

# Zoning Board of Adjustment Annual Report

## COMMUNITY PLANNING & ECONOMIC DEVELOPMENT (CPED)

505 Fourth Avenue South – Room 320  
Minneapolis, MN 55415  
[www.minneapolismn.gov/cped](http://www.minneapolismn.gov/cped)



# 2025

# Board of Adjustment

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The Board of Adjustment shall have the following powers and duties in connection with the administration of this zoning ordinance:

**(1) To hear and decide applications for variances from the provisions of this zoning ordinance pursuant to the procedures and standards set forth in the zoning ordinance.**

The City's principal means of controlling land use is the zoning ordinance, which divides the City into different zoning districts. The primary districts determine allowed uses, required lot size, and various other standards. The Built Form Overlay Districts, adopted in 2020, determine the bulk standards for structures including building height and setbacks. The Board of Adjustment may grant variances from these requirements, when the applicant can demonstrate that practical difficulties exist because of conditions or circumstances unique to an individual property.

**(2) To hear and decide appeals from any order, requirement, decision, determination or interpretation made by the zoning administrator, planning director or other official in the administration or the enforcement of the zoning ordinance.**

The Zoning Administrator is charged with interpreting and administering the zoning ordinance. The Board of Adjustment hears and determines appeals from any order, requirement, decision, determination or interpretation made by the zoning administrator, planning director or other official in the administration or the enforcement of the zoning ordinance.

**(3) To hear and decide applications for certificates of nonconforming use pursuant to the procedures and standards set forth in the zoning ordinance.**

Zoning districts determine where uses are permitted in the City. When the City changes the zoning district of an area, some uses may no longer be permitted under the new zoning district. However, if they were legally established before the change, then in general they can continue to exist as long as they are not expanded or abandoned. They become legal nonconforming uses. The Board of Adjustment may determine if a property has retained or has lost nonconforming rights and the extent of these rights by approving a nonconforming use certificate to define these rights.

# Board of Adjustment Members\*

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NAME	WARD
<b>Matt Perry (Chair)</b>	13
<b>Annie Wang (Vice-Chair)</b>	2
<b>Anna Callahan</b>	3
<b>Derek Eicholz</b>	3
<b>Sally Grans Korsh</b>	3
<b>Adam Hutchens</b>	5
<b>Peter Ingraham</b>	10
<b>Taylor Smrikarova</b>	6

