



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-2508-0037	Contact	Jason Mozol, jmozol@duluthmn.gov		
Type	Interim Use Permit – Vacation Dwelling Unit Renewal	Planning Commission Date		September 9, 2025	
Deadline for Action	Application Date	August 5, 2025	60 Days	October 4, 2025	
	Date Extension Letter Mailed	September 3, 2025	120 Days	December 3, 2025	
Location of Subject		5348 London Rd, lower unit			
Applicant	Jill and Ryan Harden	Contact			
Agent		Contact			
Legal Description		PIN: 010-2960-00780			
Site Visit Date		September 3, 2025	Sign Notice Date		August 26, 2025
Neighbor Letter Date		August 19, 2025	Number of Letters Sent		40

Proposal

The applicant proposes to use a 2-bedroom unit within a duplex as a vacation dwelling unit. This is a new vacation dwelling unit for a property on the eligibility list.

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

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-1	Residential	Traditional Neighborhood
North	R-1	Residential	Traditional Neighborhood
South	N/A	Lake	N/A
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 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: The existing residential structure on the property was built in 1909. A detached garage was built on the property at an unknown date. Currently, the residential structure is used as a two-family dwelling. It has a gross floor area of 2,261 sq ft that is split between the two units.

Review and Discussion Items:

Staff finds that:

- 1) Applicants' property is located at 5348 London Rd. The lower unit of the two-family dwelling is proposed to be used as a vacation dwelling unit. This unit contains 2 bedrooms, which will allow for a maximum of 5 guests.
- 2) This application is for a new vacation dwelling unit in a residential district. The property was on the eligibility list.
- 3) The minimum rental period will be two nights.
- 4) This property must provide at least one off-street parking space. Space for several vehicles to park off-street is provided the rear-yard.
- 5) Motorhome or trailer parking will be allowed in the parking area in the rear-yard.
- 6) The site plan and aerial photos of the property indicate that guests will have access to open yard space in the front, side and rear yards, a deck off the rear of the house.
- 7) The adjacent property owners at 5400 London Rd (east of the subject property) and 5344 London Rd (west of the subject property) provided a letter waiving the need for screening along the shared property line and shared driveway.
- 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 Jill Harden 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.V.9 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.
- 11) There are currently 183 licensed vacation dwelling units in the city, with 92 of those in form districts; the remaining 91 are subject to the cap of 110. The subject property is located within a residential district and is subject to the cap.
- 12) One public comment was submitted in opposition, see attached.
- 13) No other City, public or agency comments were received.
- 14) The permit will lapse if no activity takes place within 1 year of approval.

Staff Recommendation:

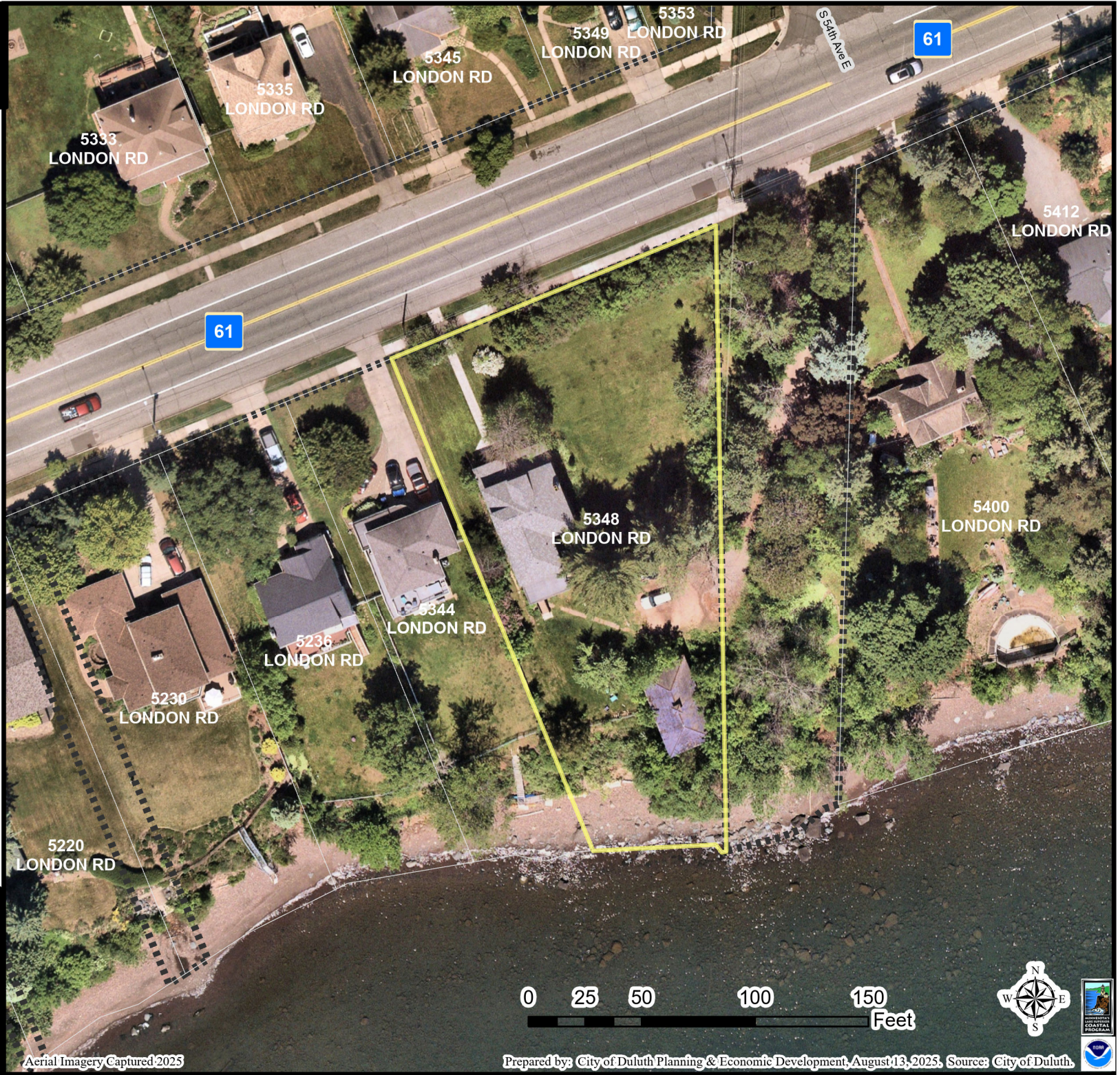
Based on the above findings, Staff recommends that Planning Commission approve the permit subject to the following conditions:

