



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

An Equal Opportunity Employer

DATE: May 23, 2012

RE: Notice of Public Hearing for Shoreland Variance at 3129 Minnesota Avenue (PL12-083)

Dear Sir or Madam,

You are receiving this letter in order to inform you of a planning activity near your property. On April 9, 2012, the City received an application from Park Point Properties, LLC for a shoreland variance at 3129 Minnesota Avenue to build a duplex. The City's review of this project is to ensure it complies with the City's Variance process as established in the UDC (Legislative Code Sec. 50-37.9).

This matter is scheduled to be reviewed by the Planning Commission at **5:00 pm, on Tuesday, June 12, 2012**, in the third floor City 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, 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, the Friday 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 jmoses@duluthmn.gov or call me at 730-5328.

Respectfully,

Jenn Reed Moses, AICP
Planner II

Attachments: Site Map, Site Plan



Legend

- Zoning**
- Streams**
 - Trout Stream (GPS)
 - Other Stream (GPS)
- Shoreland Overlay Zone**
- Cold Water**
- Natural Environment**
- General Development**
- Floodplain Type**
 - General Flood Plain
 - Flood Way
 - Flood Fringe
- Water Distribution System**
 - 30 - 60" Water Pipe
 - 16 - 24" Water Pipe
 - 4 - 6" Water Pipe
- Sanitary Sewer Collection System**
 - Sanitary Sewer Collector
 - Sanitary Sewer Interceptor
 - Sanitary Sewer Forced Main
- Storage Basin**
- Pump Station**
- Gas Distribution Main**
 - 8" - 16" Gas Pipes
 - 4" - 6" Gas Pipes
 - 0" - 4" Gas Pipes
- Storm Sewer Collection System**
 - Storm Sewer Pipe
 - Storm Sewer Catch Basin
 - Discharge_Points

The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.



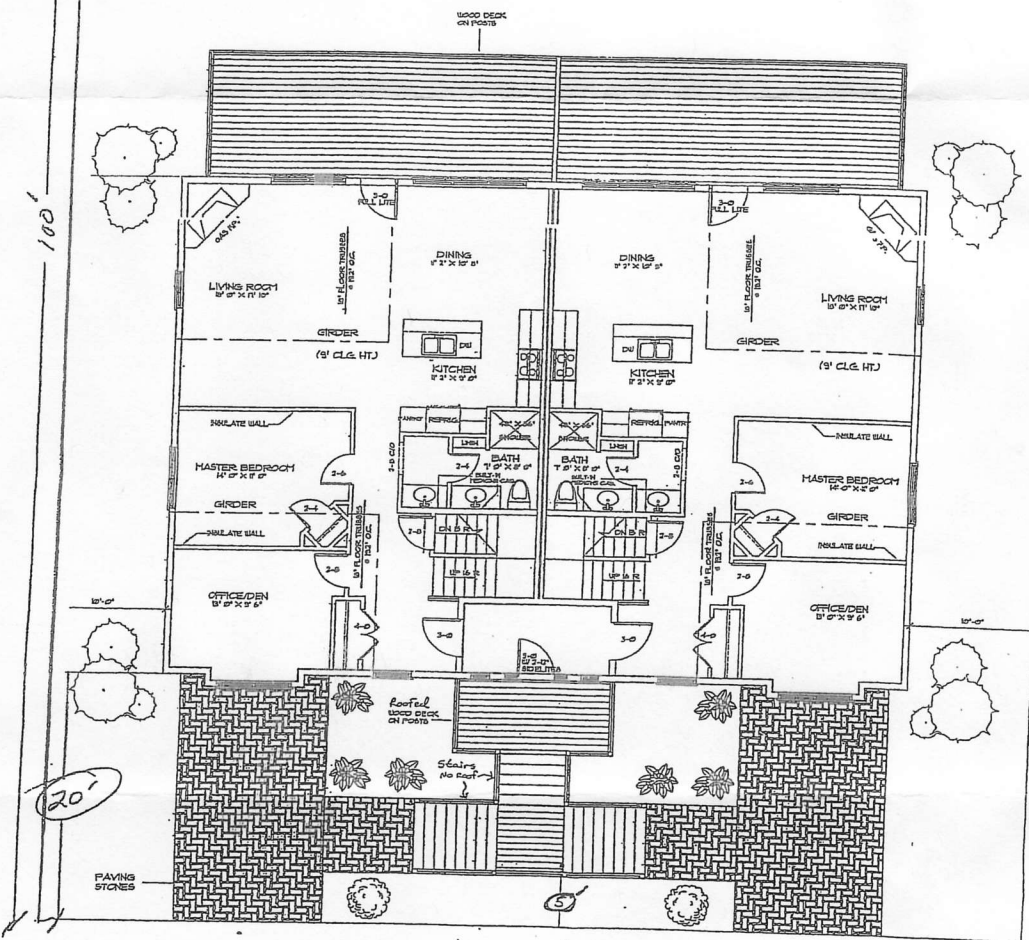
Aerial photography flown 2007

EXHIBIT
C

Bay
80.0'

Approx water's edge
See Survey

TOTAL LOT SQ FT 8800 upland, 7200 under water
30% OF LOT = 2640 SQ FT
HOUSE SQ FT = 2400 SQ FT



110.0' Bay
200' total

80'
Minnesota Ave

Lots 255 & 257
Minnesota Ave, low
Lots 256 & 258
St. Louis Ave, low

III D13

RECEIVED MAY 07 2017