



CITY OF
FALCON HEIGHTS

2077 W. Larpenteur Avenue
Falcon Heights, MN 55113-5594

email: mail@ci.falcon-heights.mn.us
website: www.ci.falcon-heights.mn.us

Phone - (651) 792-7600
Fax - (651) 792-7610

March 17, 2009

Dear Property Owner:

On Tuesday, March 24, at 7:00 p.m., the City Planning Commission will hold a public hearing on a new ordinance amending the city code regarding parking requirements for some apartment buildings. A written notice is not required in this case, but because your property is one of those affected or is across the alley from an affected property, we want to make sure you know about the hearing.

The city code presently requires R-4 apartment buildings to have at least 2 parking spaces per unit, of which half must be covered (carport or garage). The code amendment will remove the covered parking requirement for R-4 apartment buildings that are adjacent to alleys.

This change will only affect the nine apartment buildings on Larpenteur Avenue between Arona and Pascal Streets. All of these buildings were constructed before the present zoning code was written, and none of them have room to meet the parking requirements. All of these properties are considered legally non-conforming.

The Planning Commission has proposed this change in order to give apartment owners the option of removing existing garages that are in poor condition and replacing them with surface parking instead of new garages, without a variance. In some cases this would increase the net amount of off-street parking available to tenants on blocks where street parking is scarce. New apartment garages would still have to abide by the zoning code; any variances requested would continue to be handled on case by case basis.

If you have any questions, or if you are unable to attend the hearing and wish to comment, please contact me at deb.jones@falconheights.org or at 651-792-7613.

Sincerely,

Deborah Jones
Director of Zoning and Planning