*\*Membership as of 1/1/2025*

# 2025 Land Use Applications

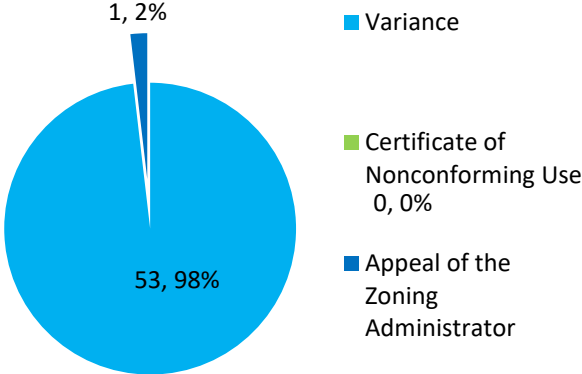
## Total number of action items

**55**

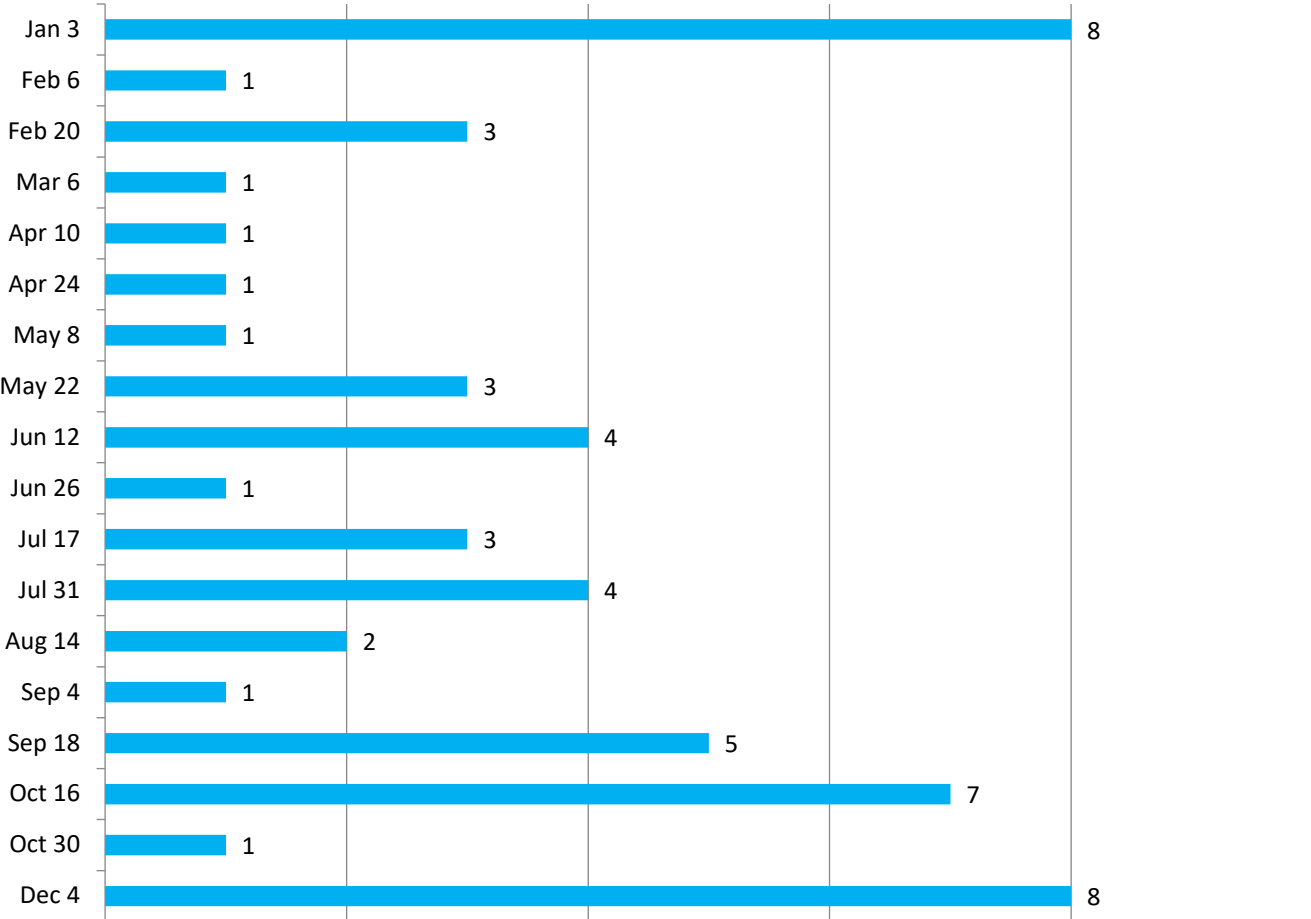
*Average*

**3.4 items / hearing**

**4.6 items / month**

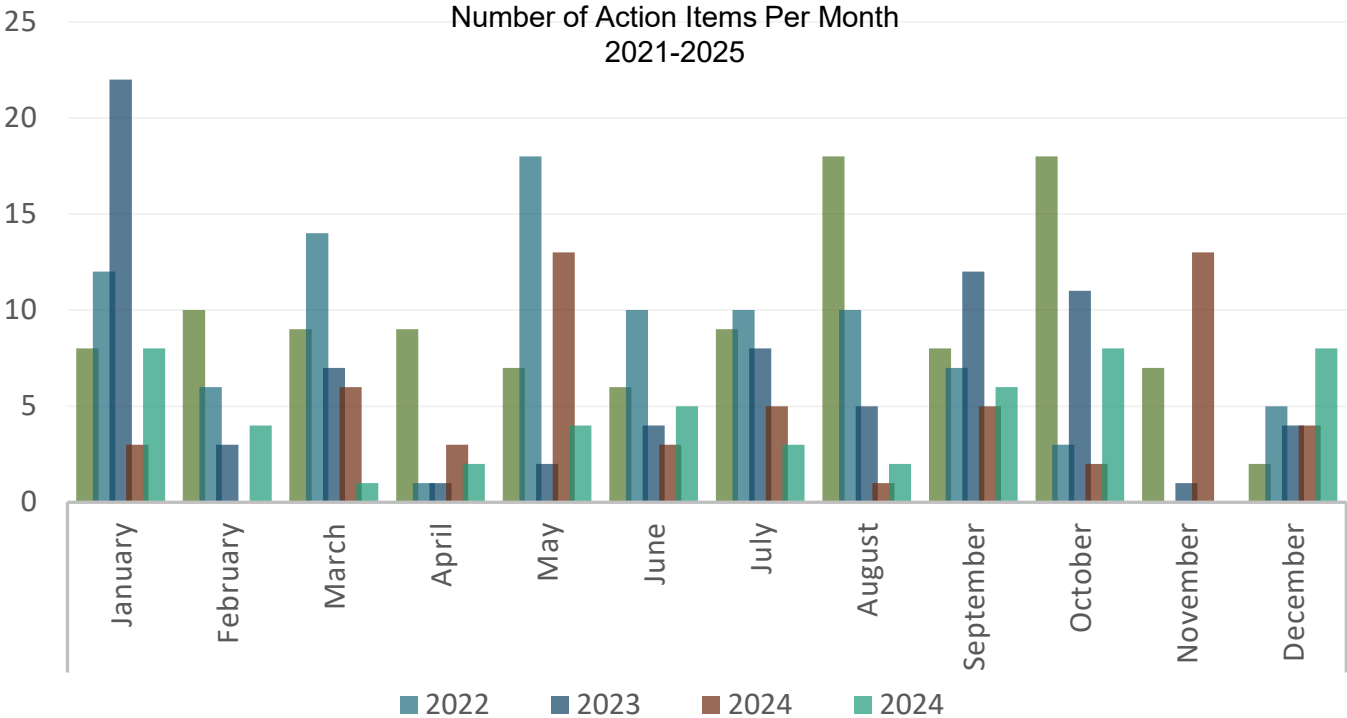


