



Planning & Development Division
Planning & Economic Development Department

Room 160
 411 West First Street
 Duluth, Minnesota 55802

218-730-5580
 planning@duluthmn.gov

File Number	PLVAR-2506-0008	Contact	Chris Lee, clee@duluthmn.gov	
Type	Variance from front yard setback	Planning Commission Date	July 8, 2025	
Deadline for Action	Application Date	June 3, 2025	60 Days	August 2, 2025
	Date Extension Letter Mailed	June 13, 2025	120 Days	October 1, 2025
Location of Subject	315 W Faribault St			
Applicant	Nathan Anderson	Contact	NA	
Agent	NA	Contact	NA	
Legal Description	010-0640-01180			
Site Visit Date	June 26, 2025	Sign Notice Date	June 24, 2025	
Neighbor Letter Date	June 18, 2025	Number of Letters Sent	42	

Proposal

The applicant is seeking a variance from the front yard setback to construct an addition to the home and a porch.

Recommended Action: Staff recommends that Planning Commission deny the variance.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-1	Residential	Traditional Neighborhood
North	R-1	Residential	Traditional Neighborhood
South	R-1	Residential	Traditional Neighborhood
East	R-1	Residential	Traditional Neighborhood
West	R-1	Residential	Traditional Neighborhood

Summary of Code Requirements:

Sec. 50-37.9.C – General Variance Criteria (paraphrased): Granting of variances of any kind is limited to situations where, due to characteristics of the applicant’s property, enforcement of the ordinance would cause the landowner exceptional practical difficulties or undue hardship. The Planning Commission must find the following for a variance to be granted: a) That the landowner is proposing to use the property in a reasonable manner, b) that the need for relief from the normal regulations is due to circumstances unique to the property and not caused by the landowner, c) that granting the variance will not alter the essential character of the area, d) that granting the variance is consistent with the intent of the UDC and the Comprehensive Plan.

Sec. 50-14.5 – Residential Traditional District Dimensional Standards (paraphrased): Minimum depth of front yard: the smaller of 20 ft. or average of adjacent developed lots facing the same street. Corner lot: width of front side yard for principal and accessory structures is 15 ft.

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

Governing Principle #1 – Reuse previously developed lands

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 property was built in 1913 and contains 3 bedrooms, 1.5 bathrooms and 1,152 square feet.

Review and Discussion Items:

Staff finds that:

- 1) The applicant is seeking a variance for a 14' by 20' addition to the northwest corner of the existing home. This addition is proposed to reduce the front yard setback by 4.5' and be located 15.5' from the property line. There is an existing porch that will be replaced.
- 2) *Variance Criteria #1 (exceptional narrowness, shallowness, or shape):* The subject property is not exceptionally shallow or narrow. There are some minor grade changes, but not enough to be considered a practical difficulty. Staff find that this results in buildable area for an addition without the need for a variance.
- 3) *Variance Criteria #2 (circumstances unique to the property, not created by the property owner):* The existing primary structure was not built by the current owner. The primary structure is a nonconforming building that was legally reconstructed per UDC Sec. 50-38.3.A and the need for a variance is due to the location of the home built in 1913.
- 4) *Variance Criteria #3 (circumstances are peculiar to this property and do not apply generally to other land or buildings):* The existing primary structure is located closer to the front property line compared to the adjacent properties; this is a somewhat typical development pattern for residential properties in Duluth. There is buildable area on the side and rear yard that would not require a variance.
- 5) *Variance Criteria #4 (proposes to use in a reasonable manner not permitted by code):* Applicant's proposal to build a moderately sized addition to a 1,152 square foot home is a reasonable use.
- 6) *Variance Criteria #5 (not impair light/air, increase congestion, or impair public safety or property values):* The variance will not impair an adequate supply of light and air to adjacent properties.
- 7) *Variance Criteria #6 (will not impair intent of this Chapter or alter the essential character of the locality):* The addition will not alter the character of the neighborhood as there are several homes of similar size throughout the neighborhood. The addition, if it were to be approved, would be as close to the property line as the existing attached porch.
- 8) No public, agency, or City comments were received.
- 9) Per UDC Section 50-37.1.N, approved variances lapse if the project or activity authorized by the permit or variance is not begun within one-year.

Staff Recommendation:

Based on the above findings, Staff recommends that Planning Commission deny the variance based on the following reason:

- 1) The applicant has failed to demonstrate that the proposed addition cannot be accommodated on the property without a variance request.
- 2) The subject property does not meet the criteria for exceptional narrowness, shallowness, or shape.



PLVAR-2506-0008

Variance
315 W Faribault St

Legend

-  Zoning Boundaries
-  Road or Alley ROW
-  County Parcel Data



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, June 11, 2025; Source: City of Duluth.



