

BHZ #5: Variance Appeal: Wayne Carlson, 4710 Humboldt Ave N
MOTION
By Vetaw
July 16, 2026

Vetaw moves to grant the appeal submitted by Wayne Carlson on behalf of Horner-Carlson Family Partnership LLP regarding the decision of the Zoning Board of Adjustment (PLAN21148) denying the application for a variance from the screening requirements for refuse and recycling containers on the property located at 4710 Humboldt Ave N, based on the following findings of fact and applicable condition:

1. This matter came before the Business, Housing and Zoning Committee of the Minneapolis City Council on July 7, 2026 and was forwarded to the full city council without recommendation. On May 14, 2026, the Zoning Board of Adjustment denied the application of the Applicant which sought a variance from the screening requirements for refuse and recycling containers at the referenced property. The applicant properly appealed the denial of the requested variance to the City Council pursuant to Minneapolis Code of Ordinances (MCO) §§ 525.140 & 525.320.
2. The appeal of Wayne Carlson on behalf of Horner-Carlson Family Partnership LLP, is granted, subject to the condition imposed herein.
3. Practical difficulties and challenges exist in complying with the ordinance because of circumstances unique to the property which were not created by persons presently having an interest in the property, as found in the staff report analysis of variance finding #1, which is hereby adopted and incorporated into these findings.
4. 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. The intent of the ordinance requirement for screening refuse containers is to mitigate any visual blight or nuisance on either adjacent properties or city right-of-way. A site supervisor would be better suited to managing issues involving potential trash overflows and site cleanliness. The dumpster is in the rear corner of the site and presently is only minimally visible from the street.
5. 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 public or of those utilizing the property or nearby properties. Most of the complaints received regarding trash as a property nuisance dealt with cases where the dumpster was overflowing or causing trash to spread into the alley and adjacent properties. A site supervisor would be better suited to managing issues involving potential trash overflows and site cleanliness. An on-site supervisor would be more available to adjacent property owners on a regular basis to address any associated issues.
6. As a condition of granting the appeal and the requested variance, the property shall retain an on-site manager or supervisor responsible for keeping all refuse, recycling, organics or related containers in a proper condition and location and for keeping the surrounding area clean and free of any trash or debris, and to create, implement, and follow a plan for managing trash on site.