## Number of Action Items



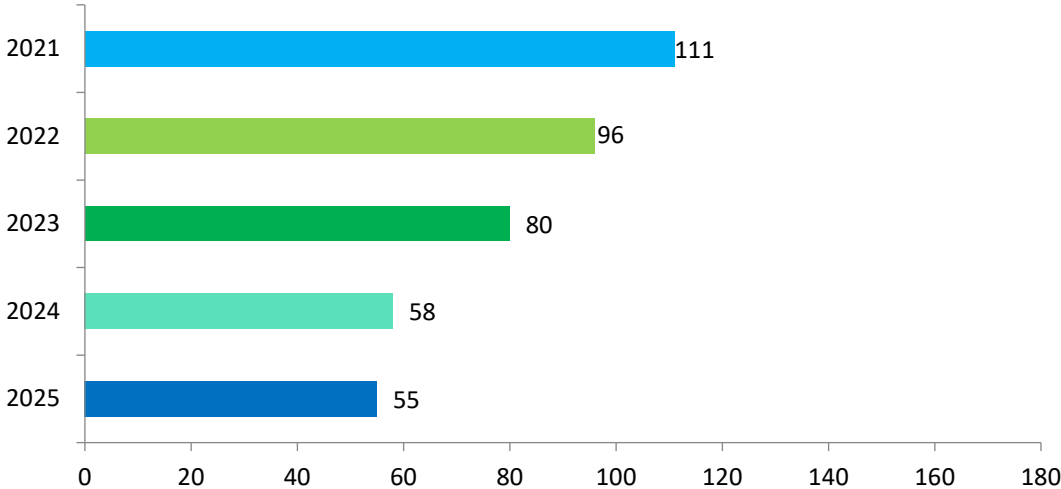
# 2025 Land Use Applications

## Total number of items acted on | 2021-2025



There was a 9% reduction in the number of applications acted on in 2025 as compared to 2024.

