

## Minerva Hark

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**From:** Minerva Hark  
**Sent:** Monday, October 4, 2021 11:26 AM  
**To:** 'Nicholas Hayes'  
**Subject:** RE: 4600 7th St NE subdivision

Hello Nicholas,

Thank you for reaching out. The proposed lot that would be a product of this minor subdivision will be zoned R-2A (One- and Two- Family Residential District). It will be approximately 9,378 square feet.

In order to construct a duplex in the R-2A zone, a lot must be a minimum of 12,000 square feet. That would limit development of the proposed new lot to a single-family home.

I will be adding your comment to the file as part of the record. Please let me know if you have any further questions.

Best,



**Minerva Hark, MPA | City Planner**  
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**From:** Nicholas Hayes [<mailto:hayesnicholas07@gmail.com>]  
**Sent:** Saturday, October 2, 2021 11:15 AM  
**To:** Minerva Hark  
**Subject:** 4600 7th St NE subdivision

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Dear Minerva Hark,

I am writing because I am unable to attend the public hearing on October 5, 2021 for the subdivision of the property located at 4600 7th St NE in Columbia Heights.

My greatest concern of the proposed subdivision is what type of zoning it will be designated. I am strongly opposed to any zoning that is other than low density, single family housing.

Sincerely,

Nicholas Hayes  
4617 6th Street NE  
Columbia Heights, MN 55421  
ph 763-226-6098