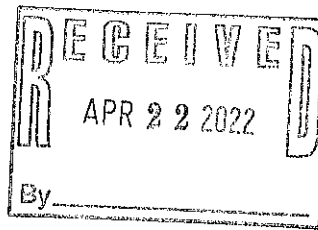


4/22/2022



Adam Fulton
City of Duluth Planning Dept
411 W 1st Street
Duluth MN 55802

Adam,

This letter serves as the formal appeal to the City Council regarding the outcome of the Zoning Variance Request to build a restaurant (sub shop) at 1303 W Arrowhead Rd Duluth MN.

We feel the project benefits were not realized by the 3 neighborhood residents that spoke at the meeting and Commission. We would like to address the concerns as well as the project benefits for the Councils consideration.

- Our shop is approx. 1400 sq ft, smaller than most residential homes, and would seat no more than 28 customers at any one time. The size and scope of our Sub Shop, Jersey Mikes Subs, is very small and our customer counts less than 150 per day on average. We do not offer liquor service, we do not have outside speakers or live music, we do not have operating hours past 9pm and we open at 10am. We do not have a drive thru service. Our noise and neighborhood disruption would be non-existent, and in our history, we have been good neighbors to our fellow residents and adjoining businesses.
- Our food deliveries are twice weekly and delivered thru the front door of our shop typically. The food truck is hand delivered with a hand cart by the driver, and there is no loading dock or semi-truck pallet drop deliveries. There are no deliveries past 5pm. This should alleviate the concern over truck noise and traffic.
- The property currently houses college students in a single-family home. The driveway contains 4 cars or more that back out onto oncoming traffic onto the busy Arrowhead Rd. Our project has proper curb cuts for ingress and egress and would be safer than the current activity.
- We feel the project is an upgraded aesthetic to the neighborhood vs the current older home and vacant lot and presents the highest and best possible use for both the community and the tax base for the benefit of the city. The Arrowhead Rd corridor has a large retail presence, and our project is a natural addition to Arrowhead Rd without disturbing current single-family homes along the avenues.
- Privacy is maintained to the only residence adjacent to the project with trees and a 6 ft fence as a buffer.

Our current store in Duluth has contributed over \$89,000 in city Tourism tax, over \$60,000 in donations or fundraisers for local groups and schools. We have assisted first responders and the needy in our community and we would like the opportunity to continue our part for the city and its residents. The project has also been approved by City Staff and Mayor supported. We ask that the Zoning Decision be reversed and allow us to move forward.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Schoonover", written over a horizontal line.

Mike Schoonover
Minnesota Sandwich Shops LLC DBA Jersey Mikes Subs
418 E 10th St
Duluth MN 55805
Cell 612-386-4710