



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-2508-0009	Contact	Chris Lee, clee@duluthmn.gov	
Type	Variance to structure height	Planning Commission Date		September 9, 2025
Deadline for Action	Application Date	August 8, 2025	60 Days	October 4, 2025
	Date Extension Letter Mailed	August 12, 2025	120 Days	December 3, 2025
Location of Subject	103 N 40TH AVE W			
Applicant	Geoff Vukelich	Contact	City of Duluth	
Agent	Adam Henkensiefken	Contact	Greystone Construction	
Legal Description	010-3598-00030			
Site Visit Date	August 26, 2025	Sign Notice Date	August 26, 2025	
Neighbor Letter Date	August 18, 2025	Number of Letters Sent	16	

Proposal

The applicant is seeking a variance from the maximum height of an accessory structure.

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

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	MU-B	City Public Works	General Mixed Use
North	MU-B	City Impound Lot	General Mixed Use
South	MU-B	Commercial/Mini-Storage	General Mixed Use
East	MU-B	Residential	General Mixed Use
West	MU-B	Gas Station	General Mixed Use

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. 50-21.D – Accessory structure dimensional standards: Accessory dwelling units shall not exceed the height of the principal residential structure or 20 feet, whichever is greater. All other accessory structures shall not exceed 20 feet in height.

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

Governing Principle #1 – Reuse previously developed lands

Future Land Use – General Mixed Use: The broadest mix of uses, including light industrial, office, commercial, and residential use, with performance standards to ensure compatibility. Includes areas that are in transition from industrial uses and large redevelopments that require master plans and phased development. General or heavy industrial can be included when a large site is master planned to allow appropriate separation of uses.

History: The property has been serving as the City Street Maintenance Facility for several decades.

Review and Discussion Items:

Staff finds that:

- 1) The applicant is seeking a variance for a 53' by 80' salt storage barn that will be 28.25' tall on the southeast property line.
- 2) The maximum height of an accessory structure is 20'.
- 3) *Variance Criteria #1 (exceptional narrowness, shallowness, or shape):* The subject property is not exceptionally shallow or narrow. The lot and the physical features of the lot are not restrictive to the height. The height is necessary for the loading and unloading of material.
- 4) *Variance Criteria #2 (circumstances unique to the property, not created by the property owner):* The existing structures are the principle structures on the property. Due to having a principle structure on the parcel, the proposed salt barn is an accessory use and cannot be considered a principle structure to have a taller height.
- 5) *Variance Criteria #3 (circumstances are peculiar to this property and do not apply generally to other land or buildings):* The proposed structure is necessary for critical City services. Other properties in the area are not used in a similar commercial use.
- 6) *Variance Criteria #4 (proposes to use in a reasonable manner not permitted by code):* Applicant's proposal to build a salt barn is reasonable and is essential for the efficiency of City services.
- 7) *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.
- 8) *Variance Criteria #6 (will not impair intent of this Chapter or alter the essential character of the locality):* The salt barn will not alter the character of the neighborhood as there are several industrial users in the area.
- 9) No public, agency, or City comments were received.
- 10) 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 approve the variance with the following conditions:

- 1) The project be constructed and limited to the plans submitted with the application, allowing a maximum height of 28.25'.
- 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; however, no such administration approval shall constitute a variance from the provisions of Chapter 50.



PLVAR-2508-0009

Variance to Structure Height
010-3598-00030



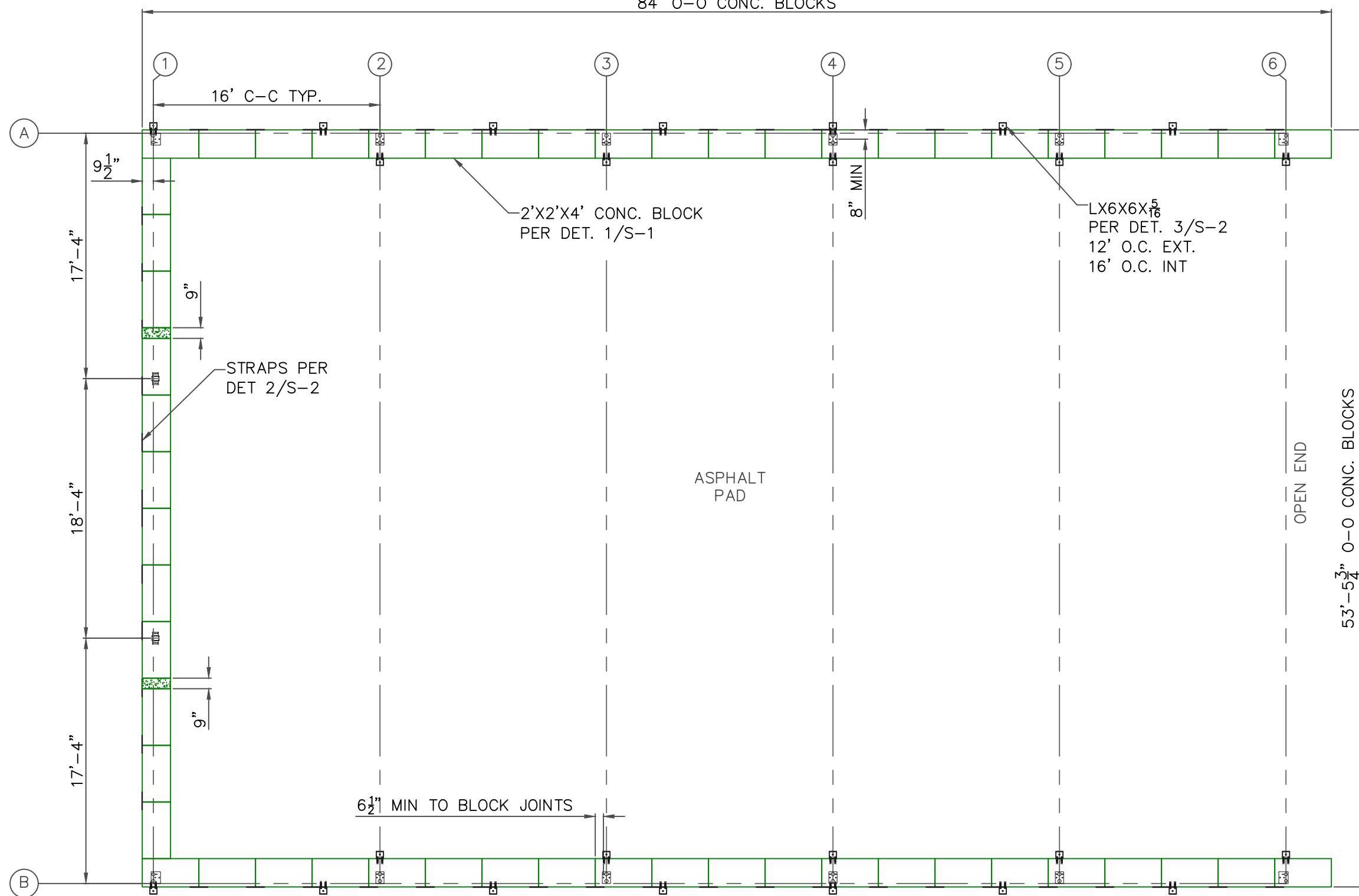
The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used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