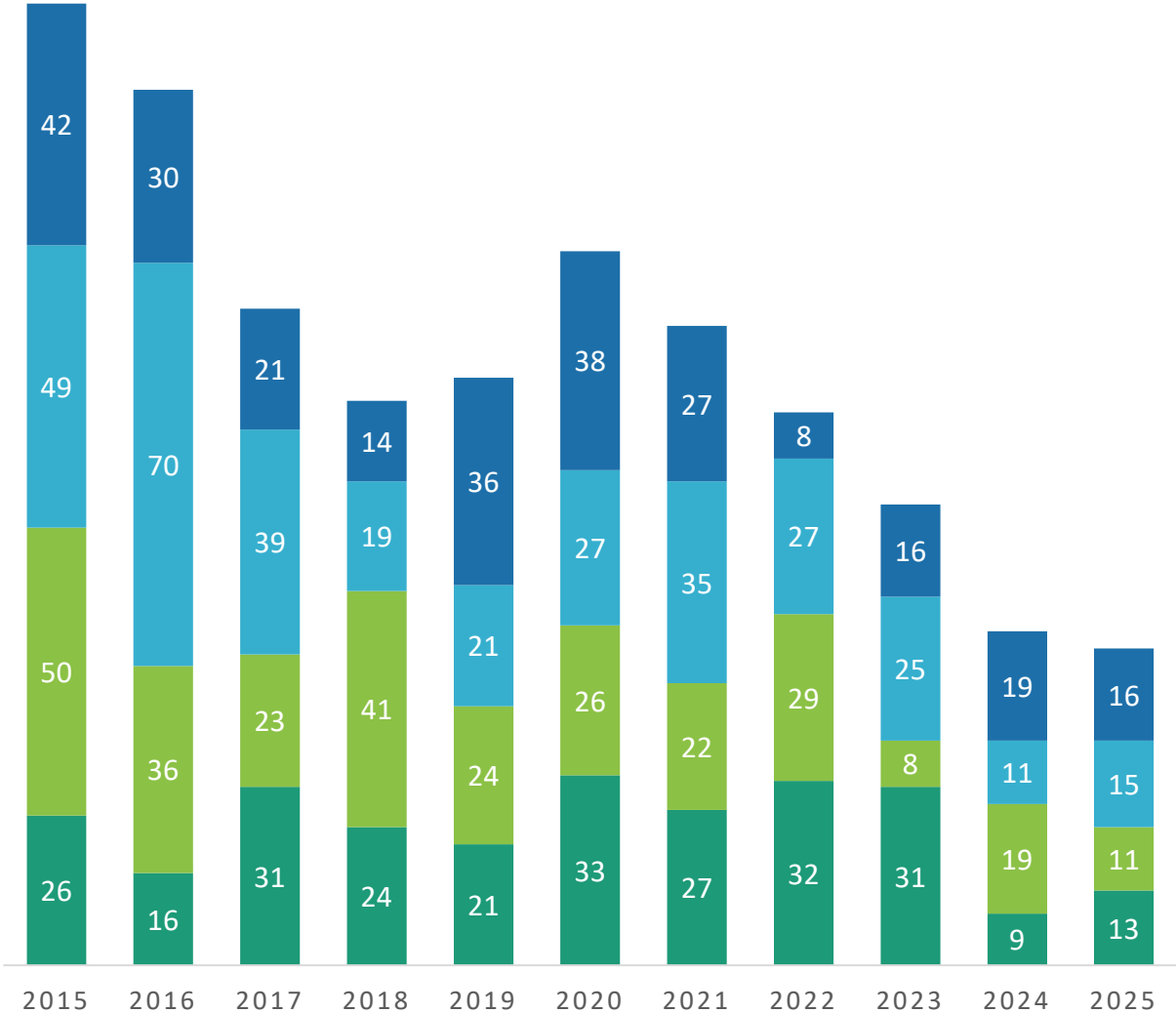
## Total number of application changes | 2021-2025



