
HARRY S. JOHNSON
LAND SURVEYORS



Scott Harlicker
Planner
City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN. 55433-3761

July 10, 2014

Re: Request for variance for TYLER ADDITION, non-conforming lot sizes, at 8770 and 8780 University Avenue, Coon Rapids, MN

Dear Scott,

On behalf of the owner we are requesting a variance from the 1 acres minimum in order to split this parcel in two.

A few years after the restaurant operation commenced MNDOT took part of the land for road improvement which reduced the size of the parcel. The owner is requesting this lot split because Wendy's is considering an extensive renovation and would like to own their own parcel.

Thanks,

Richard Nordlund

Cc: Thomas Hodorff

Harry S. Johnson Co., Inc.
9063 Lyndale Avenue South
Bloomington, MN 55420
tele (952)884-5341
fax (952)884-5344
e-mail: tom@hsjsurveyors.com
website: www.hsjsurveyors.com