



Planning & Development Division
Planning & Economic Development Department

Room 160
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Duluth, Minnesota 55802



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planning@duluthmn.gov

File Number	PLSUP-2507-0057	Contact	Chris Lee, cleee@duluthmn.gov	
Type	Special Use Permit – Bed and Breakfast	Planning Commission Date		August 12, 2025
Deadline for Action	Application Date	July 2, 2025	60 Days	August 31, 2025
	Date Extension Letter Mailed	July 17, 2025	120 Days	October 30, 2025
Location of Subject		314 N Hawthorne Road		
Applicant	Carolyn Shull	Contact		
Agent		Contact		
Legal Description		PIN: 010-0680-00150		
Site Visit Date		July 29, 2025	Sign Notice Date	July 28, 2025
Neighbor Letter Date		July 18, 2025	Number of Letters Sent	13

Proposal

The applicant proposes using an existing structure as a 12-room bed and breakfast.

Recommended Action: Staff recommends that the Planning Commission approve the special use permit.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-1	Residential	Traditional Neighborhood
North	P-1	Park	Open Space
South	R-1	School	Traditional Neighborhood
East	R-1	Residential	Traditional Neighborhood
West	R-1	Residential	Traditional Neighborhood

Summary of Code Requirements:

UDC Section 50-19.8. Permitted Use Table. A bed and breakfast is a Special Use in the R-1 zone district.

UDC Section 50-20.3. Use-Specific Standards. Lists all standards specific to bed and breakfasts.

UDC Sec. 50-37.10.E . . . the commission shall only approve an interim use permit, or approve it with conditions, if it determines that: 1. A time limit is needed to protect the public health, safety and welfare from potential longer term impacts of the requested use in that location; 2. The applicant agrees to sign a development agreement with the city.

Comprehensive Plan Governing Principle and/or Policies and Current History (if applicable):

Governing Principle #4- Support economic growth sectors

A bed and breakfast supports the tourism industry and provides a service for visitors.

Future Land Use – Traditional Neighborhood: Characterized by grid or connected street pattern, houses oriented with shorter dimension to the street and detached garages, some with alleys. Limited commercial, schools, churches, and home businesses. Parks and open space areas are scattered through or adjacent to the neighborhood.

History: The primary structure on the property is a 6 room, 5+ bathroom structure that is currently a single-family residence.

Review and Discussion Items:

Staff finds that:

- 1) Applicant's property is located at 314 N Hawthorne Road and the primary structure is a 5,888 square-foot home. UDC Sec. 50-20.3.F limits Bed and Breakfasts to no more than 12 habitable units and the Applicant's property will have 12 one-bedroom suites. The property was previously used as a single-family home. The proposed bed and breakfast shall have a maximum 21-night stay for guests.
- 2) The applicant is proposing no new screening as the site has a significant amount of existing vegetation that meets the requirements for buffering from adjacent properties under UDC sec. 50-25.5.B.
- 3) The site plan indicates that 8 parking stalls will be provided for guests and a property manager within the existing courtyard and driveway. This does not exceed the parking maximums as there are no maximums for this use per UDC Sec 50-24-1.
- 4) The property appears outwardly to be a single-family dwelling with a structure and features that are common at residential properties. The proposed bed and breakfast is not anticipated to create any impact on surrounding properties.
- 5) The parcel is 1.53 acres in size and the main floor square footage of the structure is 3,528, both of which exceed the minimum required for a Bed and Breakfast.
- 6) A sign is allowed to identify the property, but any sign must "complement the architecture of the structure," may not exceed 12 square feet in size, and requires a separate sign permit application to the planning department.
- 7) UDC Section 50-20.3 imposes limitations to dining areas and events. Per this section of code, only 60 guests, guests of guests, and guests participating in events may be on the property. The applicant will be allowed to host events exceeding 60 no more the 6 times per years from October 15 through June 15.
- 8) No comments were received from the City, outside agency, or the public.
- 9) The permit will lapse if no activity takes place within 1 year of approval.

