



City of Duluth  
Planning Division

411 West First Street • Room 208 • Duluth, Minnesota 55802-1197  
218-730-5580 • Fax: 218-730-5904 • [www.duluthmn.gov](http://www.duluthmn.gov)

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**DATE:** December 18, 2015

**RE:** Notice of Public Hearing for a Variance from Side Yard Setback Requirements At 3427 Lake Avenue South (PL 15-187)

Dear Sir or Madam,

You are receiving this letter in order to inform you of a planning activity near your property. State Statute requires that the City send written notice to property owners within 350 feet of a project area, when certain zoning applications are submitted.

The City received a petition from Bill Brownell and Pat Brownell Sterner for a variance. They are seeking a variance to add a 130 square foot addition on to their home; this addition would be within the minimum 6 feet side yard setback for properties zoned R-1.

This matter is scheduled to be reviewed by the Duluth Planning Commission at **5:00 pm, on Tuesday, January 12, 2016**, in the 3<sup>rd</sup> floor Council Chambers at City Hall. If you have an interest in this matter, it is suggested that you attend the public hearing or send your written comments to the Planning Commission at 411 West First Street, Room 208, Duluth, MN, 55802.

Please note that staff reports on agenda items, including more detailed information such as public agency comments and staff conclusions, are typically available on the Planning Division's Web Site, [www.duluthmn.gov/planning](http://www.duluthmn.gov/planning), the Thursday before the Planning Commission hearing date. In addition, the agenda is typically posted the Wednesday before the hearing date, and the public is encouraged to review the agenda because occasionally items are delayed until the following month.

If you have any questions or comments, please email me at [srobertson@duluthmn.gov](mailto:srobertson@duluthmn.gov) or call me at 730-5295. Thank you.

Respectfully,

  
Steven Robertson

Attachment: Area Map

*I have no objection  
to this variance  
Judith Harrison  
3417 Lake Ave S.*

## Steven Robertson

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**From:** peter van dyken <bluekorn@icloud.com>  
**Sent:** Monday, January 11, 2016 7:55 PM  
**To:** Steven Robertson  
**Subject:** variance

January 11, 2016

Dear Planning Commission,

My name is Peter Van Dyken and I own the home at 3435 Lake Ave So, next door and just to the south of Bill Brownell and Pat Brownell-Sterner. Last year a tastefully integrated two story addition was built on her home that extended toward my property. It consisted of two bedrooms and a bath on the lower level and a family room above. Presently, Bill and Pat want to add to the back corner of their home, a modest space to expand their tiny galley style kitchen. This addition, approximately 10' by 12', would not extend the body of their home toward their neighbor immediately to the north by even an inch and I'm confident that Mr. Medlin's construction of the much needed kitchen space would blend admirably with the existing structure.

As I understand the situation there aren't any neighbors including myself and my wife, Scherrie Foster, that offer objections to this undertaking. I'm not certain but I don't think there are any residents on all of Park Point that harbor objections. It's a win for everyone. I hope you will approve the variance. Thank you.

Respectfully,

Peter Van Dyken

## Steven Robertson

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**From:** Richard E. Braun <rebraun3422@hotmail.com>  
**Sent:** Tuesday, January 05, 2016 4:36 PM  
**To:** Steven Robertson  
**Cc:** Sterner Pat  
**Subject:** PL 15-187

Steven ..... I have no objections to this addition and am supportive.

I own the properties at 3422 & 3424 Minnesota Avenue.

Thank you  
Richard

Richard E Braun  
218-341-4010