Prepared by: City of Duluth Planning & Economic Development, August 13, 2025. Source: City of Duluth.



GCR.23.025

SC



REVISIONS				
BY	REV	DESCRIPTION	DATE	APPROVED
SC	0	ISSUED FOR CONSTRUCTION	12/10/24	MSS



SERVINSKY ENGINEERING
& ASSOCIATES
Consulting Structural Engineers
marks@servinskyeng.com

280 Douglas Ave
Holland, MI 49424-6515
(616) 738-1281
Fax (616) 738-6281

FOUNDATION PLAN

GREYSTONE CONSTRUCTION, INC.
2995 WINNERS CIRCLE DRIVE, SUITE 200
SHAKOPEE, MN 55379

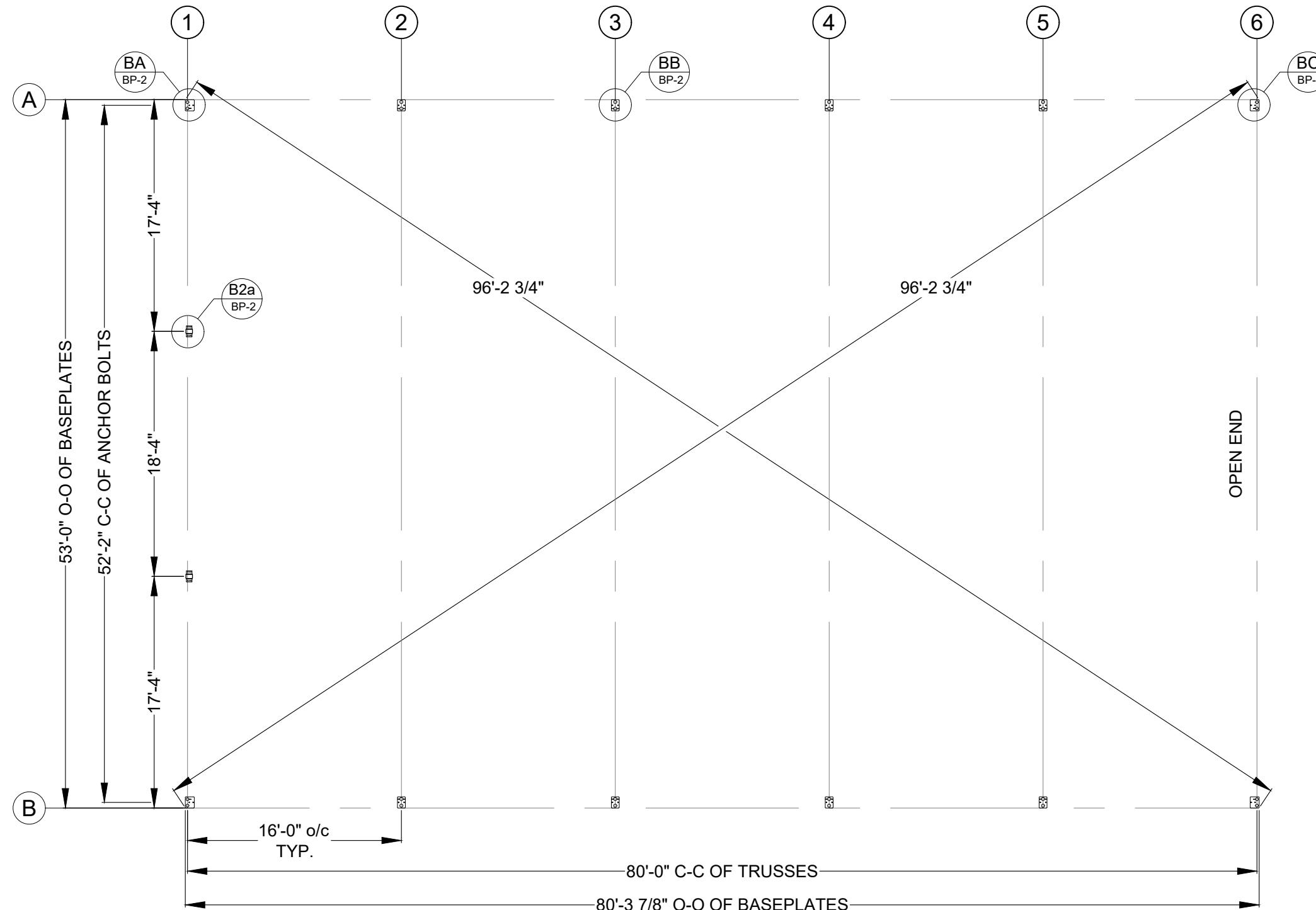
DULUTH, MN. 55807

CITY OF DULUTH

SCALE: 1/8" = 1'-0" DWG NO: GCR.23.025 SHEET NO: S-1 SHEET SIZE: B

PROFESSIONAL ENGINEER
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Print Name: BALJEET SINGH JONJUA
Signature: 
Date: 12/10/24 License # 60924