Staff Recommendation:

Based on the above findings, Staff recommends that Planning Commission approve the special use permit:

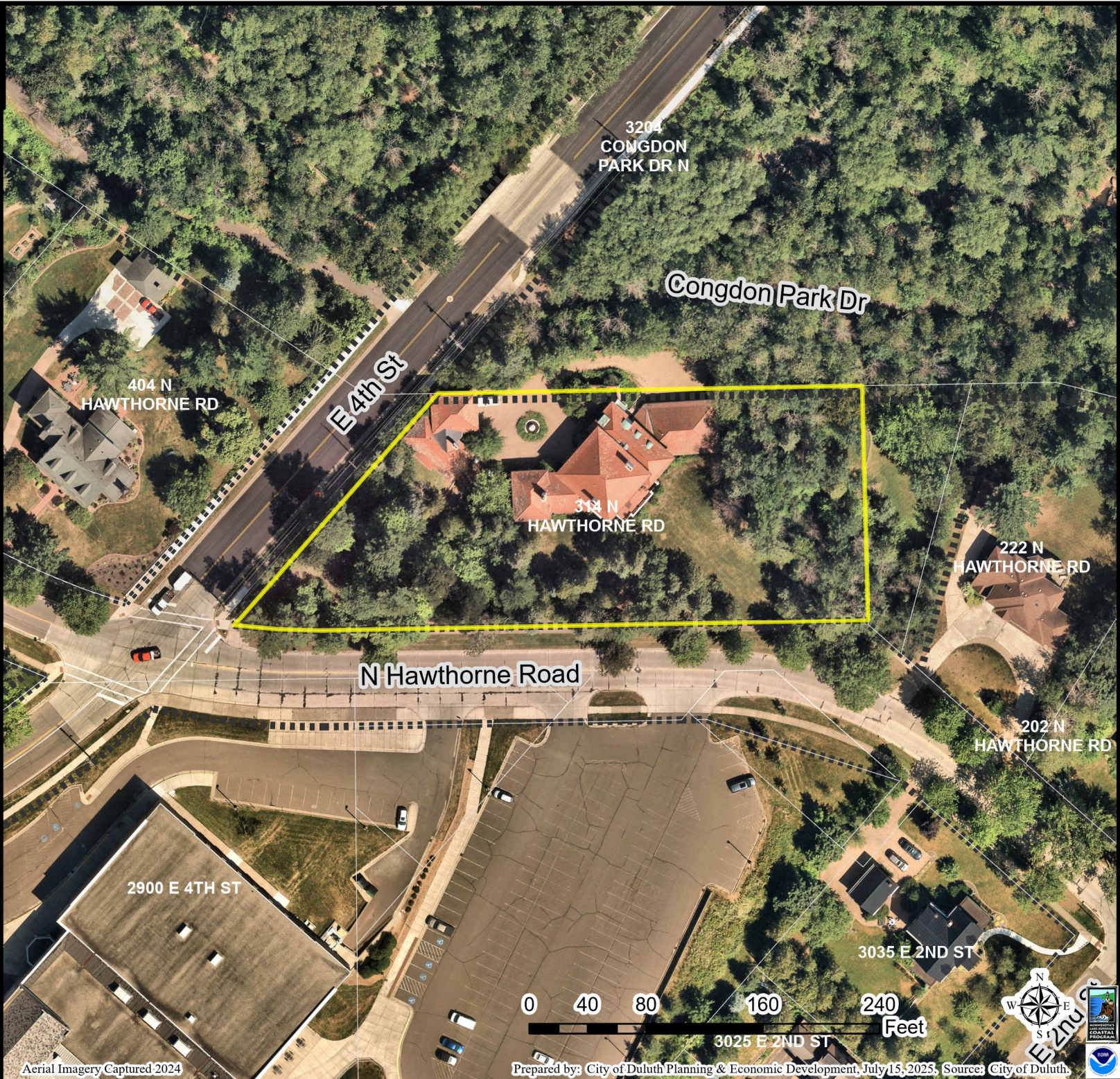
- 1) The project be limited, constructed, and maintained consistent with plans submitted and included in this report;
- 2) The property be limited to the 6 events per year from October 15 through June 15.
- 3) Any alterations to the approved plans that do not alter major elements of the plan and do not constitute a variance from the provisions of Chapter 50 may be approved by the Land Use Supervisor without further Planning Commission review.