CERTIFICATE OF SURVEY

24

25

26

27

28

28

COLMAN'S

**PLATTED ALLEY
(Unimproved)**

Found 1.5 Inch
Pinched Pipe

66.00 N 89°44'07" E

Set RLS 50807
Capped Rebar

Set RLS 50807
Capped Rebar

THIRD

ADDITION

TO DULUTH

CHICKEN
COOP

GARAGE

PAVERS

Wood Fence

142.00 N 0°15'53" W

142.00 S 0°15'53" E

BLOCK 4

BLOCK 4

N



Notes:

- 1). This survey is based on the St. Louis County Transverse Mercator Coordinate System of 1996 (NAD 83, 1996 Adjustment)
- 2). This survey was completed without the benefit of a title opinion. Any easements or encumbrances of record may not be shown on this survey.
- 3). Building corners were measured at the foundation.

21.7

21.8

7.5

7.5

15.0

Concrete
Retaining
Wall

66.00 S 89°44'07" W

Found 1.25 Inch
Iron Pin, 0.45'
East of Corner

Set RLS 50807
Capped Rebar

**LEGAL DESCRIPTION
(Per Doc # 845499.0)**

Lot 8 Block 4 Colman's Third Addition to Duluth
Lot 9 Block 4 Colman's Third Addition to Duluth

SIDEWALK

SIDEWALK

33

CENTERLINE WEST FARIBAULT STREET

I hereby certify that this survey, plan, or report was prepared by me or under my supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Signature: *Kevin M. Sutherland* Date: 05/04/25
Kevin M. Sutherland License No. 50807

CLIENT

PROJECT NO.

SURVEY DATE

REVISIONS

Diser Construction

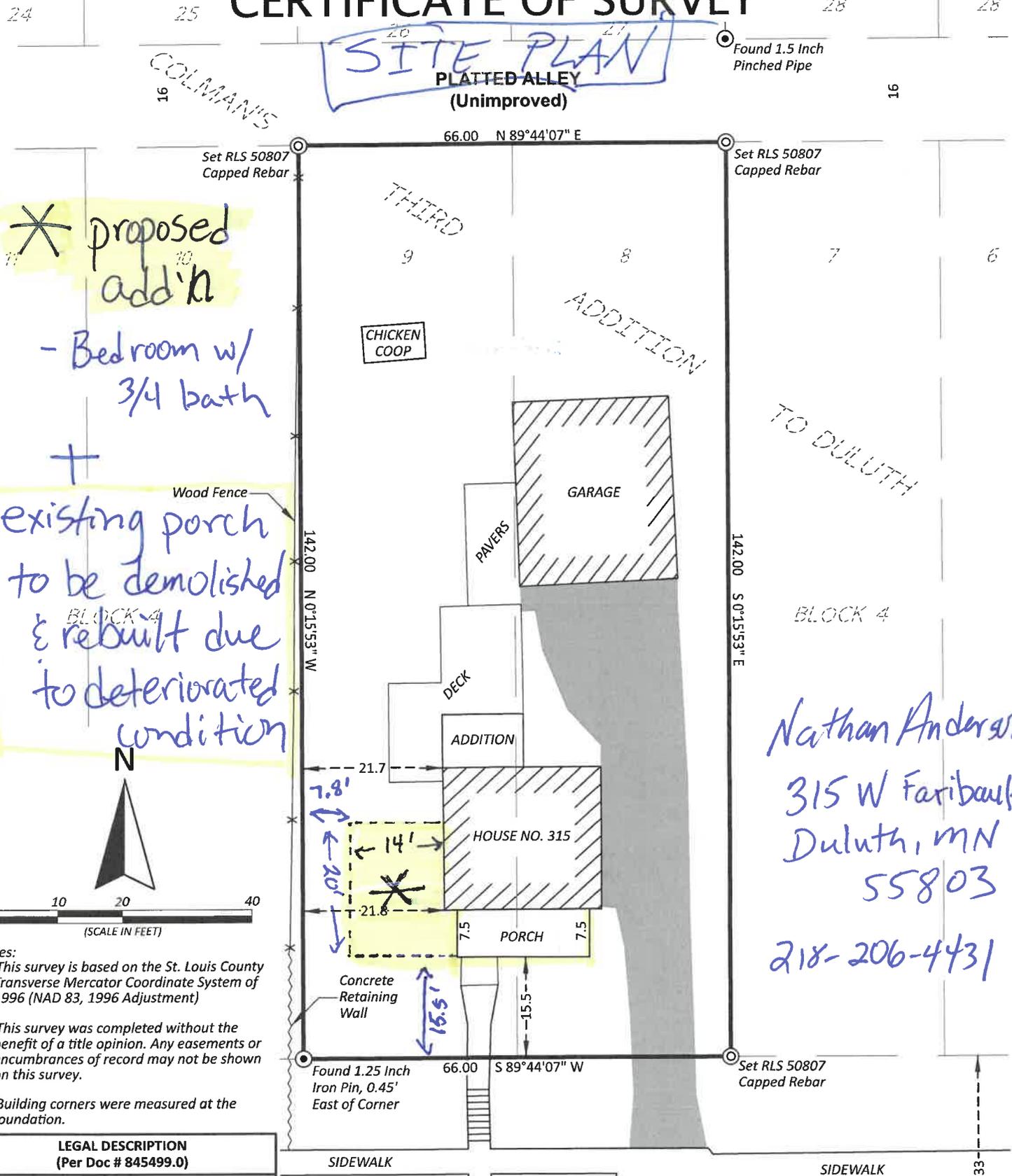
25-111

May 2025



CERTIFICATE OF SURVEY

SITE PLAN
PLATTED ALLEY
(Unimproved)



proposed add'n
 - Bedroom w/ 3/4 bath
 + existing porch to be demolished & rebuilt due to deteriorated condition

