

Per City of Duluth Unified Development Chapter Base Zoning Map Number 18, Revision Date April 1, 2015 this property is in Zone MU-W. Zone MU-W Dimensional Requirements are as follows:

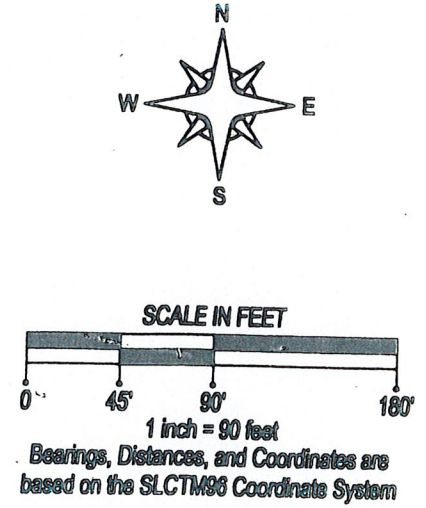
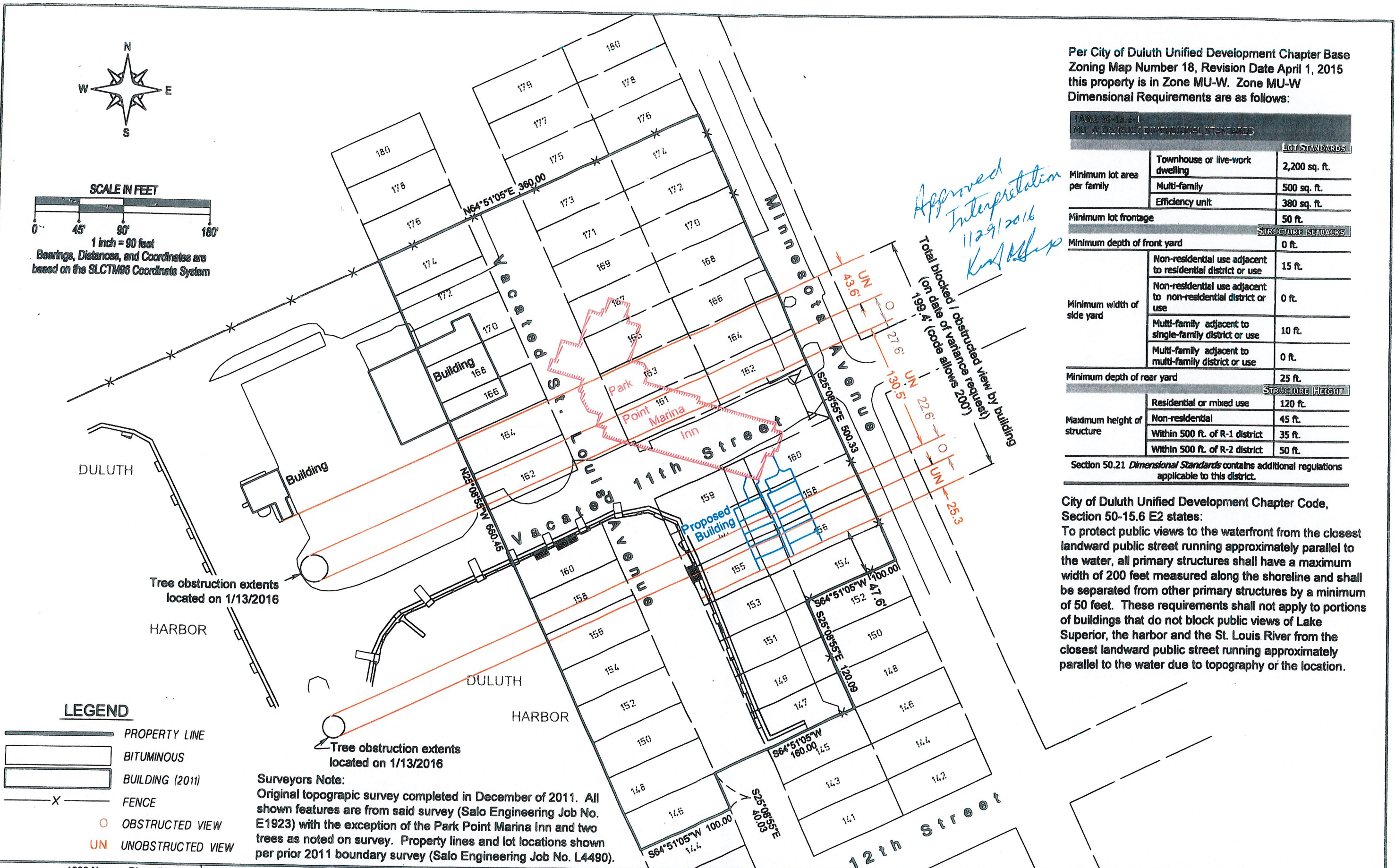
TABLE 50-15.6-1 MU-W DISTRICT DIMENSIONAL STANDARDS		
LOT STANDARDS		
Minimum lot area per family	Townhouse or live-work dwelling	2,200 sq. ft.
	Multi-family	500 sq. ft.
	Efficiency unit	380 sq. ft.
Minimum lot frontage		50 ft.
STRUCTURE SETBACKS		
Minimum depth of front yard		0 ft.
Minimum width of side yard	Non-residential use adjacent to residential district or use	15 ft.
	Non-residential use adjacent to non-residential district or use	0 ft.
	Multi-family adjacent to single-family district or use	10 ft.
	Multi-family adjacent to multi-family district or use	0 ft.
Minimum depth of rear yard		25 ft.
STRUCTURE HEIGHT		
Maximum height of structure	Residential or mixed use	120 ft.
	Non-residential	45 ft.
	Within 500 ft. of R-1 district	35 ft.
	Within 500 ft. of R-2 district	50 ft.