- 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-2508-0037

Interim Use Permit for a VDU
5348 London Rd

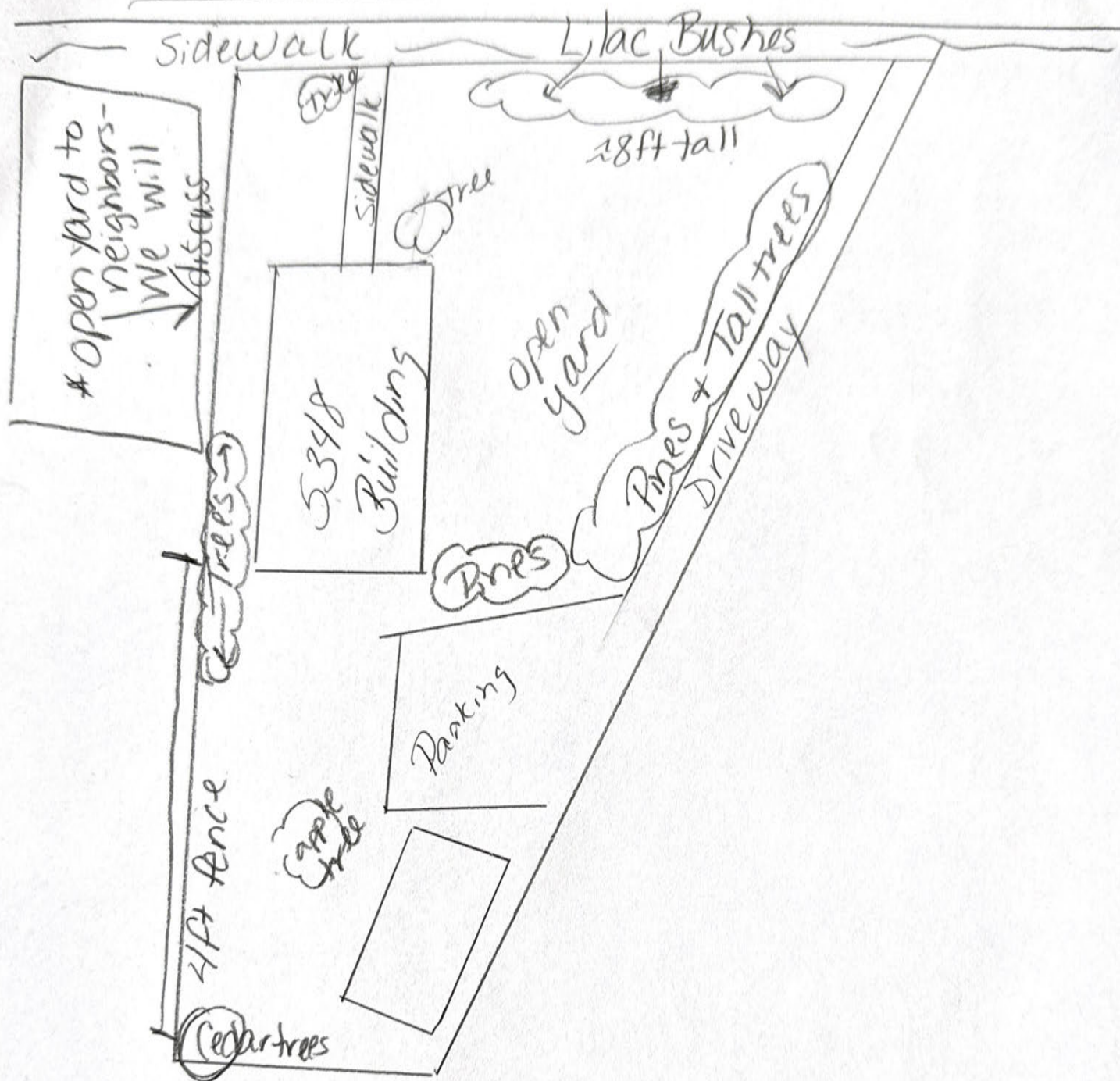


The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used 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 2025

Prepared by: City of Duluth Planning & Economic Development, August 13, 2025. Source: City of Duluth.

London Road



* We currently rent out long term. The neighbors have not wanted a barrier in the front yard. We will discuss w/ them.



Fw: Fence waiver for 5348 London Road

From Jill Harden [REDACTED]
Date Tue 9/2/2025 9:55 PM
To Jason Mozol <jmozol@DuluthMN.gov>

----- Forwarded Message -----

From: Ryan Harden [REDACTED]
To: Jill Harden [REDACTED]
Sent: Friday, August 29, 2025 at 07:42:06 PM CDT
Subject: Fw: Fence waiver for 5348 London Road

----- Forwarded Message -----

From: John Degelau [REDACTED]
To: Ryan Harden [REDACTED]
Sent: Friday, August 29, 2025 at 03:28:12 PM CDT
Subject: Fence waiver for 5348 London Road

Ryan and Jill,

Thank you for your notification of the short term rental in the lower unit at 5348 London Road.

In regards to the request that there be a 6 foot barrier of fence or foliage between 5348 London Road and our yard at 5344 London Road, I do not think that is necessary.

In general, the neighbors on the lake try to preserve lake views as much as possible and a 6 foot fence or foliage I think would get in the way of that.

Therefore we would waive that request for a 6 foot fence and in fact would oppose that requirement.

John Degelau
Rhonda Degelau
5344 London Road
Duluth MN 55804
[REDACTED]

TO WHOM IT MAY CONCERN:

I AM OKAY WITH

WAIVING THE NEED TO PUT UP
FENCING OR FOLIAGE BETWEEN

OUR PROPERTIES AT 5348 W

5400 LONDON RD! I DO NOT FEEL

IT IS A NECESSARY NEED!

KAY D. KILLEN,
PROPERTY OWNER AT
5400 LONDON RD.

Kay Killen,

AUG. 25, 2026