Nathan Anderson
 315 W Faribault St
 Duluth, MN 55803
 218-206-4431

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LEGAL DESCRIPTION
 (Per Doc # 845499.0)

Lot 8 Block 4 Colman's Third Addition to Duluth
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I hereby certify that this survey, plan, or report was prepared by me or under my supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Signature: *Kevin M. Sutherland* Date: 05/04/25
 Kevin M. Sutherland License No. 50807

CENTERLINE WEST FARIBAULT STREET

CLIENT	PROJECT NO.	SURVEY DATE	REVISIONS
Diser Construction	25-111	May 2025	

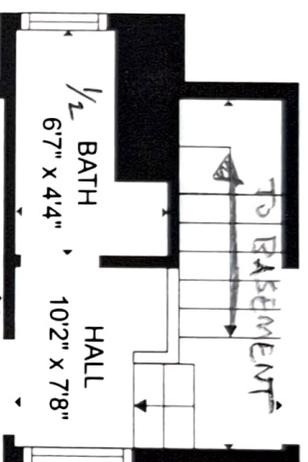
DECK

TRUCK

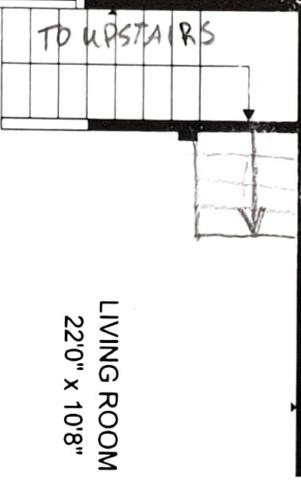
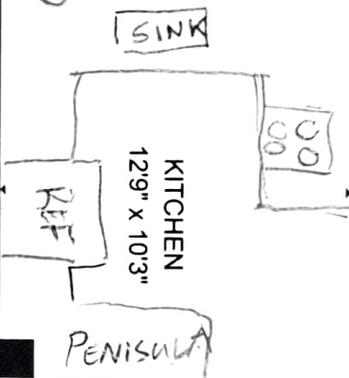
⊗ IF ADD'N
MOVED HERE,
KITCHEN WOULD
HAVE TO BE
RECON IGURED/
REMOVED

PROPOSED
ADD'N
(BR + 3/4 BATH)

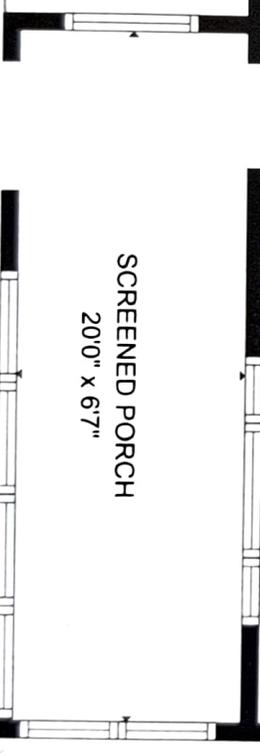
⊗ IF THIS
AREA WAS
LEFT OF F,
ADDN WOULD
BE TOO SMALL
FOR 3/4 BATH AND STAIRS
TO UPSTAIRS WOULD NEED TO
BE MOVED. 3/4 BATH NEEDED FOR
AGING PARENTS TO VISIT/STAY & ALLOW CURRENT RESIDENTS TO AGE IN HOUSE. ONLY TUB/SHOWER CURRENTLY
UPSTAIRS.



⊗ NO
ROOM
FOR
ADD'N



⊗ TOO NARROW FOR ACCESS



ONLY AVAILABLE ACCESS TO ADD'N

DRIVEWAY



DESIGNED BY CUBICADA APP. PRESENTATION IS DEPEND ON HIGHLY RELIABLE. BUT NOT GUARANTEED.

Interior Photos (applicant supplied)





June 30, 2025

Re: Variance Request for Property at 315 W Faribault St., Duluth MN 55803

To the City of Duluth Planning Commission,

I'm writing to express my support for the variance request submitted by my neighbors, Nathan and Dan.

They have been great neighbors since I moved into the neighborhood in 2009. I've seen firsthand how well they have improved and maintained their home and property over the years. They have shared their plans for an addition of a bedroom and 3/4 bath on the first level and I know this will help add needed space for their family.

I am the closest neighbor to this proposed addition and anticipate no negative impact. In fact, I believe this improvement will benefit the neighborhood as a whole. I fully support their plans and hope they continue to be excellent neighbors for years to come.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Johnson", written in a cursive style.

Jim Johnson
321 W Faribault St.
Duluth, MN 55803