Section 50.21 Dimensional Standards contains additional regulations applicable to this district.

City of Duluth Unified Development Chapter Code, Section 50-15.6 E2 states:
To protect public views to the waterfront from the closest landward public street running approximately parallel to the water, all primary structures shall have a maximum width of 200 feet measured along the shoreline and shall be separated from other primary structures by a minimum of 50 feet. These requirements shall not apply to portions of buildings that do not block public views of Lake Superior, the harbor and the St. Louis River from the closest landward public street running approximately parallel to the water due to topography or the location.

*Approved Interpretation
11/29/2016
Karl Kasper*

Total blocked / obstructed view by building
(on date of variance request)
199.4' (code allows 200')



Tree obstruction extents located on 1/13/2016

Tree obstruction extents located on 1/13/2016

LEGEND

- PROPERTY LINE
- BITUMINOUS
- BUILDING (2011)
- FENCE
- OBSTRUCTED VIEW
- UNOBSTRUCTED VIEW

Surveyors Note:
Original topographic survey completed in December of 2011. All shown features are from said survey (Salo Engineering Job No. E1923) with the exception of the Park Point Marina Inn and two trees as noted on survey. Property lines and lot locations shown per prior 2011 boundary survey (Salo Engineering Job No. L4490).

<p>4560 Norway Pines Place Duluth, MN 55811 218-727-8796 tkda.com</p>	I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.		1	10/13/2015	Removed 'Removed Buildings' from drawing	Topographic Survey / Proposed Building Exhibit of Harbor Cove Marina aka Park Point Marina Inn, City of Duluth, Minnesota For: Globe Duluth Enterprises	
	DATE		2	10/28/2015	Added additional dimensions as requested		
	DAVID SZYSZKOSKI		3	1/15/2016	Added Tree obstructions and dimensions		
	MINNESOTA LICENSE NUMBER 47046	NO	DATE	REVISION	JOB NO. 15513.179	FILE NO. E1923C	DATE OF FIELD WORK: 12/2011 & 9/2015