



August 11, 2021

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that John & Lisa Mentele have applied for a front-yard variance of 21 feet vs 25 feet as required for construction of a house addition at 1206 W Hanson Ave, legally described as Lot 9 of Western Heights Addition in the W 1/2 of Section 21, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The said real property is zoned R3 Medium Density Residential District.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, August 23, 2021 at 12:00 pm (noon) and the Board of Adjustment will be holding a hearing on Monday, September 7, 2021 at 6:00 pm, all meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

I/We Andrew Prickett
OWNER

1300 West Hanson Ave Mitchell, SD 57301
ADDRESS

X APPROVE

_____ DISAPPROVE

No response will indicate approval.

COMMENTS:



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I/We Mary Jo Nath
OWNER

1204 W. Hanson Avenue
ADDRESS

APPROVE

DISAPPROVE

No response will indicate approval.

COMMENTS:

August 20, 2021

Re: Front yard variance at 1206 W. Hanson Avenue

To Whom It May Concern:

I have received notice that John & Lisa Mentele have applied for a front-yard variance of 21 ft. vs 25 ft for construction of a house addition at 1206 W. Hanson Ave.

I will be in Rochester, MN, on Monday, August 23, 2021, so I am unable to attend the hearing of this application with the City Planning Commission. This letter is to inform you that I **disapprove** of this variance. I am concerned about visibility issues when using my driveway should this variance be granted. Because there are very few side streets intersecting W. Hanson Avenue, it is often used as a thoroughfare to get easily from Minnesota Street to the by-pass on Ohlman Street. Traffic coming from the west off of Ohlman and heading east to Minnesota Street comes over a hill often at speeds much higher than the speed limit allows. The Menteles at 1206 W. Hanson, and me at 1204 W. Hanson, are located on the downhill side of that rise. If this variance is granted I am afraid it will give me less visibility to see oncoming traffic from the west. This would especially be hazardous when people are also parking on the street. The Menteles operate a massage business in their home at 1206 W. Hanson without any off street parking. This insures that clients must park on the street near their home.

I have owned and lived in a house at 1204 W. Hanson Avenue since 1977. I am unable to attend the hearing on August 23, but I wish to register my **disapproval** vote for this variance.

Thank you,



Mary Jo Nath