# 2025 Land Use Applications

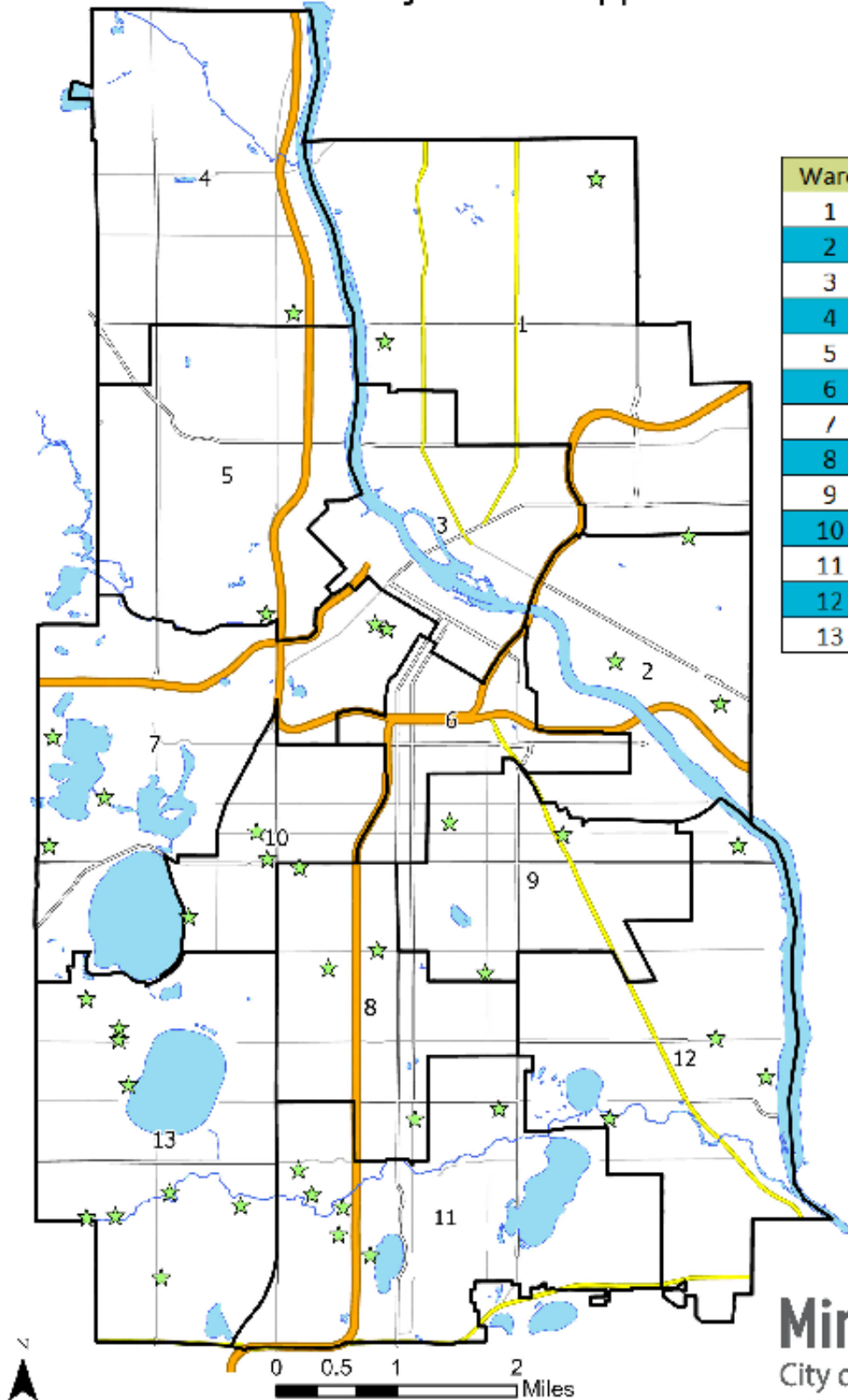
Total number of items acted on | 2015-2025 | by quarter

■ 1st Quarter ■ 2nd Quarter ■ 3rd Quarter ■ 4th Quarter



# Board of Adjustment Applications 2025

Ward	# of Applications
1	2
2	6
3	0
4	4
5	1
6	2
7	5
8	4
9	5
10	4
11	7
12	5
13	10



# 2025 Land Use Applications

## Total number of items acted on | decisions

	Approval	Denial	
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Applications acted on (all types) where CPED Department staff recommended:	74.5%	25.5%	
<i>number of applications</i>	41	14	55

	Granted	Denied*	
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Applications acted upon (all types) where the Board of Adjustment:	79%	21%	
<i>number of applications</i>	42	11	53

Variance applications where the Board of Adjustment:*	80%	20%	
<i>number of applications</i>	42	10	52

