



Planning & Development Division
Planning & Economic Development Department

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File Number	PLSUP-2503-0043		Contact	Chris Lee, clee@duluthmn.gov	
Type	Special Use Permit – Bed and Breakfast		Planning Commission Date		May 13, 2025
Deadline for Action	Application Date		March 17, 2025	60 Days	May 16, 2025
	Date Extension Letter Mailed		March 17, 2025	120 Days	July 15, 2025
Location of Subject		5820 London Road			
Applicant	Meredith Anderson		Contact		
Agent			Contact		
Legal Description		PIN: 010-2830-00190			
Site Visit Date		March 26, 2025	Sign Notice Date		March 25, 2025
Neighbor Letter Date		March 21, 2025	Number of Letters Sent		32

Proposal

The applicant proposes to use a 3-bedroom home as a bed and breakfast.

Recommended Action: Staff recommends that Planning Commission deny the special use permit as the property does not meet the square footage requirement for a Bed and Breakfast.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-1	Residential	Traditional Neighborhood
North	R-1	Residential	Traditional Neighborhood
South	Lake Superior	Lake Superior	Lake Superior
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 bed and breakfast is a Special Use in the R-1 zone district.

UDC Section 50-20.3. Use-Specific Standards. Lists all standards specific to bed and breakfasts.

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 #4- Support economic growth sectors

A short-term rental supports the tourism industry and provides a service for visitors.

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 primary structure on the property is a 3 bedroom, 3 bath centennial home built in 1891. The property also contains a detached garage and a small sauna.

Review and Discussion Items:

Staff finds that:

- 1) Applicant's property is located at 5820 London Road and the primary structure is a 2,117 square-foot home with 3 bedrooms and 3 bathrooms. The property was previously used as a long term rental unit.
- 2) The applicant indicates the bed and breakfast will have 3 separate bedrooms.
- 3) The applicant will reside at the adjacent property.
- 4) There is ample guest parking on the property's existing driveway.
- 5) The property appears outwardly to be a single-family dwelling with a structure and features that are common at residential properties. The proposed bed and breakfast is not anticipated to create any impact on surrounding properties.
- 6) The parcel is .63 acres in size exceeding the minimum required for a Bed and Breakfast.
- 7) The property does not meet the first floor minimum area requirement of 1,500 square feet in UDC sec. 50-20.3.F., paragraph 5. The first floor of the property only contains 1,200 square feet, so it does not meet the criteria for a bed and breakfast.
- 8) No City, public or agency comments were received.
- 9) 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 deny the special use permit based on:

- 1) The property does not meet the minimum square footage requirement of 1,500 square feet on the main floor.

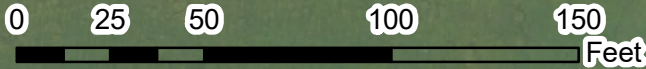


PLSUP-2503-0043
Special Use Permit, Bed & Breakfast
5820 London Rd



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 photography flown 2019



Prepared by: City of Duluth Planning & Economic Development, March 11, 2025, Source: City of Duluth

SITE PLAN

Address: 5820 London Rd

Duluth, MN 55804

Parcel ID: 010-2830-00190

Lot area: 0.63 Acres

Plot Size: 11"x17"

Drawing scale: 1"=30'



Description.

This proposed small-scale bed and breakfast, featuring 3 bedrooms and 3 bathrooms, is located within the R-1 zone and fully complies with the Unified Development Code (UDC) requirements set forth by the City of Duluth. The property offers ample off-street parking with space for 3+ vehicles, ensuring convenience for guests with minimal impact to the surrounding neighborhood. This historic, centennial home will provide a welcoming, residential-scale lodging option while aligning with local zoning and regulations.

Per UDC 50-20.3 Sec F Bed and Breakfast:

This is a primary use of land, and the owner need not reside in the use. The use shall:

1. Have no more than 12 habitable units;
2. If located in a residential zone district, the use shall appear outwardly to be a one-family dwelling, giving no appearance of a business use other than allowed signs;
3. If located in a residential zone district, the use shall have no greater impact on surrounding public areas or infrastructure or natural resources than a fully occupied private home with house guests;
4. Be located on a lot or tract containing a minimum of 0.6 acre;
5. Contain a minimum of 1,500 square feet of area on the first floor of the main building;
6. Dining areas shall not exceed five seats per habitable unit. In addition to resident guests, only guests of resident guests shall be permitted to dine in a bed and breakfast, or guests participating in meetings or other private events hosted by the facility when other overnight guests are not present, not to exceed the approved seating capacity of the facility. For-profit events on the premises that involve a total number of participants in excess of the approved dining area seating capacity shall be limited to six days per year and shall be restricted to the period of October 15 through June 15;
7. Shall not have signage exceeding 12 square feet in size, and any signage shall complement the architecture of the structure;
8. Shall limit each guest stay to a maximum of 21 consecutive days;

Consistency with Duluth's Comprehensive Plan

The addition of a bed and breakfast to our historic Queen Anne Victorian home aligns with the City of Duluth's Comprehensive Plan, supporting several of the city's 12 guiding principles while enhancing tourism, economic vitality, and neighborhood character.

Land Use & Historic Preservation

Our project aligns with Duluth's future land use designation by repurposing an existing historic home for hospitality use. This ensures the preservation of the property's architectural integrity while allowing for an adaptive reuse that supports sustainable growth. By integrating a small-scale lodging option within an established neighborhood, our bed and breakfast enhances the vibrancy of the community without requiring large-scale development or significant infrastructure changes. This approach upholds principles of smart growth, ensuring that development respects and complements the character of the surrounding area.

Economic & Tourism Benefits

A bed and breakfast strengthens Duluth's tourism economy, attracting visitors who contribute to local restaurants, shops, and cultural attractions. This aligns with the city's goal of fostering a resilient economy by supporting small businesses and job creation. Additionally, our operations will rely on local vendors, managers, cleaners, and maintenance services, keeping economic benefits within the region.

Sustainability & Community Engagement

By utilizing an existing structure rather than developing new lodging facilities, our project supports environmental sustainability—a core focus of Duluth's vision for growth. Furthermore, as a community-oriented business, we will engage with local attractions, businesses, and tourism partners to enhance visitors' experiences and deepen their connection to Duluth's unique identity.

Through its alignment with Duluth's guiding principles, our bed and breakfast will serve as a model for sustainable, small-scale economic development, supporting historic preservation, tourism, and community vitality in a way that benefits both residents and visitors.

Statement about how the requested use will not have a negative impact on the community, with supporting evidence (such as photos) as needed.

Compatibility with Surrounding Land Use:

Our proposed bed and breakfast will seamlessly integrate into the existing character of the neighborhood, which already includes five short-term rental properties. While the area is zoned residential, it functions as a well-established hub for vacation rentals, making a bed and breakfast a natural and complementary addition. With having a local owner/manager nearby, this ensures a well-maintained property, responsible guest behavior, and a welcoming presence in the community. This use aligns with the existing residential-tourism balance while enhancing visitor experience and local economic benefits.