



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	PLIUP-2504-0025		Contact	Jason Mozol, jmozol@duluthmn.gov	
Type	Interim Use Permit – Vacation Dwelling Unit Renewal		Planning Commission Date		July 8, 2025
Deadline for Action	Application Date		May 25, 2025	60 Days	July 24, 2025
	Date Extension Letter Mailed		May 25, 2025	120 Days	September 22, 2025
Location of Subject		702 S Lake Ave			
Applicant	Jeff and Kristy Huotari		Contact		
Agent			Contact		
Legal Description		PIN: 010-4380-01220			
Site Visit Date		June 9, 2025	Sign Notice Date		June 24, 2025
Neighbor Letter Date		June 11, 2025	Number of Letters Sent		13

Proposal

The applicant proposes to renew a 3-bedroom dwelling as a vacation dwelling unit. A vacation dwelling unit permit was previously approved for the unit via PL19-079.

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

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-1	Vacation Dwelling Unit	Traditional Neighborhood
North	R-1	Public Park	Open Space
South	R-1	Residential	Traditional Neighborhood
East	R-1	Beach	Open Space
West	MU-N	Hotel	Commercial Waterfront

Summary of Code Requirements:

UDC Section 50-19.8. Permitted Use Table. A vacation dwelling unit is an Interim Use in the R-1 zone district.

UDC Section 50-20.3. Use-Specific Standards. Lists all standards specific to vacation dwelling units.

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 #8 - Encourage mix of activities, uses, and densities.

A short-term rental allows property owners to generate income and provides a service for tourists.

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: This home has a gross floor area of 1,900 sq ft and was built in 1904. One previous Interim Use Permit was approved for this property in 2019.

Review and Discussion Items:

Staff finds that:

- 1) Applicants' property is located at 702 S Lake Ave. The dwelling unit contains 3 bedrooms, which will allow for a maximum of 7 guests.
- 2) This is a renewal application for PL19-079. No changes are proposed from the 2019 application. Staff is not aware of any reported code violations or police calls regarding the subject property.
- 3) The minimum rental period will be two nights.
- 4) Two off-street parking spaces are required to be provided for a 3-bedroom vacation dwelling unit. The applicant is proposing three off street parking stalls in the driveway.
- 5) Motorhome or trailer parking will be allowed in the driveway.
- 6) The site plan indicates that patios in the rear and front of the house are outdoor amenities available to guests.
- 7) The neighbor to the south provided a letter waiving the need for screening along the shared property line. The property is adjacent to the beach and the canal on the other sides of the parcel. Screening is not required from the beach or canal since they are not residential land uses.
- 8) Permit holders must designate a managing agent or local contact who resides within 25 miles of the City and who has authority to act for the owner in responding 24 hours a day to complaints from neighbors or the City. Permit holders must provide the contact information for the managing agent or local contact to all property owners within 100 feet of the property boundary. The applicant has listed Heirloom Property Management to serve as the managing agent.
- 9) A time limit is needed on this Interim Use Permit ("IUP") to protect the public health, safety and welfare from potential longer-term impacts of the requested use at the location of the subject property. Section 50-20.3.U.7 states the IUP shall expire upon change in ownership of the property or in six years, whichever occurs first.
- 10) Applicant must comply with the City's vacation dwelling unit regulations, including providing information to guests on city rules (included with staff report as "Selected City Ordinances on Parking, Parks, Pets, and Noise").
- 11) There are currently 178 licensed vacation dwelling units in the city, with 89 of those in form districts; the remaining 89 are subject to the cap of 110. The subject property is located within a residential district and is subject to the cap.
- 12) No City, public or agency comments were received.
- 13) 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 permit subject to the following conditions:

- 1) The applicant shall adhere to the terms and conditions listed in the Interim Use Permit.
- 2) 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.