Certificate of Nonconforming Use where the Board of Adjustment:			
<i>number of applications</i>	0	0	0

Appeal the Decision of the Zoning Administrator where the Board of Adjustment:	0%	100%	
<i>number of applications</i>	0	1	1

	With Conditions <sup>1</sup>	Without Conditions <sup>2</sup>	
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All applications where the Board of Adjustment approved	16	26	
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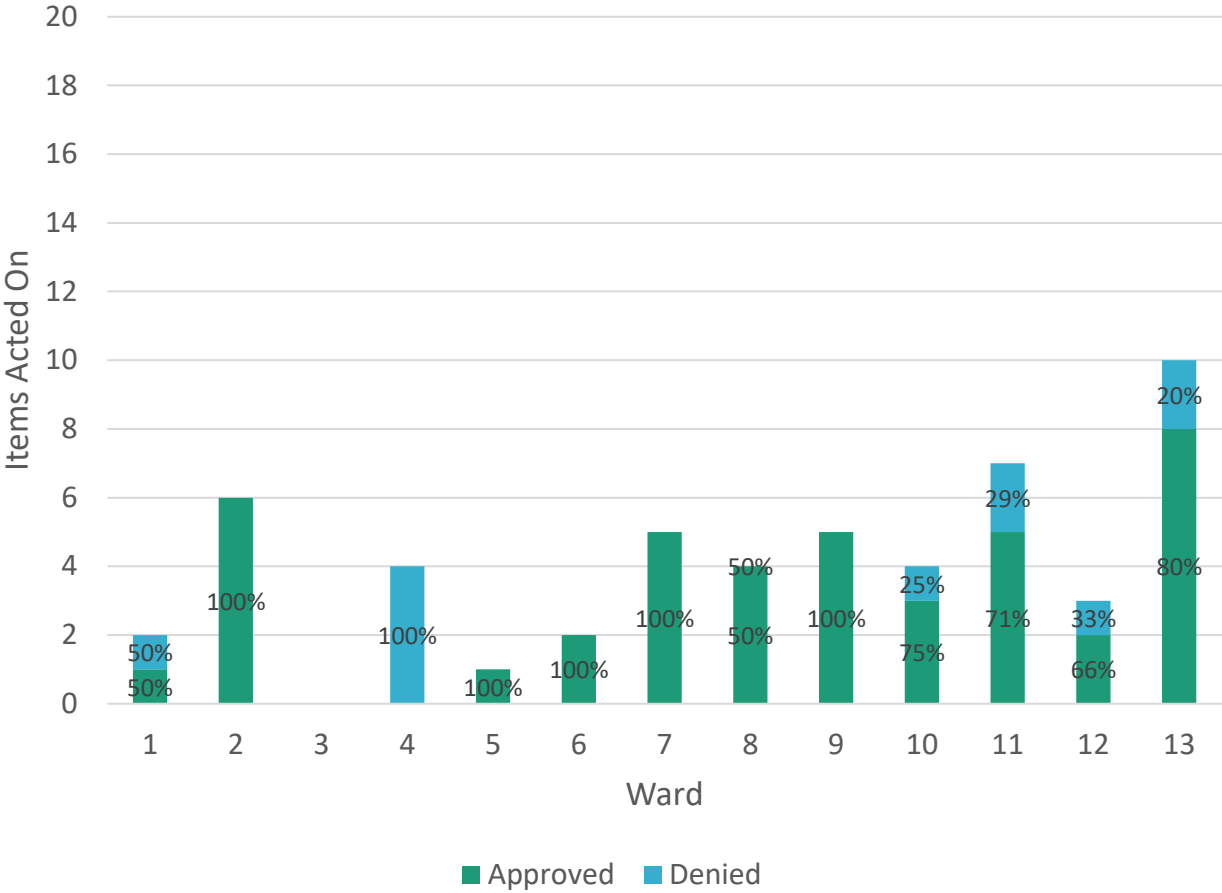
\*There were 2 variance applications that the Board of Adjustment continued and acted on at a hearing in 2026.

1 Not including any of the following standard conditions: 1. Approval of the final site, elevation and floor plans by the Department of Community Planning and Economic Development; 2. All site improvements shall be completed by [month/day/year], unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance; 3. Approval of the lot division by the Department of Community Planning and Economic Development; 4. Approval of the sign permit by the Department of Community Planning and Economic Development.