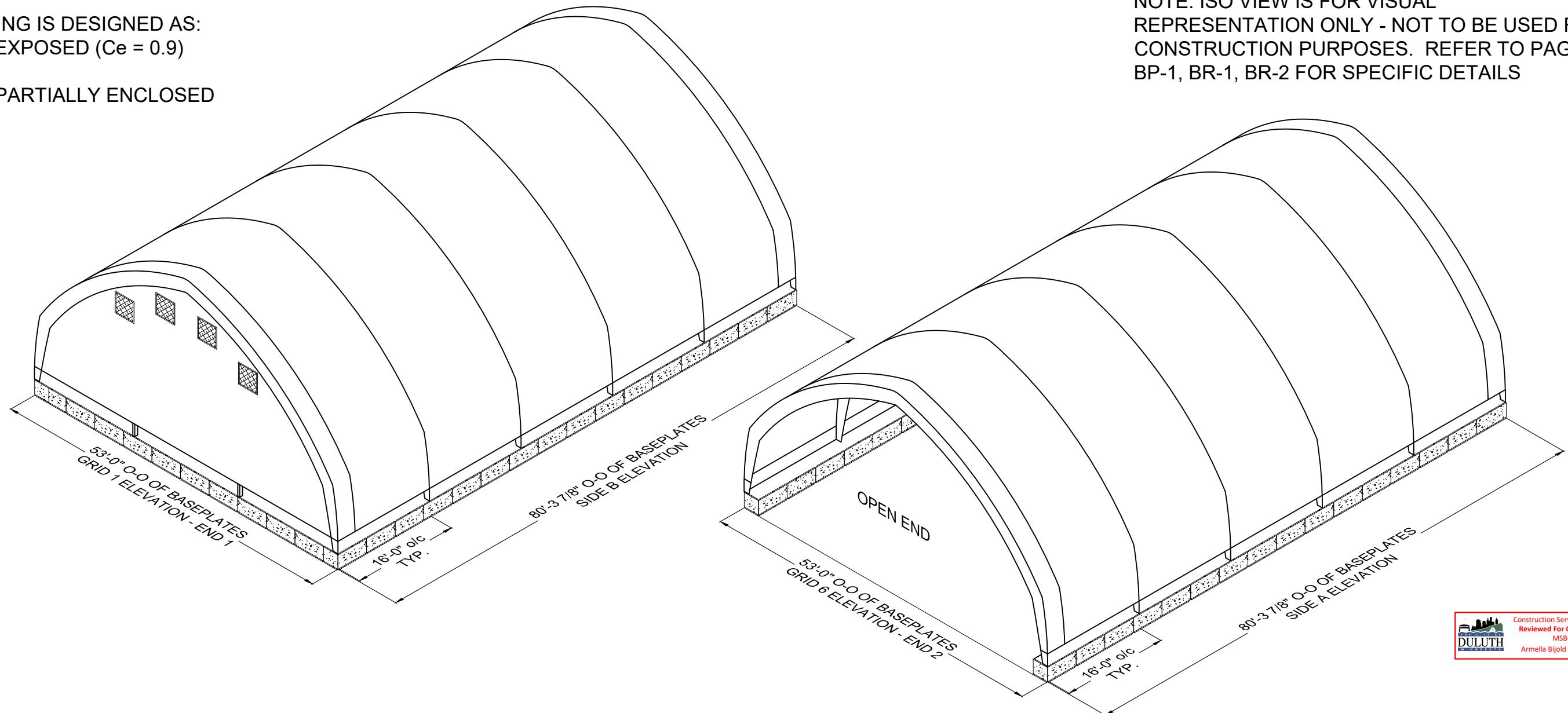


Construction Services & Inspections
Reviewed For Code Compliance
MSBC 2020
DULUTH
Armella Bijold 07/07/2025

BRITESPAN <small>BUILDING SYSTEMS INC.</small>			TF: 800-407-5846 www.britespanbuildings.com	REV #	CR #	DESCRIPTION:	DATE:	DEALER: GREYSTONE CONSTRUCTION 2995 WINNERS CIRCLE DRIVE SHAKOPEE, MN. 55379	CUSTOMER: CITY OF DULUTH 105 N 40TH AVE W DULUTH, MN. 55807	PROFESSIONAL ENGINEER 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 Professional Engineer under the laws of the State of Minnesota. Print Name: BALJEET SINGH JONJUA Signature: Date: 11/27/24 License # 60924
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								WIDTH-MOUNT-FABRIC 53-L10-220	SHEET NUMBER: BP-1	PAGE NUMBER: 02 /13

NOTE:
BUILDING IS DESIGNED AS:
- EXPOSED ($C_e = 0.9$)
AND
- PARTIALLY ENCLOSED

NOTE: ISO VIEW IS FOR VISUAL
REPRESENTATION ONLY - NOT TO BE USED FOR
CONSTRUCTION PURPOSES. REFER TO PAGES
BP-1, BR-1, BR-2 FOR SPECIFIC DETAILS



