



Linden Hills Neighborhood Council

P.O. Box 24049, Minneapolis, Minnesota 55424-0449

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www.lindenhills.org

November 19, 2008

Re: Shoreland overlay district variance requested by 4446 Thomas Ave S

Dear Ms. McCartney and Zoning Board of Adjustment,

The Linden Hills Neighborhood Zoning Committee unanimously voted **not** to oppose the variance to build a home in the shoreland overlay district near Lake Harriet. The following are points of interest:

- This home is in a unique position of needing a variance due to the location near Lake Harriet.
- This newly proposed home will conform to all other building and zoning regulations.
- The designed architecture of the home will fit in well within the neighborhood.
- The "Good Faith" notification of a variance request was signed or said to be given verbal acceptance by all impacted neighbors.

Regards,

Larry LaVercombe, Chair
Linden Hills Zoning Committee

Cc: Voelbel Family, Applicant; Tim Old & Kathleen Prom, Applicant's Representatives