2 Those with no conditions or only the aforementioned standard conditions.

# 2025 Land Use Applications

Total number of items acted on | decision by ward



# 2025 Land Use Applications

## Total number of items acted on | decisions | by type <sup>[3], [4]</sup>

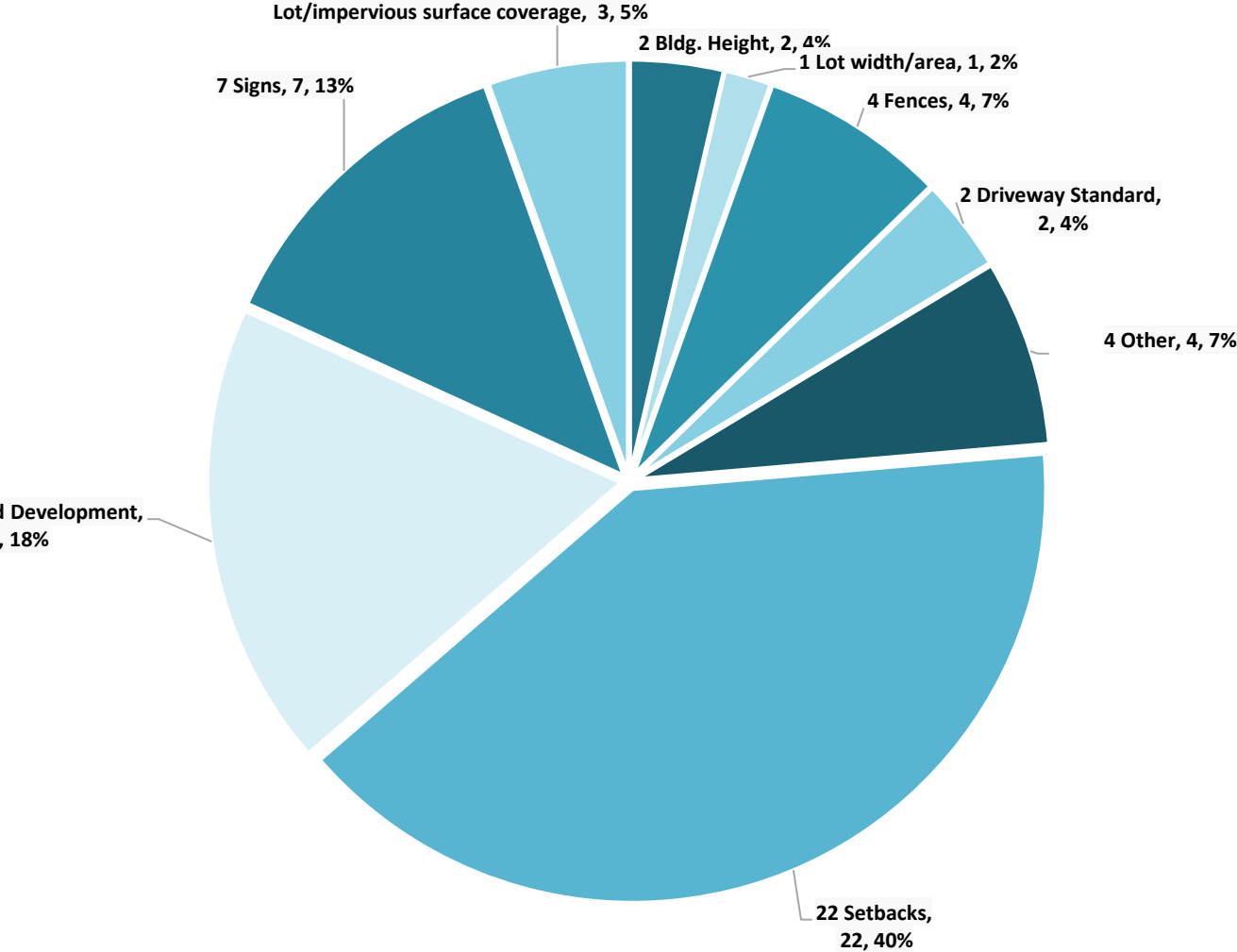
Code Citation	Variance Requests and Board Approvals by Type	Number of Requests	Approved
525.470(1)	To vary the yard requirements, including permitting obstructions into required yards not allowed by the applicable regulations.	22	86%
525.470(2)	To vary the lot area or width requirements up to 30 percent.	1	100%
525.470(5)	To vary the maximum lot coverage and impervious surface coverage requirements.	3	66%
525.470(6)	To vary the height requirements for any structure, except signs.	2	50%
525.470(7)	To permit an increase in the maximum height of a fence.	4	50%
525.470(10)	To vary any standards governing off-street parking, loading, driveways, drive aisles, and curb cuts..	2	0%
525.470(12)	To vary the width and location restrictions on attached garages facing the front lot line.	2	100%
525.470(16)	To vary the standards for accessory dwelling units.	1	100%
525.470(22)	To permit development in the SH Shoreland Overlay District on a steep slope or bluff, or within forty (40) feet of the top of a steep slope or bluff.	10	100%
525.470(26)	To vary the number, type, height, area, or location of allowed on-premises signs on property located in a residential mixed-use, commercial mixed-use, downtown, production, or transportation district, pursuant to Chapter 560, Signs.	7	86%
525.330	Appeal of a decision of the Zoning Administrator	1	0%
545.920	Certificate of nonconforming Use	0	N/A

