

**From:** [Adam Fulton](#)  
**To:** [Adam Fulton](#)  
**Cc:** [Jennifer Moses](#)  
**Bcc:** ["Mark A. Baker"; "Andrea Wedul"; "Gary Eckenberg"; "Jason Crawford"; "Margie Nelson"; "Michael Schraepfer"; "Sarah Wisdorf"; "Tim Meyer"; "Zandra Zwiebel"](#)  
**Subject:** FW: Minor Subdivision application PL-20-021 and a Variance application PL-20-021.  
**Date:** Tuesday, April 14, 2020 10:09:28 AM

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Planning Commissioners,

We have received further correspondence from Mr. Mark Baker, which I am attaching for your review and consideration in relation to our meeting this evening.

Thank you,

Adam

**Adam Fulton, AICP** | Deputy Director, Planning & Economic Development | **City of Duluth** | 411 West First Street, Duluth, MN 55802 | 218-730-5325 | [afulton@duluthmn.gov](mailto:afulton@duluthmn.gov)

**From:** Mark A. Baker  
**Sent:** Monday, April 13, 2020 9:50 PM  
**To:** planning <[planning@DuluthMN.gov](mailto:planning@DuluthMN.gov)>; Adam Fulton <[afulton@DuluthMN.gov](mailto:afulton@DuluthMN.gov)>  
**Subject:** Minor Subdivision application PL-20-021 and a Variance application PL-20-021.

Planning Commission:

I am writing regarding 2 proposals to be considered at the April 14th meeting. They are a Minor Subdivision application PL-20-021 and a Variance application PL-20-021. Both of these applications are in violation of the provisions of the UDC regarding Minor Subdivisions and Variances.

The Minor Subdivision application cannot be granted because it creates lots that do not conform to the MU-N zoning regulations.

The Variance application cannot be granted because the landowners created the situation that required a variance from the zoning area dimensions by asking to divide the parcel into 2 lots. This created the practical difficulty for which a variance is requested, which makes the request moot as it then not allowed under state law and the UDC. There is no need for the variance for the 2 housing units to continue as a legally nonconforming parcel.

This does not mean the applicant should have no options. The most direct solution would be to amend the regulations in the MU-C zoning district.

Please see comments on attachments.

I urge you to vote NO on these applications and allow applicant to petition for relief by amending the UDC as noted.

Thank You!

Mark A. Baker

231 E Arrowhead Rd, Duluth, MN 55803  
3194718877

**From:** [Adam Fulton](#)  
**To:** [Adam Fulton](#); [Jennifer Moses](#)  
**Bcc:** ["Andrea Wedul"](#); ["Gary Eckenberg"](#); ["Jason Crawford"](#); ["Margie Nelson"](#); ["Michael Schraepfer"](#); ["Sarah Wisdorf"](#); ["Tim Meyer"](#); ["Zandra Zwiebel"](#)  
**Subject:** FW: 4/14 Planning Commission Meeting  
**Date:** Monday, April 13, 2020 4:38:17 PM

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Planning Commissioners,

The email below was received from a resident related to two agenda items for 4/14. Please let me know if you have any questions.

Thank you,

**Adam Fulton, AICP** | Deputy Director, Planning & Economic Development | **City of Duluth** | 411 West First Street, Duluth, MN 55802 | 218-730-5325 | [afulton@duluthmn.gov](mailto:afulton@duluthmn.gov)

**From:** Mark A. Baker  
**Sent:** Monday, April 13, 2020 3:42 PM  
**To:** planning <[planning@DuluthMN.gov](mailto:planning@DuluthMN.gov)>; Adam Fulton <[afulton@DuluthMN.gov](mailto:afulton@DuluthMN.gov)>  
**Subject:** 4/14 Planning Commission Meeting

Planning Commission:

I am writing regarding 2 proposals to be considered at the April 14th meeting. They are a Minor Subdivision application PL-20-021 and a Variance application PL-20-021.

Both of these applications are in violation of the provisions of the UDC regarding Minor Subdivisions and Variances.

The Minor Subdivision application cannot be granted because it creates lots that do not conform to the MU-N zoning regulations.

The Variance application cannot be granted because the landowners created the situation that required a variance from the zoning area dimensions by asking to divide the parcel into 2 lots, Creating the practical difficulty for which a variance is requested is not allowed under state law and the UDC. There is no need for the variance to for the 2 housing units to continue as is.

Please see comments on attachments.

I urge you to vote no on these applications. Thank You!

Mark A. Baker  
231 E Arrowhead Rd, Duluth, MN 55803  
319-471-8877

**From:** [Adam Fulton](#)  
**To:** [Mark A. Baker](#); [planning](#)  
**Bcc:** [Jennifer Moses](#)  
**Subject:** Re: 4/14 Planning Commission Meeting  
**Date:** Monday, April 13, 2020 3:47:15 PM

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Mr. Baker,

Thank you for this submittal of comments. Your comments will be provided to Planning Commissioners in advance of the meeting tomorrow.

Thank you,

**Adam Fulton, AICP** | Deputy Director, Planning & Economic Development | **City of Duluth** | 411 West First Street, Duluth, MN 55802 | 218-730-5325 | [afulton@duluthmn.gov](mailto:afulton@duluthmn.gov)

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**From:** Mark A. Baker <[mbaker1921@gmail.com](mailto:mbaker1921@gmail.com)>  
**Sent:** Monday, April 13, 2020 3:41 PM  
**To:** [planning](#); Adam Fulton  
**Subject:** 4/14 Planning Commission Meeting

Planning Commission:

I am writing regarding 2 proposals to be considered at the April 14th meeting. They are a Minor Subdivision application PL-20-021 and a Variance application PL-20-021.

Both of these applications are in violation of the provisions of the UDC regarding Minor Subdivisions and Variances.

The Minor Subdivision application cannot be granted because it creates lots that do not conform to the MU-N zoning regulations.

The Variance application cannot be granted because the landowners created the situation that required a variance from the zoning area dimensions by asking to divide the parcel into 2 lots, Creating the practical difficulty for which a variance is requested is not allowed under state law and the UDC. There is no need for the variance to for the 2 housing units to continue as is.

Please see comments on attachments.

I urge you to vote no on these applications. Thank You!

Mark A. Baker  
231 E Arrowhead Rd, Duluth, MN 55803  
319-471-8877