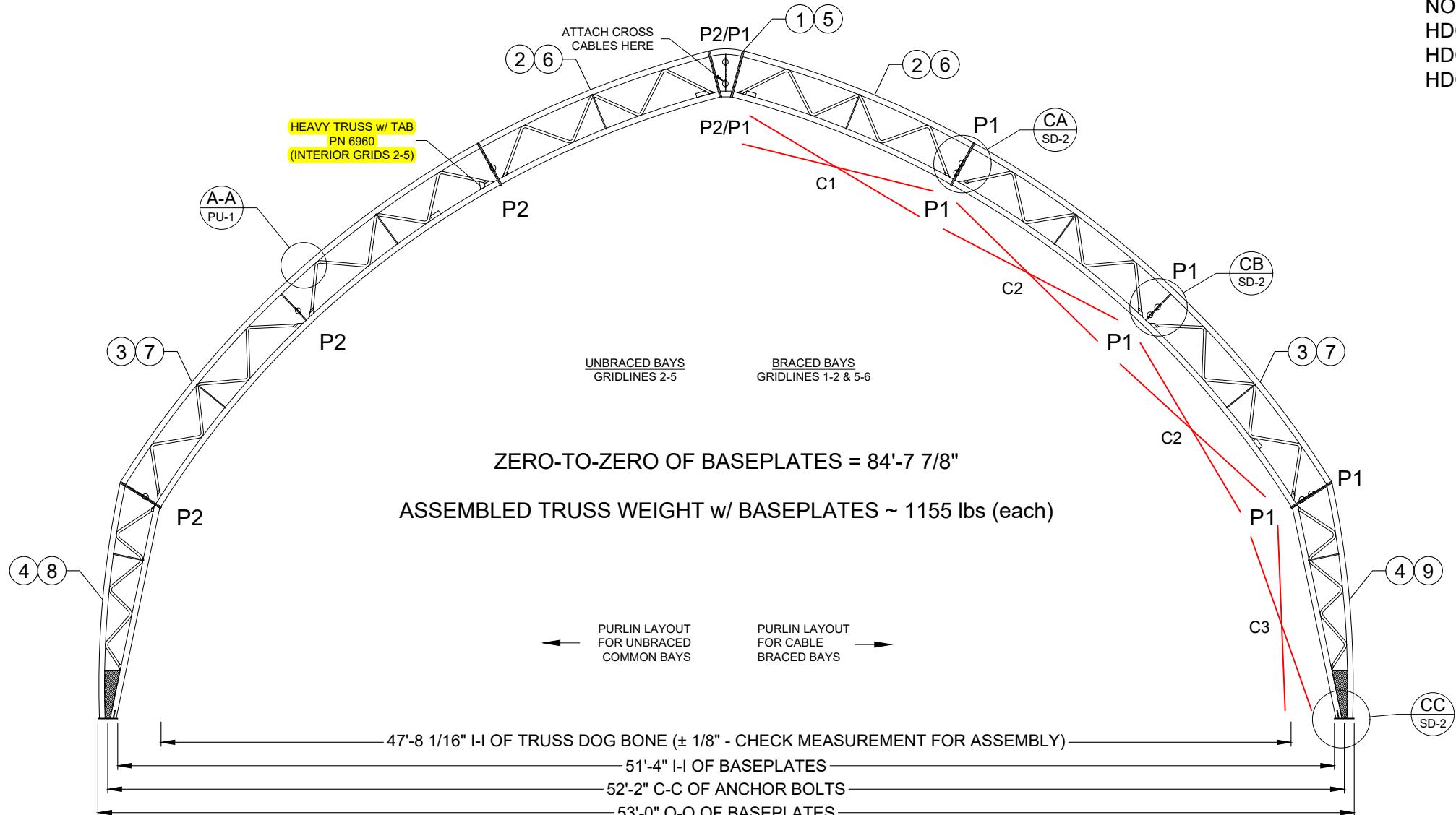
FOUNDATION
INCLUDED IN
THIS PLAN SET

MAIN COVER: WHITE PE NON-FR
END FLAPS: WHITE PE NON-FR
ENDWALL #1: WHITE PE NON-FR
MESH VENTS: BLACK

NOTE:
NO PETROLEUM BASED PRODUCTS ARE ALLOWED ON
ANY FABRIC (MINERAL OIL, BABY OIL, VASELINE, ETC).
APPLICATION TO FABRIC WILL VOID WARRANTY.

~~FOUNDATION
DESIGNED &
SUPPLIED BY
OTHERS~~

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				<p>PROJECT:</p> <p>APEX 2.1 53L10 x 80' 16' o/c</p>	<p>ORDER ID:</p> <p>SO# 11620</p>	<p>DRAWING TITLE:</p> <p>PROJECT LAYOUT</p>	<p>WIDTH-MOUNT-FABRIC</p> <p>53-L10-220</p>	<p>SHEET NUMBER:</p> <p>ISO-1</p>
		<p>DRAWN BY:</p> <p>NLW</p>						<p>PAGE NUMBER:</p> <p>04 /13</p>
		<p>CHECKED BY:</p> <p>RDR</p>						<p>Print Name: BALJEET SINGH JONJUA Signature: Date: 11/27/24 License #: 60924</p>



APEX 2.1 53L10	16' BAY	
	PART #	LENGTH
C1 CABLE	C05TT233G	233"
C2 CABLE	C05TT231G	231"
C3 CABLE	C05TT223G	223"

TRUSS COMPONENTS FOR APEX 2.1 - 53L10

LOCATION	ITEM #	PART #	QTY.	DESCRIPTION	O/C	I/C	WEB
INTERIOR	1	118	1	SECTION - APEX 2.0 - 53W PEAK - COMMON	10GA.	10GA.	
	2	9046	2	SECTION - AP2.1 - 53W - COMMON	10GA.	7GA.	1-1/4" 10G
	3	6960	2	SECTION - A24.1 - 65W/70W/72W/82W - HEAVY - COMMON	10GA.	7GA.	1-1/4" 14G
	4	6327	2	LEG - A24.1 - 65W/72W - L10 - COMMON	10GA.	7GA.	1-1/4" 14G
END	5	849	1	SECTION - APEX 2.0 - 53W PEAK - END	10GA.	10GA.	
	6	9047	2	SECTION - AP2.1 - 53W - END	10GA.	7GA.	1-1/4" 10G
	7	6956	2	SECTION - A24.1 - 65W/70W/72W/82W - END	10GA.	10GA.	1-1/4" 14G
	8	9044	1	LEG - A24.1 - 65W/72W - L10 - LEFT END	10GA.	7GA.	1-1/4" 14G
	9	9045	1	LEG - A24.1 - 65W/72W - L10 - RIGHT END	10GA.	7GA.	1-1/4" 14G



