



**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-2502-0007		<b>Contact</b>	Natalie Lavenstein, nlavenstein@duluthmn.gov	
<b>Type</b>	Interim Use Permit – Vacation Dwelling Unit		<b>Planning Commission Date</b>	March 27, 2025	
<b>Deadline for Action</b>	<b>Application Date</b>	February 24, 2025	<b>60 Days</b>	April 25, 2025	
	<b>Date Extension Letter Mailed</b>	February 28, 2025	<b>120 Days</b>	June 24, 2025	
<b>Location of Subject</b>	124 N Hawthorne Rd				
<b>Applicant</b>	Theresa and David Hanson		<b>Contact</b>	NA	
<b>Agent</b>	NA		<b>Contact</b>	NA	
<b>Legal Description</b>	010-0690-00020				
<b>Site Visit Date</b>	March 13, 2025		<b>Sign Notice Date</b>	March 13, 2025	
<b>Neighbor Letter Date</b>	March 12, 2025		<b>Number of Letters Sent</b>	40	

**Proposal**

This is a renewal application for permit PL19-028. The applicant proposes use of a 7-bedroom, single-family house 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>	R-1	Residential	Traditional Neighborhood
<b>North</b>	R-1	Residential	Open Space/Traditional Neighborhood
<b>South</b>	R-1	Residential	Traditional Neighborhood
<b>East</b>	P-1	Park and Open Space	Open Space
<b>West</b>	R-1	Residential	Traditional Neighborhood

**Summary of Code Requirements:**

UDC Section 50-19.8. Permitted Use Table. A vacation dwelling unit is an Interim Use in the R-1 zone district.

UDC Section 50-20.3. Use-Specific Standards. Lists all standards specific to vacation dwelling units.

UDC Section 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.

UDC Section 50-20.3.V . . . Vacation dwelling units licensed before December 1, 2021, that exceeded four bedrooms are entitled to continue operating, however, this exemption expires upon transfer of any ownership interest in the permitted property.

**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 – 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. Includes many of Duluth’s older neighborhoods, infill projects, neighborhood extensions, and new traditional neighborhood areas.

**History:** The subject property, 124 N Hawthorne Rd, was built in 1914. The existing structure is a 7-bedroom, single-family house with an attached garage. On May 28, 2019, the City Council passed a resolution approving the previous interim use permit for vacation dwelling unit, PL19-028.

**Review and Discussion Items:**

Staff finds that:

- 1) Applicants’ property is located at 124 N Hawthorne Rd. The entire house will be rented. There are 7 bedrooms in the unit, which allow for a maximum of 15 guests. The applicant has indicated they will allow up to 14 guests. As noted above, as a previously approved permit this property is allowed to exceed the 4-bedroom limit until a change of ownership occurs.
- 2) This is a renewal application for PL19-028. To the best of our knowledge there are no reported code violations or police calls regarding the subject property.
- 3) The minimum rental period will be two nights.
- 4) The site plan indicates 8 off-street parking spaces: one in the garage and 7 on the driveway. Applicant has been made aware that front yard parking is not allowed.
- 5) The applicant has indicated they will allow motorhomes or trailers in the driveway.
- 6) The site plan indicates an attached deck as an outdoor amenity.
- 7) The adjacent residential properties are screened by existing dense trees and shrubs, satisfying the requirements of UDC 50-20.3.V.7.
- 8) 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 holder 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 Karley Frey as the local contact.
- 9) 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.
- 10) Applicant must comply with Vacation Dwelling Unit Regulations, including providing information to guests on city rules (included with staff report as "Selected City Ordinances on Parking, Parks, Pets, and Noise").
- 11) There are currently 169 licensed vacation dwelling units in the city, with 84 of those in form districts; the remaining 85 are subject to the cap of 110. The subject property is located within a residential traditional zone district and is subject to the cap.
- 12) No public, agency, or City comments were received.
- 13) The permit will lapse if no activity takes place within 1 year of approval.

