



**Planning & Development Division**  
*Planning & Economic Development Department*

Room 160  
 411 West First Street  
 Duluth, Minnesota 55802

218-730-5580

[planning@duluthmn.gov](mailto:planning@duluthmn.gov)

<b>File Number</b>	PLIUP-2412-0023		<b>Contact</b>	Natalie Lavenstein, nlavenstein@duluthmn.gov	
<b>Type</b>	Interim Use Permit – Vacation Dwelling Unit		<b>Planning Commission Date</b>		February 11, 2025
<b>Deadline for Action</b>	<b>Application Date</b>		December 26, 2024	<b>60 Days</b>	February 24, 2025
	<b>Date Extension Letter Mailed</b>		January 8, 2025	<b>120 Days</b>	April 25, 2025
<b>Location of Subject</b>		1932 London Road			
<b>Applicant</b>	Jason Kleiman		<b>Contact</b>	NA	
<b>Agent</b>	Joseph Kleiman		<b>Contact</b>	NA	
<b>Legal Description</b>		010-1460-00625			
<b>Site Visit Date</b>	January 29, 2025		<b>Sign Notice Date</b>		January 26, 2025
<b>Neighbor Letter Date</b>	January 21, 2025		<b>Number of Letters Sent</b>		33

**Proposal**

The applicant proposes use of a 1-bedroom unit in a Form District as a vacation rental property.

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

	<b>Current Zoning</b>	<b>Existing Land Use</b>	<b>Future Land Use Map Designation</b>
<b>Subject</b>	F-2	Office, Residential	Neighborhood Mixed Use
<b>North</b>	F-2	Mixed Use	Neighborhood Mixed Use
<b>South</b>	F-2	Mixed Use	Neighborhood Mixed Use
<b>East</b>	F-2	Mixed Use	Neighborhood Mixed Use
<b>West</b>	F-2	Restaurant	Neighborhood Mixed Use

**Summary of Code Requirements:**

UDC Section 50-19.8. Permitted Use Table. A vacation dwelling unit is an Interim Use in the F-2 zone district.

UDC Section 50-20.3.V 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 #4 – Support economic growth sectors

A short-term rental allows property owners to generate income and provides a service for tourists.

Econ. Dev. Policy #3 - Build on Existing Economic Strengths & Competitive Advantages

- **S9:** Encourage expansion of the city’s tourism economy through efforts to expand in areas of current activity, such as in Canal Park, but also through marketing and investment in destination neighborhoods and iconic tourism experiences unique to Duluth.

Future Land Use – Neighborhood Mixed Use

A transitional use between more intensive commercial uses and purely residential neighborhoods.

**History:** The subject property was built in 1968. The existing structure has office space on the first and second level and residential space on the third level.

**Review and Discussion Items:**

Staff finds that:

- 1) Applicants’ property is located at 1932 London Road. The entire third-floor unit will be rented. There is 1 bedroom, which allow for a maximum of 3 guests.
- 2) The minimum rental period will be one night.
- 3) One off-street parking space will be provided in the property’s existing parking area.
- 4) The applicant has indicated they will not allow motorhomes or trailers.
- 5) 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 themselves to serve as the local contact.
- 6) 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.U.7 states the IUP shall expire upon change in ownership of the property or in six years, whichever occurs first.
- 7) Applicant must comply with vacation dwelling unit regulations, including providing information to guests on city rules.
- 8) There are currently 167 licensed vacation dwelling units in the city, with 82 of those in form districts; the remaining 85 are subject to the cap of 100. The subject property is located within a form district and is not subject to the cap.
- 9) No public, agency, or City comments were received.
- 10) 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 may be approved by the Land Use Supervisor without further Planning Commission review; however, no such administration approval shall constitute a variance from the provisions of Chapter 50.