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DRAWN
BY
CHECKED
RECORDED

P1	=	BRACED BAY PURLIN - 3-1/2"
P2	=	UNBRACED BAY PURLIN - 2-7"

DEALER:
V.2024

GREYSTONE CONSTRUCTION
2995 WINNERS CIRCLE DRIVE
SHAKOPEE, MN. 55379

CUSTOMER:
CITY OF DULUTH
105 N 40TH AVE W
DULUTH, MN. 55807

PROJECT:
APEX 2.1
53L10 x 80'
16' oc

ORDER ID: SO# 1
WIDTH-MO 53-L10

20	DRAWING TITLE: PURLIN & X-CABLE LAYOUT		
-FABRIC 20	SHEET NUMBER: PU-1	PAGE NUMBER: 05	/13

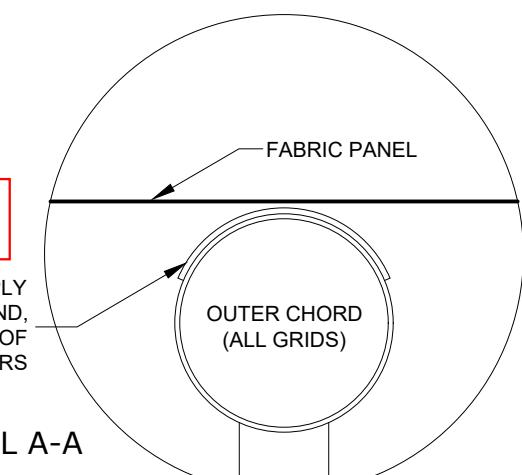
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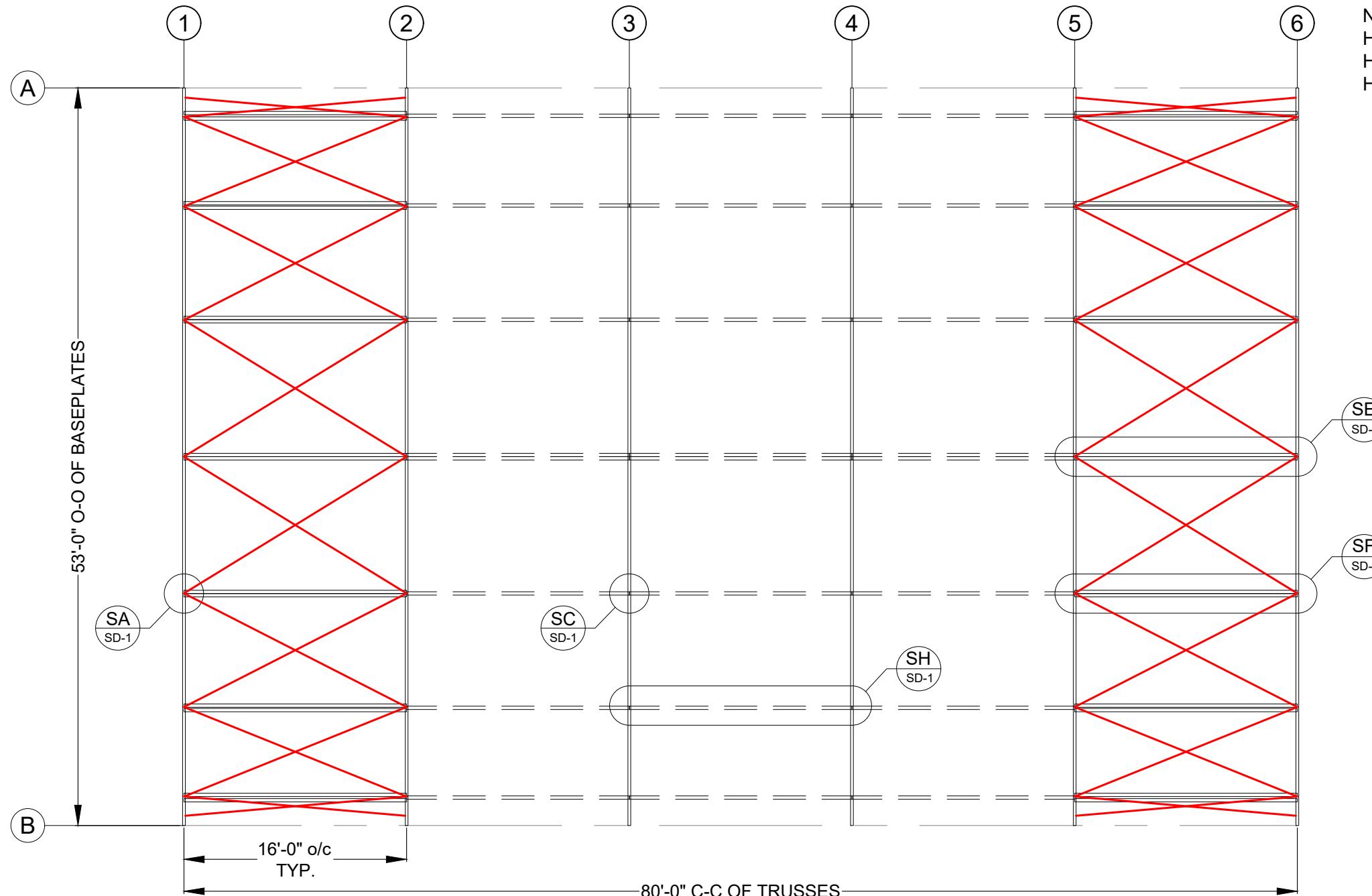


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Reviewed For Code Compliance
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Armella Biulid - 07/07/2025