**Staff Recommendation:**

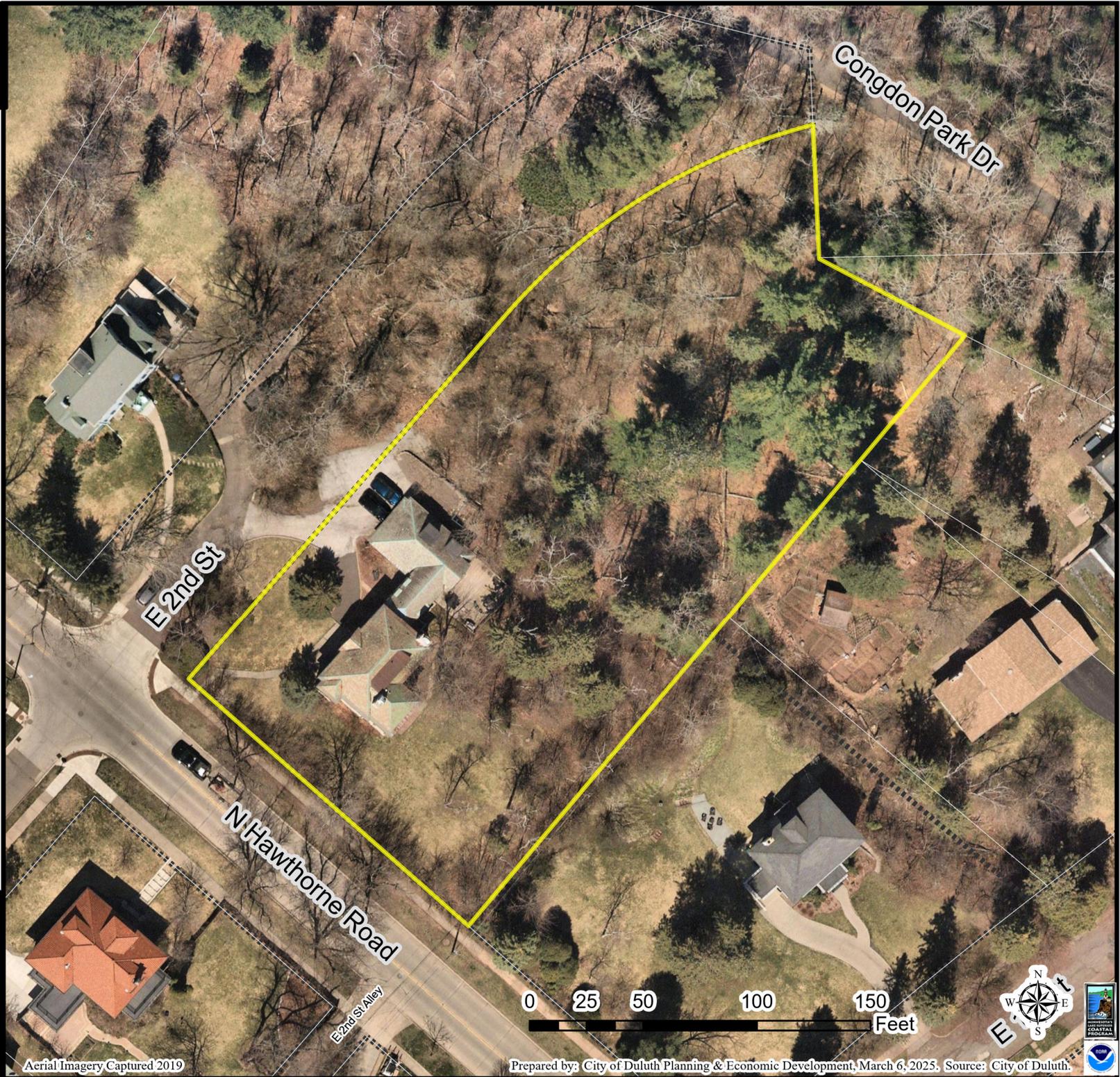
Based on the above findings, Staff recommends that Planning Commission approve the permit subject to the following conditions:

- 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-2502-0007**

Interim Use Permit  
124 N Hawthorne Rd



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Aerial Imagery Captured 2019

Prepared by: City of Duluth Planning & Economic Development, March 6, 2025. Source: City of Duluth.



330'

Trees

Trees

Trees  
Bushes

BACK

All  
Trees

Trees

Garage area

Lilacs  
Trees  
Bushes

Parking

330' - Lot

Private Drive

aprox. 164'

Hawthorne Rd

