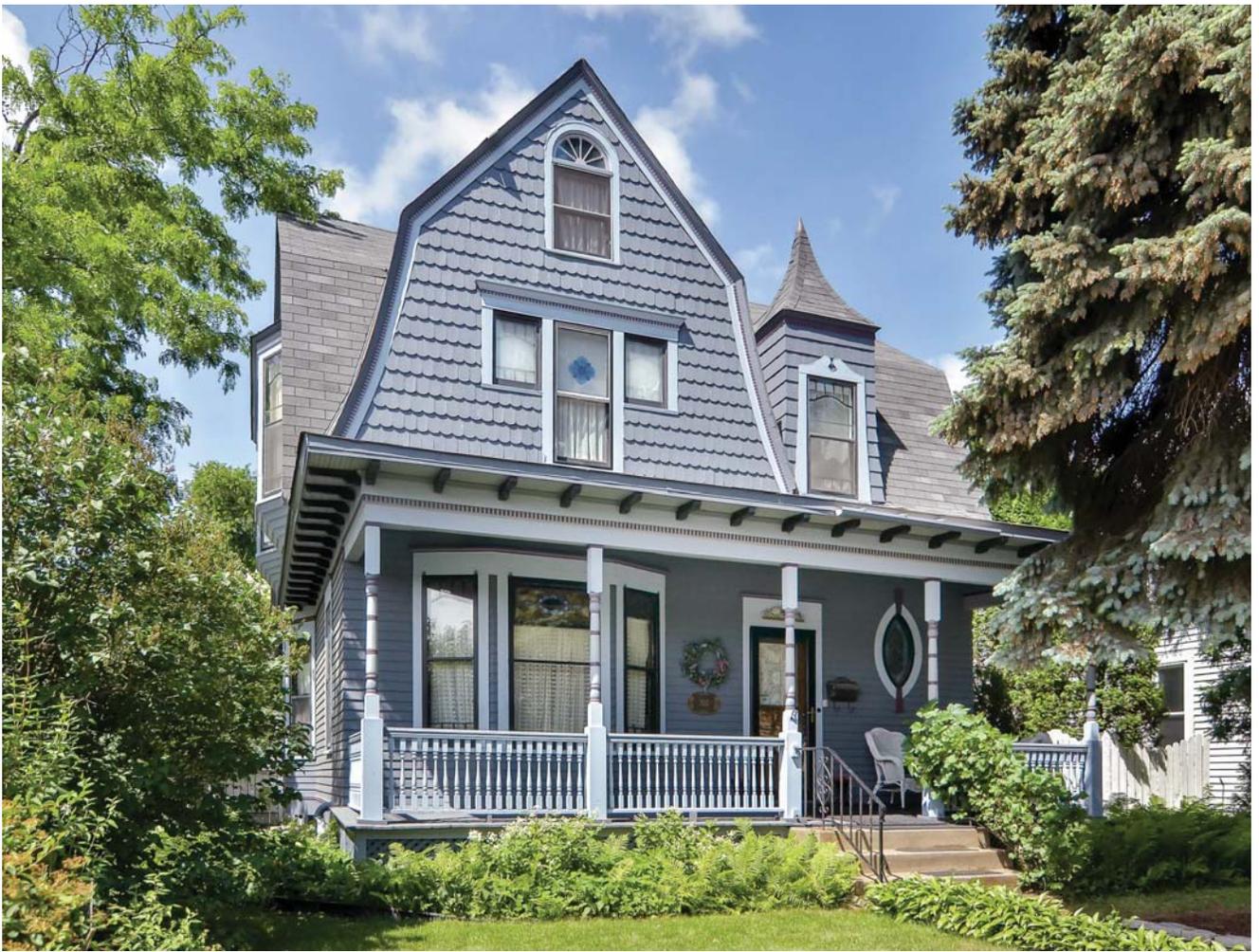
LE BLANC HOUSE
 302 UNIVERSITY N.E., MINNEAPOLIS, MN 55413
 CONTACT: MARSHA CARLSON 612-379-2570

JOB NO. 050216

SECOND FLOOR PLAN

1 NEW LOFT BATHROOM
 A.1 SCALE 1/4" = 1'-0"

SHEET NO.
 A.1
 OF _____ SHEETS











Smith, Mei-Ling C.

From: Margaret Egan <egan2011@aol.com>
Sent: Sunday, June 12, 2016 6:42 AM
To: leblanc302@aol.com
Cc: Smith, Mei-Ling C.; Frey, Jacob; neighbors@stawno.org
Subject: STAWNO supports LeBlanc House B&B at 302 University Ave NE

Marsha,

Thank you for sharing the news about your continued efforts to improve the LeBlanc House. At our meeting on June 9, the STAWNO Board voted its unanimous support for your most recent effort to add a 4th guest room in the loft above the garage.

Sent from my iPad

On Jun 9, 2016, at 2:12 PM, Smith, Mei-Ling C. <Mei-Ling.Smith@minneapolismn.gov> wrote:

Hi Margaret, please let me now if you have any additional questions. Thanks!

1. What outside changes will be made to property as a result of the addition of the proposed guest room?

The current proposal shows that all changes will be internal to the garage and above-the-garage loft.

2. Is the operation of the B&B the only reason for a non-conforming use on this property?

Correct. A bed and breakfast is not allowed in the property's current zoning district, R2B. Bed and breakfast homes are allowed as a conditional use in the R3 through R6 zoning districts.

3. If the property ceases to be a B&B would the property be in conformance with existing zoning codes?

It depends on the proposed use, so I wouldn't be able to answer that without more information. The R2B district allows single- and two-family homes as-of-right, as well as cluster developments (see the table in section 546.30 of the zoning code).

4. Any concerns you or the City have regarding this application?

I am still in the process of deeming the application complete, so I would like to make sure I have all of the appropriate information in front of me and bring the application before my colleagues for analysis before being able to say anything definitively. I don't see any major issues, right now, provided that they meet all building codes.

We will evaluate the proposal against the following required findings for an expansion or alteration of a nonconforming use or structure:

1. A rezoning of the property would be inappropriate.
2. The enlargement, expansion, relocation or intensification will be compatible with adjacent property and the neighborhood.
3. The enlargement, expansion, relocation or intensification will not result in significant increases of adverse off-site impacts such as traffic, noise, dust, odors and parking congestion.
4. The enlargement, expansion, relocation or intensification, because of improvements to the property, will improve the appearance or stability of the neighborhood.