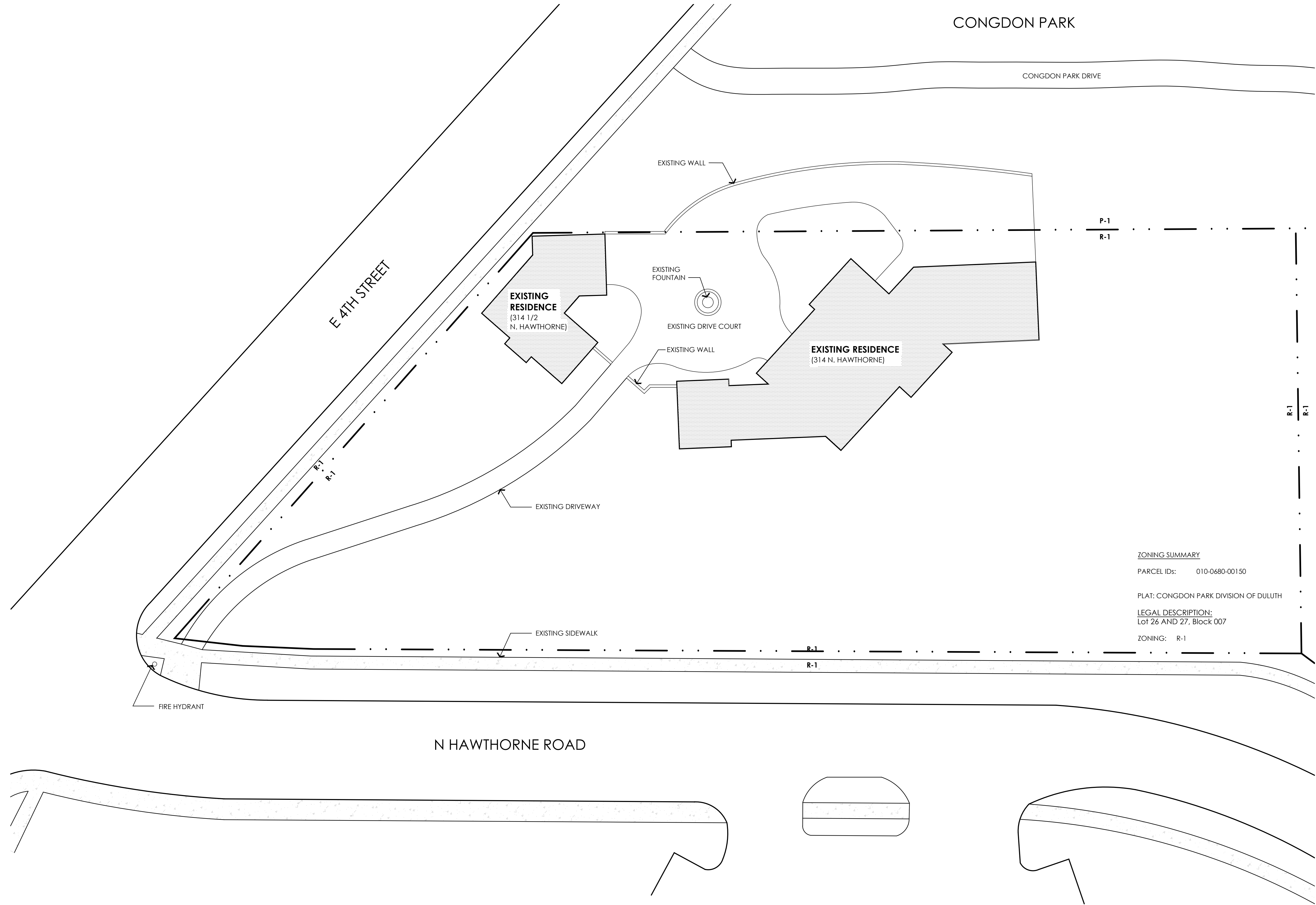


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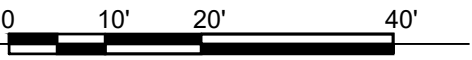
Special Use Permit
314 Hawthorne Rd

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1 ARCHITECTURAL SITE PLAN (NOT A SURVEY)
1"=20'



ZONING SUMMARY
PARCEL IDS: 010-0680-00150
PLAT: CONGDON PARK DIVISION OF DULUTH
LEGAL DESCRIPTION:
Lot 26 AND 27, Block 007
ZONING: R-1