**THERMA TAPE - APPLY
GROUND TO GROUND,
APPLY ON TOP OF
COUPLER PROTECTORS**

DETAIL A-A





PLAN VIEW

FOR PURLIN DETAILS SEE: SD-1

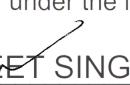
FOR CABLE DETAILS SEE: SD-2

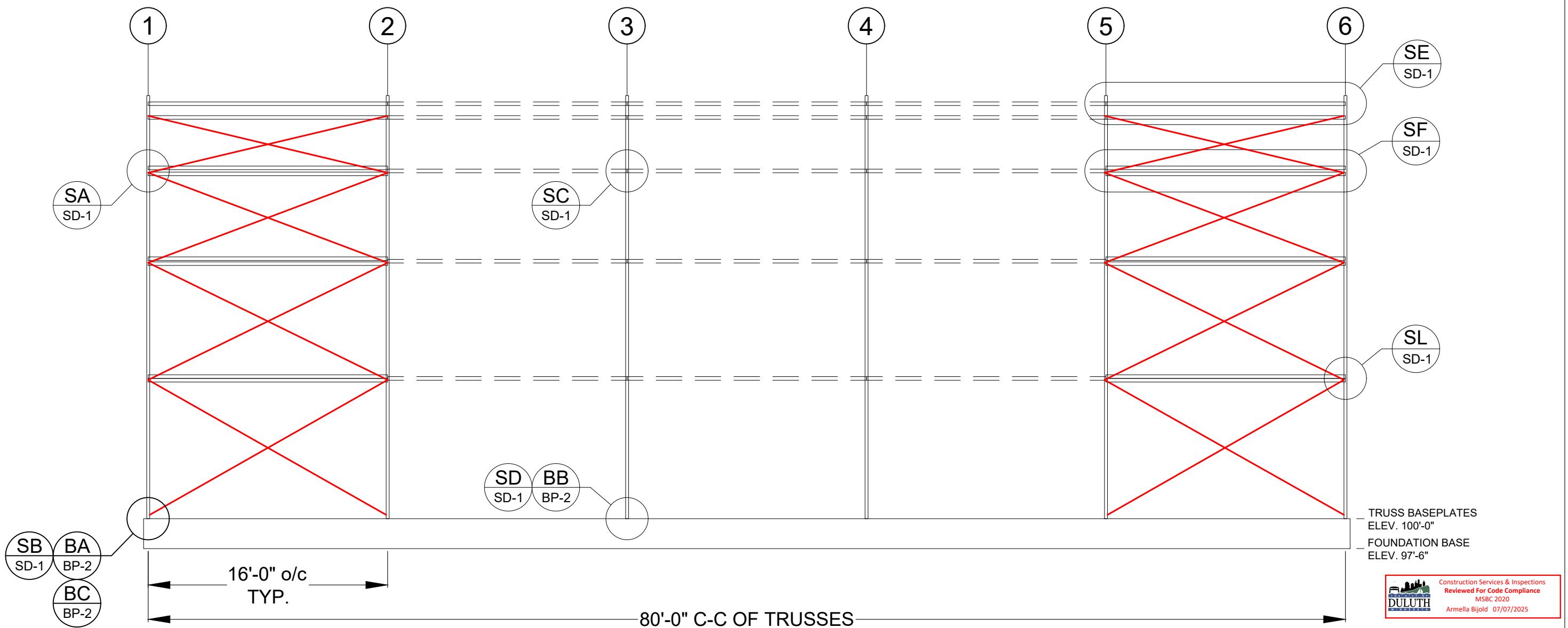
PURLIN LEGEND

ITEM	DESCRIPTION
—	BRACED BAY PURLIN 3-1/2" DIA. X 14 GA.
—	UNBRACED BAY PURLIN 2-7/8" DIA. X 14 GA.

CABLE LEGEND

ITEM	DESCRIPTION
—	CROSS CABLE 5/16"

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0		ISSUED FOR CONSTRUCTION	25.NOV.2024																												
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<p>CHECKED BY: RDR</p>																															



NOTE:
HDG PURLINS
HDG HARDWARE (BUILDING & ENDS)
HDG ESS



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NLW
CHECKED BY:
RDR

ELEVATION

FOR PURLIN DETAILS SEE: SD-1

FOR CABLE DETAILS SEE: SD-2

PURLIN LEGEND	
ITEM	DESCRIPTION
	BRACED BAY PURLIN 3-1/2" DIA. X 14 GA.
	UNBRACED BAY PURLIN 2-7/8" DIA. X 14 GA.

CABLE LEGEND	
ITEM	DESCRIPTION
	CROSS CABLE 5/16"