PLIUP-2412-0023  
 Interim Use Permit  
 Vacation Dwelling Unit  
 1932 London Rd

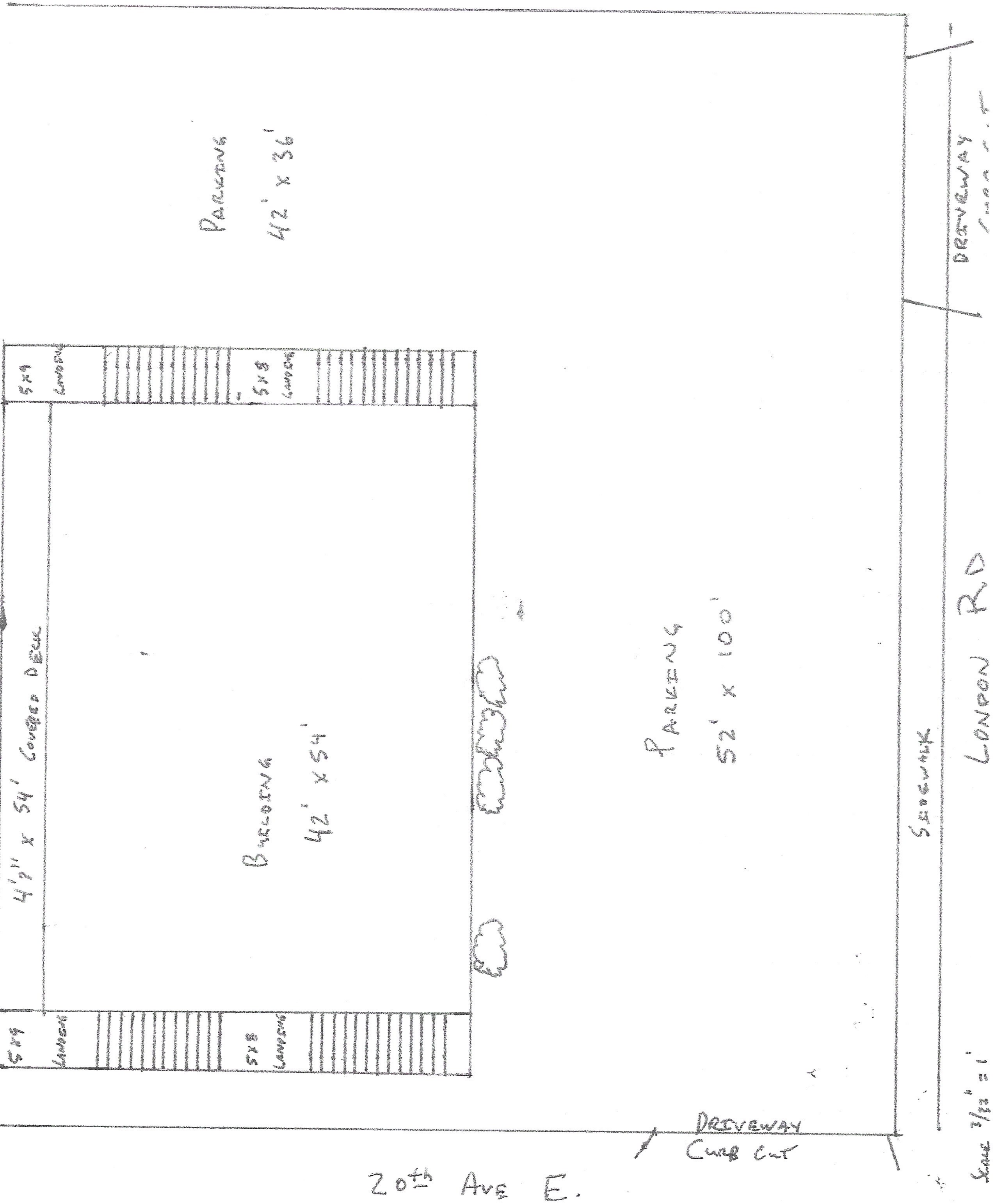


The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used 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, January 16, 2025; Source: City of Duluth





PARKING  
42' x 36'

BUILDING  
42' x 54'

PARKING  
52' x 100'

SEWERAGE

LONDON RD

DRIVEWAY

20<sup>th</sup> AVE E.

DRIVEWAY  
CURB CUT

Scale 3/32" = 1"