[3] In this section, approvals to requests that were granted entirely or partially.

[4] There were no applications for other variances that are authorized by the zoning code but not shown above.

# 2025 Land Use Applications

Total number of items acted on | variance by type



As in previous years, variances to reduce required setbacks were the most frequent application type in 2025

# 2025 Appeals of the Zoning Board of Adjustment

***All decisions and findings of the Zoning Board of Adjustment are final unless appealed to the City Council. Six (6) of the Zoning Board of Adjustment land use applications were appealed in 2025; One (1) of the appeals was granted, one (1) was partially granted, three (3) of the appeals were denied, and one (1) appeal was still in process as of the publication of this report.***

Approving the following related to an appeal submitted by Kathryn Hill regarding the decision of the Zoning Board of Adjustment denying variances for the property located at 401 33rd Ave N (PLAN18736):

1. Denying the appeal to increase the maximum height of a fence.
2. Granting the appeal to increase the maximum impervious surface coverage.
3. Granting the appeal to reduce the minimum front yard and corner side yard requirements for a ground level patio.
4. Denying the appeal to increase the maximum width of the driveway.

**Appeal Partially Granted, Partially Denied; Effective Date: [March 22, 2025](#)**

Denying an appeal submitted by Douglas Kelley regarding the decision of the Zoning Board of Adjustment (PLAN19425) upholding the determination of the Zoning Administrator that buried temporary shoring pilings are not subject to the minimum yard requirements of the zoning ordinance and are not a zoning violation.

**Appeal Denied; Effective Date: [August 2, 2025](#)**

Granting an appeal submitted by Todd Peterson, on behalf of Hiawatha ABC, regarding the decision of the Zoning Board of Adjustment denying the variance request (PLAN19420) to reduce the minimum front yard requirements for the property located at 4640 17th Ave S.

**Appeal Granted; Effective Date: [August 2, 2025](#)**

Considering an appeal submitted by Marsha Haagenson regarding the decision of the Zoning Board of Adjustment approving a variance (PLAN20266) to allow development within 40 feet of the top of a steep slope in the Shoreland Overlay District for the property located at 2821 Brookwood Terrace.

**Appeal Denied; Effective Date: [November 29, 2025](#)**

Considering an appeal submitted by Patrick Hargarten regarding the decision of the Zoning Board of Adjustment denying a variance to increase the maximum height of a fence in the corner side yard for the property located at 3906 York Ave S (PLAN20543).

**Appeal Denied; Effective Date: [February 28, 2026](#)**

Considering an appeal submitted by Hiawatha Church of Minneapolis regarding the decision of the Zoning Board of Adjustment denying variances for maximum lot coverage and impervious surface coverage (PLAN2031) to allow a building addition for the property located at 4155 41<sup>st</sup> Avenue S.

**Appeal in process at the time of publication of this report, to be heard on March 3, 2026.**