PROJECT:
APEX 2.1
53L10 x 80'
16' o/c

ORDER ID:
SO# 11620
WIDTH-MOUNT-FABRIC
53-L10-220

DRAWING TITLE:
BRACING LAYOUT - ELEVATION
SHEET NUMBER:
BR-2
PAGE NUMBER:
07 /13

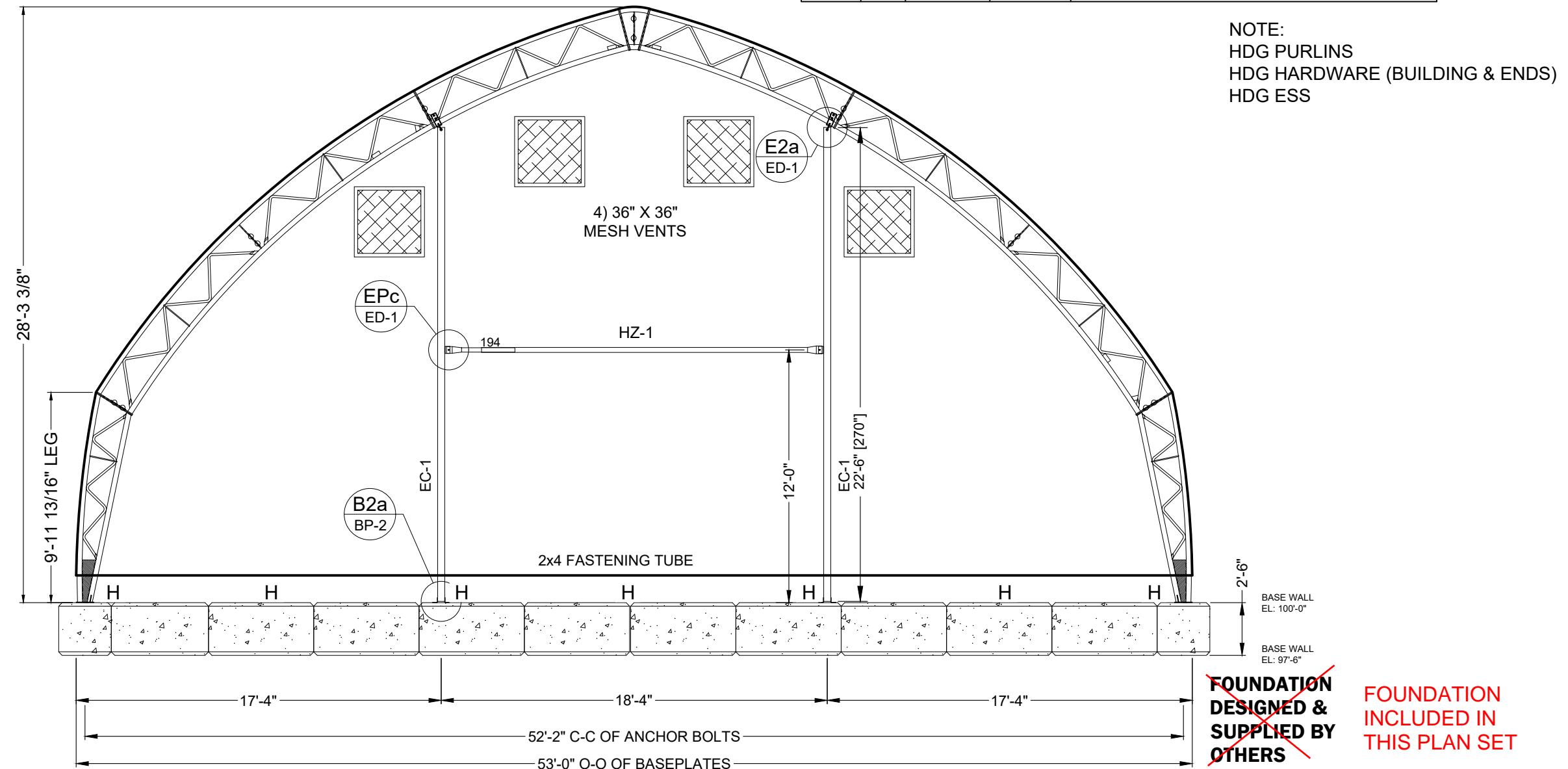
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Professional Engineer under the laws of the
State of Minnesota.

Print Name: BALJEET SINGH JONJUA
Signature:
Date: 11/27/24 License #: 60924

NOTES:

1. ENDWALL AS VIEWED FROM OUTSIDE
2. "H" DENOTES BLOCK WINCH & STRAP FOR FASTENING TUBE
3. EC VERTICAL LOCATION DIMENSIONS ARE TO THE CENTRELINE OF MEMBERS
4. FIELD DRILL HSS AS REQUIRED

ITEM #	QTY.	PART #	LENGTH	DESCRIPTION
EC-1	2	2408	270"	HSS- VERTICAL- 4" X 6" X 3/16"- 3" CENTRES
-	2	162	-	BRKT- 6" DEEP HSS TOP SADDLE- 2-7/8" CHORD
-	4	2407	-	HEADER/ BASE ANGLE- 4" X 6" HSS - 3" CENTRES
HZ-1	1	1528 / 1530	39 & 194	1528-39 (2 1/2 - 14GA) + 1530-194 (2 7/8" 14GA) HDG
-	2	195	-	BRKT - ESS HORIZ. ANGLE



