

From: [planning](#)
To: [Chris Lee](#)
Subject: FW: setback variances 106 S. 15th Avenue East
Date: Monday, August 31, 2020 9:41:54 AM

From: [REDACTED] >
Sent: Monday, August 31, 2020 6:58 AM
To: planning <planning@DuluthMN.gov>
Subject: setback variances 106 S. 15th Avenue East

As a neighboring property owner, I ask the question, where will the occupants park? 15th Avenue East as well as Jefferson Street is already very crowded with vehicles. Wintertime parking is very difficult.

Is the owner trying to add more into the lot than it can handle? Thank you.

[REDACTED]

From: [planning](#)
To: [Chris Lee](#)
Subject: FW: Public Comments for Planning Commission Review regarding Notice of Public Hearing for lot area and rear yard setback variances 106 Sth 15th Ave East (PL 20-120 & PL 20-121)
Date: Monday, August 31, 2020 11:53:42 AM

From: [REDACTED] >

Sent: Monday, August 31, 2020 11:11 AM

To: planning <planning@DuluthMN.gov>

Cc: [REDACTED]

Subject: Public Comments for Planning Commission Review regarding Notice of Public Hearing for lot area and rear yard setback variances 106 Sth 15th Ave East (PL 20-120 & PL 20-121)

Dear Duluth Planning Commission Review Committee,

My name is [REDACTED] I live with my family at [REDACTED] Jefferson Street- just a couple houses down the street from the proposed setback variances- 5 plex building proposal for 106 Sth 15th Ave East. My husband, [REDACTED] and I are concerned about this proposal and the impact it will have upon our already vehicle congested neighborhood. There just isn't enough parking available to accommodate a new 5 plex apartment building on our block.

The off-street parking in our neighborhood is already at its max. Please see attached a photo taken Sunday morning, 8/30/20, that shows cars parked on both sides of the street. There are few to no parking spaces available and this is during the switch over where both sides are being used. This is a common occurrence here as many of the homes are rental units with 3-4 people living in each unit- many having their own vehicles. We have also attached two photos taken Monday morning, 8/31/20. Each one was taken from our driveway. One looking down the street towards 15th Ave East and the other down the street towards 16th Ave East. As you can see there are no open parking spaces. This is an even greater problem during the noon hour and between the hours of 4-7 pm as there is an Anytime Fitness on the corner of 15th Avenue East and Superior Street. Just up the street from the proposed variance. Patrons often park on Jefferson Street as the lot isn't big enough to accommodate their peak capacity times. There has also been an increase in parking between the 14th- 15th block and on the avenue by Inner Bliss Yoga participants and Center for Changing Lives visitors- both businesses relatively new to our community.

We have one parking space on our lot. My husband parks there and I park on the street. I am often parking two blocks away from our home. I am able bodied so that is not a physical limitation for me but it is a nuisance. We do have elderly people and some folks with special needs that do not have that flexibility. Many times college students unknowingly park in the only handicap spot on our block. Handicap spaces occupy 1 1/2 car spaces. Students and other

renters often can't see the handicap signs as they are desperately looking for a spot to park and that is the only space open- they grab it and go. Shirley, our elderly neighbor with mobility issues requiring that space, has often needed to park two blocks away- sometimes in the winter.

The corner or 15th Ave East and Jefferson Street is busy. Cars speed down the street often missing the stop or barely stopping. There have been several accidents there. A 5 plex apartment building on that corner would decrease visibility even more and increase the likelihood of accidents.

We urge you to consider denying this variance and 5 plex building proposal. The lot and the neighborhood just doesn't have the capacity to accommodate it.

Thank you so much for hearing our comments.

Sincerely,

[REDACTED]

[REDACTED] Street

Duluth, MN 55812

[REDACTED]

[REDACTED]

[REDACTED]

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From: [planning](#)
To: [Chris Lee](#)
Subject: FW: Proposed 5 plex apartment complex 15th Ave and Jefferson St
Date: Tuesday, September 1, 2020 6:42:06 AM

From: [REDACTED]
Sent: Monday, August 31, 2020 5:21 PM
To: planning <planning@DuluthMN.gov>
Subject: Proposed 5 plex apartment complex 15th Ave and Jefferson St

Planning Commission,

I live at [REDACTED] Jefferson St and have for over 12 years. I am opposed to the building of a new 5 plex apartment in this neighborhood. There is a condemned apartment building that is directly behind my building that has been nothing but trouble since it was vacated years ago. It has been vandalized and set on fire. A large section of the roof collapsed onto an area in our back yard that could have caused significant damage or injury yet nothing gets done with the building. The police have been called multiple times due to squatters living in the building also. Why can't this building be renovated to accommodate new apartments? It is an eyesore let alone the garbage and used needles that seem to accumulate in the yard. Why add another building to this crowded area?

Another issue to address is the lack of parking spaces in this neighborhood. This building will only add to the problem. Parking between 14th Ave E and 21st Ave E becomes near impossible when the college students return.

Please do not add to the existing issues that have not been addressed or remedied by adding another apartment building.

Thank you
[REDACTED]

[Sent from Yahoo Mail on Android](#)

From: [planning](#)
To: [Chris Lee](#)
Subject: FW: 106 S. 15th Ave E
Date: Tuesday, September 1, 2020 6:41:40 AM

From: [REDACTED]
Sent: Monday, August 31, 2020 4:31 PM
To: planning <planning@DuluthMN.gov>
Subject: 106 S. 15th Ave E

Hello!

I saw there is a zoning notice for a new 5-plex at this address. As a resident for nearly four years, I can attest that the parking situation in this area is simply not equipped for any additional parking space, and especially not for this large of a complex. Residents already need to park two to three blocks away, which is not okay for the elderly and disabled residents of our neighborhood. The school year is when it is most difficult, and with our winters, and the fact that this street is low on the priority list for plowing, it would create a major burden on us. Please do not allow this to go through. It would only make things more frustrating for those who reside here yearlong. Please put the current residents first!!

Thank you.

[REDACTED]