PLIUP-2504-0025

Interim Use Permit for VDU
702 S Lake Ave

Legend

Zoning

- R-1 (Residential Traditional)
- MU-N (Mixed Use Neighborhood)

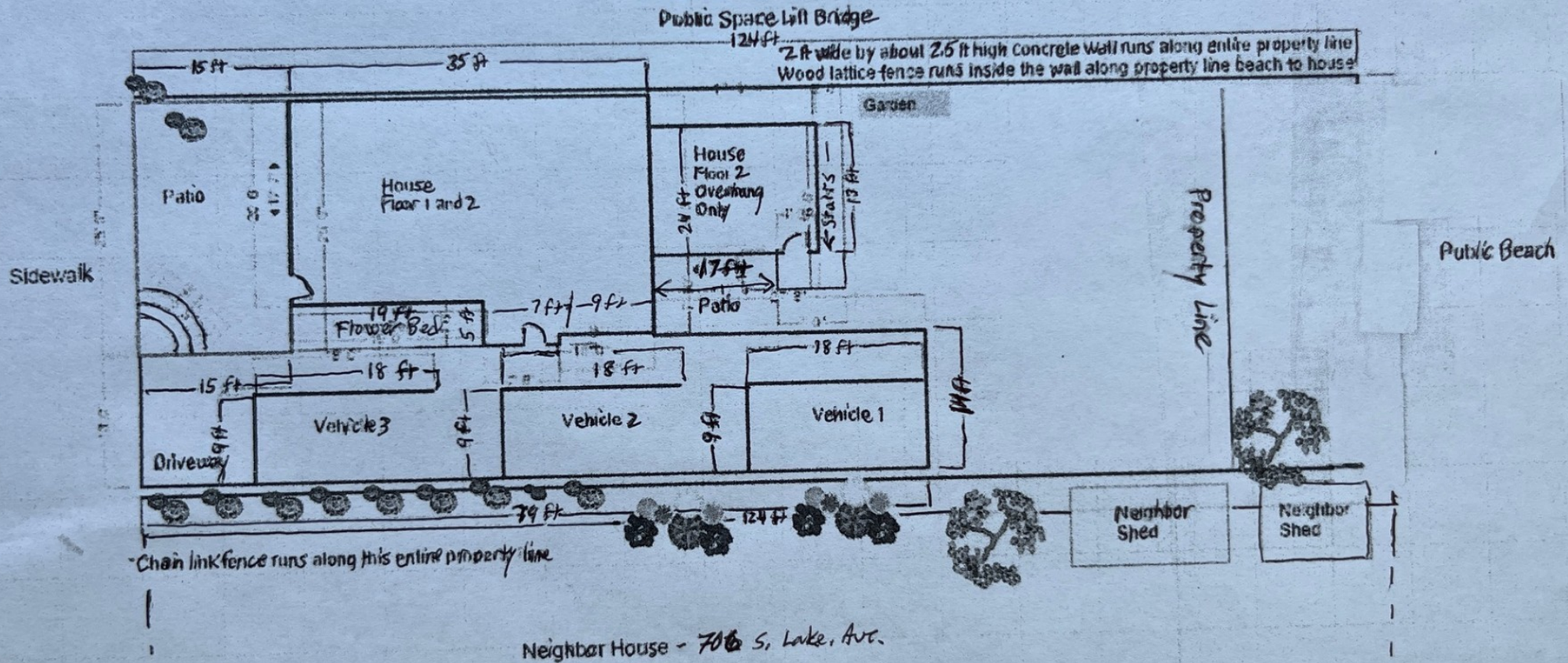


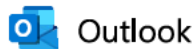
The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used 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 Imagery Captured 2019

Prepared by: City of Duluth Planning & Economic Development; March 6, 2025; Source: City of Duluth.

Site Plan for 702 South Lave Ave, Duluth, MN





Screening Waiver 702 S Lake Ave Vacation Unit Application

From Nate Harsha <[REDACTED]>

Date Sat 5/24/2025 8:54 AM

To Jason Mozol <jmozol@DuluthMN.gov>

Cc [REDACTED] <[REDACTED]>; Carolyn Kerns [REDACTED] >

Hello,

My wife (Carolyn Kerns) and I (Nate Harsha) who live at 706 S Lake Ave have spoken with Jeff Houtari about the city fence requirement in his VRBO application between 702 and 706 S Lake Ave on Parker Point. We would prefer to leave the current fence in place and would like to waive the need for any new fence in his application for a VRBO permit. Let me know if any further documentation is required to grant Jeff the waiver.

Thank you!

Nate Harsha