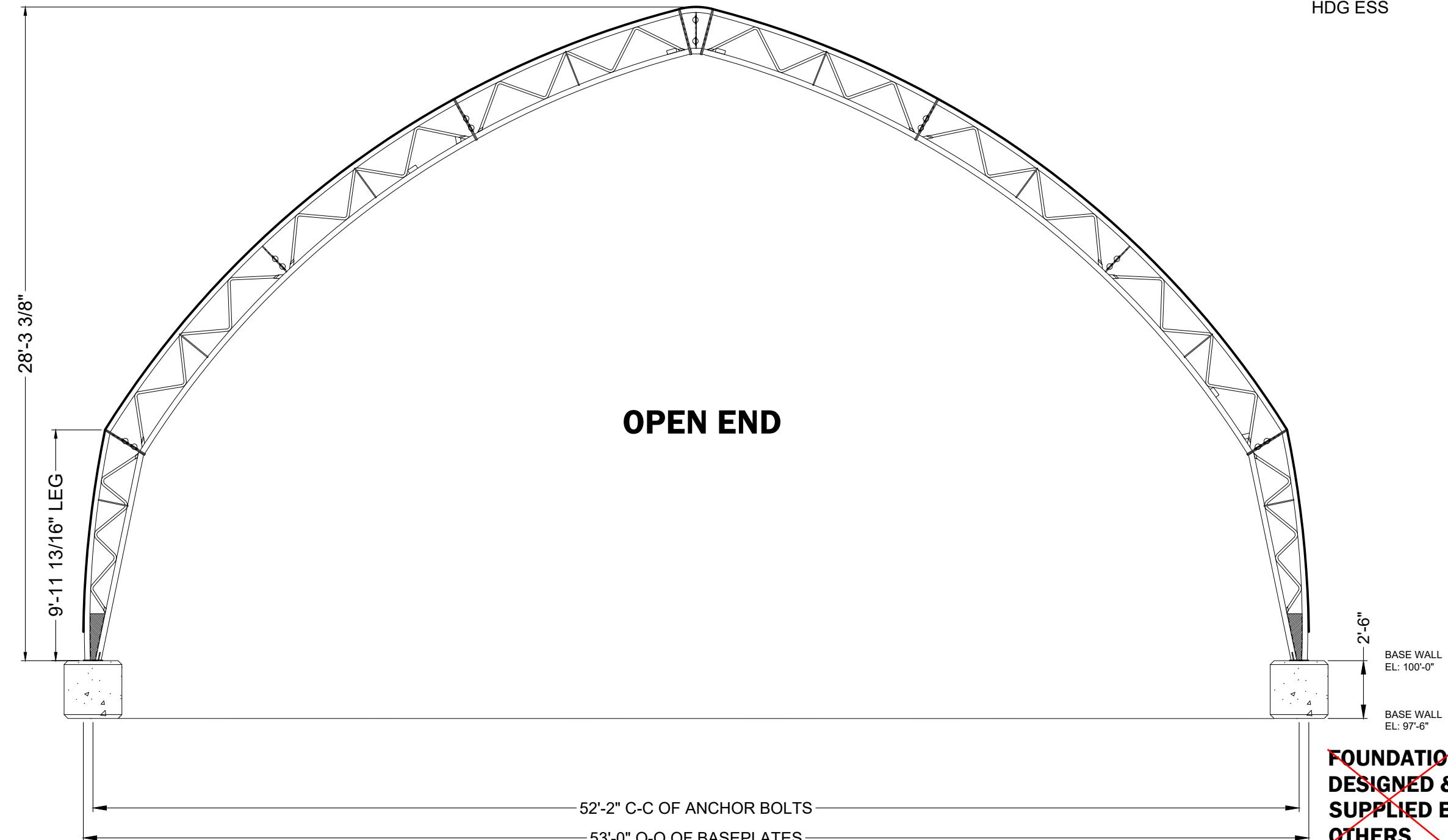
GRIDLINE 1 - END 1



Britespan <small>BUILDING SYSTEMS INC.</small>				REV #	CR #	DESCRIPTION:	DATE:	DEALER:	CUSTOMER:		PROFESSIONAL ENGINEER
				0		ISSUED FOR CONSTRUCTION	25.NOV.2024	GREYSTONE CONSTRUCTION	CITY OF DULUTH		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 Professional Engineer under the laws of the State of Minnesota.
								2995 WINNERS CIRCLE DRIVE	105 N 40TH AVE W		
								SHAKOPEE, MN. 55379	DULUTH, MN. 55807		
				DRAWN BY:		PROJECT:		ORDER ID:	DRAWING TITLE:	Signature:	
				NLW		APEX 2.1		SO# 11620	ENDWALL 1 LAYOUT		
				CHECKED BY:		53L10 x 80'		WIDTH-MOUNT-FABRIC	SHEET NUMBER:		
				RDR		16' oc		53-L10-220	EW-1	PAGE NUMBER:	
										08 /13	
										Date: 11/27/24 License # 60924	
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NOTES:
1. ENDWALL AS VIEWED FROM OUTSIDE

NOTE:
HDG PURLINS
HDG HARDWARE (BUILDING & ENDS)
HDG ESS



GRIDLINE 6 - END 2

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		0		ISSUED FOR CONSTRUCTION	25.NOV.2024			CITY OF DULUTH 105 N 40TH AVE W DULUTH, MN. 55807		
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	CHECKED BY:	RDR								



Certificate of Survey

Prepared for: CITY OF DULUTH
 Lot 2, Block 1, ONEOTA INDUSTRIAL PARK
 City of Duluth, St. Louis County, Minnesota



LEGEND

- BOUNDARY LINE, THIS SURVEY
- — — BLOCK LINE
- — — LOT LINE
- VACATED PLAT LINE
- FOUND REBAR
- ☒ SET CHISELED "x"
- ☒ SET REBAR WITH CAP 44075
- (P) PLAT DATA
- (R) RECORD DATA

LEGAL DESCRIPTION:

LOT 2, BLOCK 1, ONEOTA INDUSTRIAL PARK

SURVEYORS NOTES

1. FOUND 2 REBAR WITH CAP 62289 0.52 FEET APART ALONG SUPERIOR STREET. PLAT OF ONEOTA INDUSTRIAL PARK INDICATES IRONS SET AT LOT CORNER AND PC OF CURVE. BASED UPON INTERPRETATION OF OLD EVIDENCE IN PLAT AND PC ACROSS SUPERIOR STREET FROM THIS POSITION, THE WESTERLY FOUND CAPPED REBAR IS HELD FOR DIRECTION ALONG SUPERIOR STREET FOR THE SOUTH LINE OF BLOCK 1 AND IS 0.05 FEET WESTERLY (AS MEASURED ALONG SUPERIOR STREET) OF THE SOUTHWEST CORNER OF LOT 2. THE EASTERLY OF THE 2 IRONS NOT BEING HELD. IT APPEARS THIS WAS AN ATTEMPT TO SET BOTH LOT CORNER AND PC.
2. FOUND REBAR AT BLOCK CORNER IS HELD FOR DIRECTION ALONG SUPERIOR STREET AND IS 0.17 FEET NORTHEASTERLY OF BLOCK CORNER AS MEASURED ALONG SUPERIOR STREET EXTENDED.
3. FOUND REBAR WITH CAP 62289 0.05 FEET SOUTHEASTERLY OF NORTHWESTERLY LINE LOT 2 AND 0.49 FEET NORTHEASTERLY OF SOUTHWESTERLY LINE LOT 2. THIS APPEARS TO BE IN A SIMILAR RELATIVE POSITION RELATED TO THE EASTERLY IRON FOUND AND DISCUSSED IN SURVEYORS NOTE 1.

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DATE PREPARED: 6/12/25
PROJ NO: 250370
FILE: 250370vSURV.
SHEET 1 of 1 SHEETS

LHB

21 W. Superior St., Ste. 500 | Duluth, MN 55802 | 218.727.8446

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.

Print Name: Paul A. Vogel License # 44075

Signature:  Date: 6/12/2025

FILE: 250370vSURV.dwg