

## Steven Robertson

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**From:** jerryparkpoint@aol.com  
**Sent:** Thursday, December 03, 2015 11:32 AM  
**To:** Steven Robertson  
**Subject:** Variance for Park Point Marina

Mr. Robertson,

First, thank you for the letter and attached information concerning the up coming Duluth Planning Commission meeting.

We are the neighbors directly south of the hotel. We have reviewed the Variance Application Supplemental Form and would dispute some of their assertions. This entire area is constructed on mixed fill. They are saying they can't use part of their property is not correct, it may be more expensive, but there is no easy area here to build on. Park Point Marina Inn's statement that the addition will not "impair established property values within the surrounding area", is not correct.

With this addition, we would have a 35' wall which would be 30' from our property line. This will most certainly diminish the attractiveness and value of our property. Lastly, from the survey provided, it is obvious that the Park Point Marina Inn has already exceeded the 200' standard by at least 30'. Also, there is not the 50' separation from their maintenance building which covers another 40' of view.

We strongly urge you to deny this request for an additional 100' variance. They have already used more than is permitted by code.

Thank You for your time.  
Gerald Hadland & Susan Schmidt  
1119 Minnesota Ave  
Duluth MN 55802  
218-727-2424

**Steven Robertson**

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**From:** Warren Howe <wmhowe@chartermi.net>  
**Sent:** Friday, December 04, 2015 8:41 PM  
**To:** planning  
**Subject:** To the Planning Commission regarding variance for 1003/1033 Minnesota Avenue

I am in full accord with the denial of this variance (see subject above), as the variance request does not show any hardship or difficulty for the requester and as the view to the bay would be considerably restricted should the variance be granted. The Planning Division of the City has made its recommendation to deny the variance after careful review and study. My residence is 1112 South Lake Avenue, one block from the proposed variance.

Thank you for considering my belief that this variance should not be granted.

Warren M. Howe

**Steven Robertson**

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**From:** Jan Karon <jskaron@chartermi.net>  
**Sent:** Friday, December 04, 2015 11:40 PM  
**To:** planning  
**Subject:** To the Planning Commission - regarding requested variance for Park Point Marina

Commissioners,

I have read the Planning Department report for PL 15-165. As a neighbor of the project and a resident concerned about the future of the Park Point Community, I would encourage Planning Commissioners to adopt the Planning Department report that does not approve this variance.

As someone who was engaged in years of community meetings for the city's comprehensive plan, as well as a participant on the Park Point small area plan, it seems to me that it is very important to carefully follow the guidelines of these plans. The proposed motel addition is not in compliance with these guidelines. Duluth's waterfronts are a precious attribute for locals as well as tourists. The city has guidelines for protecting them. I hope you will vote against this variance, as recommended by the Planning Department report.

Thanks for considering,  
Jan Karon

## Steven Robertson

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**From:** Robert Bartlow <rbbartlow@gmail.com>  
**Sent:** Monday, December 07, 2015 6:55 PM  
**To:** Steven Robertson  
**Subject:** Variance for Park Point Marina Inn

Mr. Robertson & the Planning Commission,

Our cottage is directly across the street from the southernmost 40 feet of the Park Point Marina property.

I was unpleasantly surprised when the Inn was first built as it blocked my view of Enger Tower up on the ridge and much of my view of the bay.

Then, in April, I received my Valuation Notice from St Louis County and, though property values are generally recovering from the recent recession, the assessed value of my property dropped by **22%!!** The only reason that I can see for such a precipitous drop in the midst of modest gains elsewhere is this new hotel blocking my views and adding traffic to my once-quiet sidestreet. I understand that the idea behind development standards (that the new hotel has already violated without obtaining a variance) is to help prevent such abuses of public views and private property.

For the hotel to be granted a variance to extend an *additional* 100 feet beyond the development standard will block over half of my remaining 'peek-a-boo' view of the bay and completely block my view of the ski area on Spirit Mountain. For the developers to claim that "the addition will not impair established property values" does not ring true with my past experience and I fear that blocking even more of my views and adding proportionately more traffic to 11th Street will only serve to further degrade my property value. **How much** more does my property value need to drop to serve the selfish needs of the greedy developers of this hotel? **Who** on the Planning Commission will stand up and look out for the public good?

My wife and I strongly urge you to deny their request for an additional 100' variance. Rather, I wonder if a fine shouldn't be levied against the developers who should surely have known that they were pulling a fast one when they built the hotel in its current, non-conforming form -- just to make a few more bucks.

Thank you.

Robert Bartlow & Shalamar Sibley  
1114 Minnesota Avenue  
651-230-0162

From: Deborah Medlin  
1106 Minnesota Avenue  
Subject: Variance for Park Point Marina

Planning Commission,

Our home is directly across the street from the parking lot adjacent of the hotel, the area of the planned expansion.

In any area of mixed use, consideration needs to be given to the impact of actions of all parties on the quality of life and environment and I believe that the zoning requirements were specifically written to protect the interests of the property owners in this mixed use area.

The development standards say specifically that they are meant to “protect public views to the waterfront from the closest landward public street running parallel to the water” and that “all structures shall have a maximum width of 200 feet and shall be separated by a minimum of 50 feet”.

The current structure has ALREADY violated the standard of a maximum width of 200 feet and separation by a minimum of 50 feet requirement. They were allowed to do this by the City without obtaining a variance.

The developer cited “unstable soil conditions” as the need for relief. It seems the only need for relief may be additional costs to remove the “used wood and unstable material” and replace with cleaner material. This is hardly a condition that is not easily remedied.

The developers knew the condition of the property when it was purchased and when they started the hotel development.

The developer also site that the addition “will not impair established property values with the surrounding area”, and “will not negatively affect light adjacent to the property”.

So instead of the view from our property of the marina and bay, we will be looking at a 3-story hotel. No reasonable person would say that the value of our property and conditions will not be diminished with the addition.

I believe that there is no reasonable or persuasive purpose to set aside the current restrictions and grant a variance.

I strongly urge you to deny the variance.

Thank you.

## Steven Robertson

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**From:** Nancy Olson <parkpoint\_624@yahoo.com>  
**Sent:** Tuesday, December 08, 2015 10:02 AM  
**To:** Steven Robertson  
**Subject:** Public Hearing variance PARK POINT MARINA INN, (PL 15-165)

Attention Steve Robertson and Duluth Planning Commission:

I agree with the most recent recommendation of the planning commission to DENY the variance for expansion of the Inn, as stated in their review. This proposed expansion would definitely obstruct the public's view the of harborfront and Duluth skyline. Such a proposal would set a precedent for any future business venture along the waterfront.

As a resident for 36 years in the affected block, 1140 Minnesota Avenue, I OPPOSE all future development of Park Point Marina Inn. The additional light pollution, noise pollution, traffic congestion, visual obstruction are a disturbance to my neighborhood.

I empathize for my neighbors that are immediately adjacent to the Inn.

Sincerely,  
Nancy J. Olson  
1140 Minnesota Avenue  
Duluth, MN 55802  
Cell: 218-260-7602

Sent from my iPad