



**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.

|                | <b>Current Zoning</b> | <b>Existing Land Use</b> | <b>Future Land Use Map Designation</b> |
|----------------|-----------------------|--------------------------|--|
| <b>Subject</b> | R-1                   | Residential              | Traditional Neighborhood               |
| <b>North</b>   | R-1                   | Residential              | Traditional Neighborhood               |
| <b>South</b>   | R-1                   | Residential              | Traditional Neighborhood               |
| <b>East</b>    | R-1                   | Residential              | Traditional Neighborhood               |
| <b>West</b>    | 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.



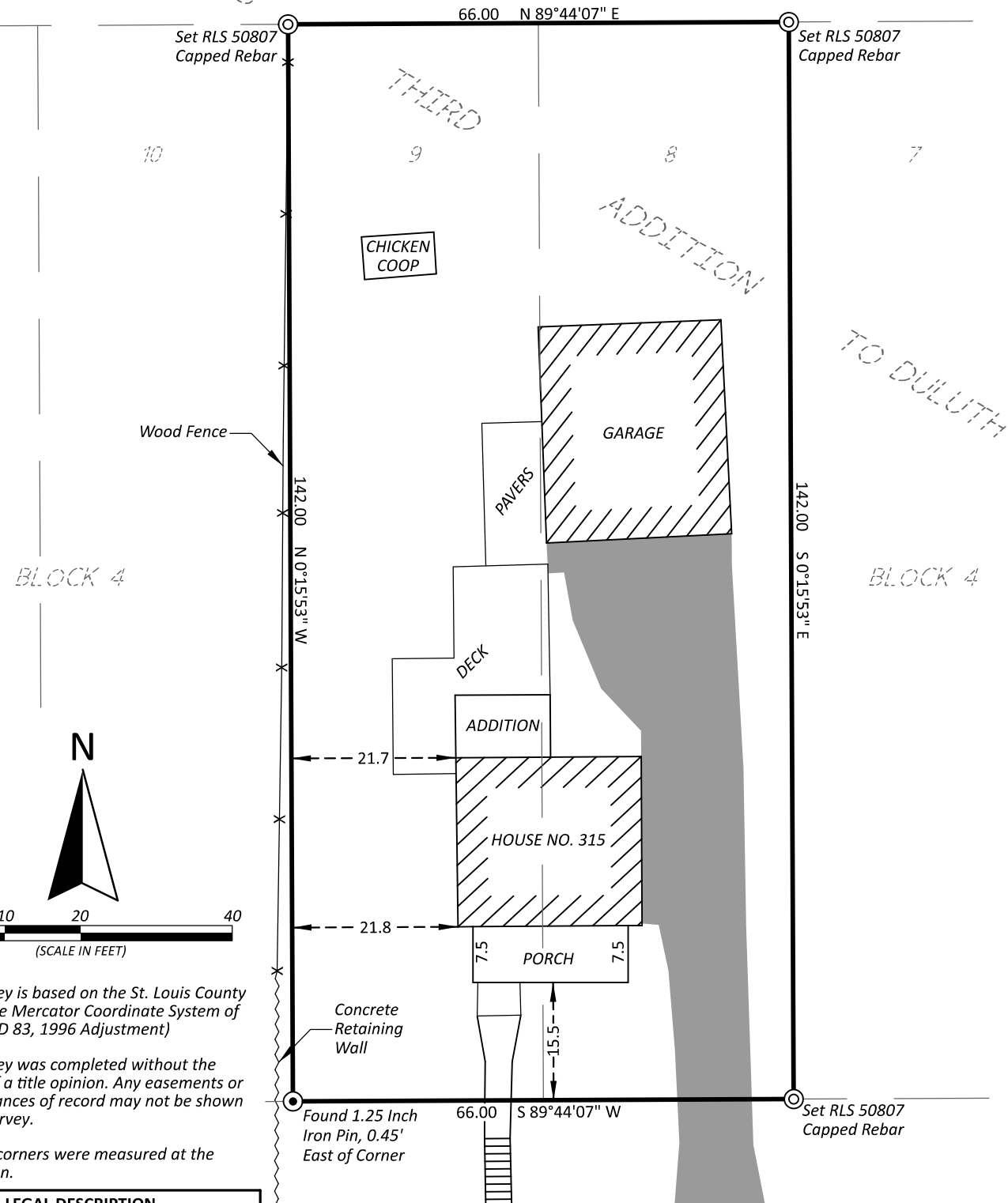


# CERTIFICATE OF SURVEY

COLMAN'S

PLATTED ALLEY  
(Unimproved)

Found 1.5 Inch  
Pinched Pipe



BLOCK 4

BLOCK 4

TO DULUTH

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.

## 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



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 FARIBAUT STREET

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

# CERTIFICATE OF SURVEY

**SITE PLAN**  
PLATTED ALLEY  
(Unimproved)

Found 1.5 Inch  
Pinched Pipe

COLMAN'S

Set RLS 50807  
Capped Rebar

Set RLS 50807  
Capped Rebar

\* proposed  
add'n  
- Bedroom w/  
3/4 bath

+  
existing porch  
to be demolished  
& rebuilt due  
to deteriorated  
condition

N



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CENTERLINE WEST FARIBAULT STREET

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

CHICKEN  
COOP

GARAGE

PAVERS

DECK

ADDITION

HOUSE NO. 315

PORCH

Concrete  
Retaining  
Wall

Found 1.25 Inch  
Iron Pin, 0.45'  
East of Corner

142.00 S 0°15'53" E

142.00 N 0°15'53" W

66.00 N 89°44'07" E

66.00 S 89°44'07" W

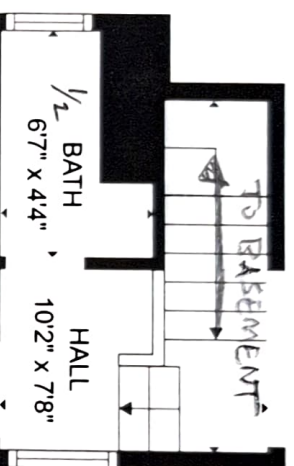
SIDEWALK

SIDEWALK

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

DECK

DECK



DRIVEWAY

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

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

⊗ TOO NARROW FOR ACCESS

⊗ NO ROOM FOR ADD'N

⊗

IF THIS AREA WAS LEFT OF,

ADD'N 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.

NOT TO BE USED FOR CONSTRUCTION APP. OR ASIN. DETAILS DEPEND HIGHLY RELIABLE. 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