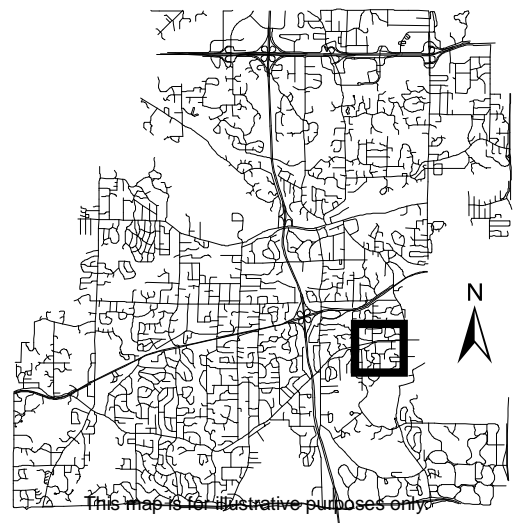




### Location Map

Project: Faith Church  
Address: 12007 Excelsior Blvd



This map is for illustrative purposes only.

Dear City of Minnetonka,  
Agape Christi Academy was established over 10 years ago as a private learning institution currently based in Eden Prairie. The school serves Grades K through 12, plus Pre-K, and has a current enrollment of approximately 115 students. The school estimates 140 students for the Fall 2024 term at move-in. Enrollment is projected to increase to up to 160 students over the 2025 and 2026 school years. This is a student body similar in size to that of the ISLA Spanish immersion school which Faith Church hosted previously.

Overall, the Agape school and previous ISLA school are very comparable in size, student ages, likely space utilization, and overall school year timing. Faith Church intends to use the building space in the same overall way. Because School Use would typically be non-concurrent with church use, during weekdays and occasional evenings, there would be more than adequate parking available on site. Drop-Off and Pick-up would be in private vehicles, rather than busses.

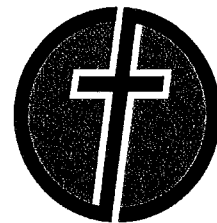
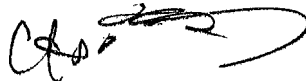
The school would operate during the normal September through May school months from Monday through Friday, generally 8 am to 5 pm. The school does not expect to use the space regularly during the summer vacation months or on weekends during any part of the year.

Faith Church never received a single ISLA school-related complaint from the surrounding community during its years of use and, to the best of our knowledge, neither did the City of Minnetonka. This application is simply reviving a previous activity, which itself was also approved under a previous Conditional Use Permit.

The required Variance requested is in response to a change of classification of the access roads from Excelsior Blvd to the proposed school property in City's Comprehensive Plan, with adjacent portions of Pioneer Trail and Nelson not having any residential properties, and therefore meeting the intent of the Comprehensive Plan to limit school traffic through residential neighborhoods.

Thank you in advance for your consideration of the submitted Conditional Use for School Use in the R-1 Zoning District and Variance to address the current "direct access" standard.

Respectfully,  
Curtis Brophy  
Lead Pastor  
Faith Church Minnetonka



## PRACTICAL DIFFICULTIES WORKSHEET

By state law, variances may be granted from the standards of the city's zoning ordinance only if:

- 1) The proposed variance is in harmony with the general purpose and intent of the zoning ordinance;
- 2) The proposed variance is consistent with the comprehensive plan; and
- 3) An applicant establishes that there are practical difficulties in complying with the ordinance standard from which they are requesting a variance. Practical difficulties means:
  - The proposed use is reasonable;
  - The need for a variance is caused by circumstances unique to the property, not created by the property owner, and not solely based on economic considerations; and
  - The proposed use would not alter the essential character of the surrounding area.

<b>PRACTICAL DIFFICULTIES</b>	
<p><b>Describe why the proposed use is reasonable</b></p>	<ul style="list-style-type: none"> <li>-Existing adjacent access streets connect directly to the site from Excelsior Boulevard without passing through residential neighborhood.</li> <li>-Property previously had similar educational use without complaints from City or neighbors.</li> </ul>
<p><b>Describe:</b></p> <ul style="list-style-type: none"> <li>• circumstances unique to the property;</li> <li>• why the need for variance was not caused by the property owner; and</li> <li>• and why the need is not solely based on economic considerations.</li> </ul>	<ul style="list-style-type: none"> <li>- Existing access streets were previous classified to be compliant but was changed in recent Comprehensive Plan, beyond control of the Owner.</li> <li>- Property has been located on Excelsior Blvd throughout it's existence, with frontage road being added at a later time.</li> </ul>
<p><b>Describe why the variance would not alter the essential character of the neighborhood</b></p>	<ul style="list-style-type: none"> <li>- As mentioned before, existing streets continue connect directly to the site from Excelsior Boulevard without passing through residential neighborhood.</li> <li>- Property is bounded by heavy landscaping, including public Park to west that act as a buffer to adjacent residential properties.</li> </ul>

**VARIANCE APPLICATIONS WILL NOT BE ACCEPTED IF THIS WORKSHEET IS NOT COMPLETE**

