CITY OF DULUTH

PLANNING & CONSTRUCTION SERVICES DEPARTMENT
Community Planning Division
411 West First Street – Room 208 - Duluth, Minnesota 55802-1197
218-730-5580 – An Equal Opportunity Employer

MEMORANDUM

DATE: May 2, 2017

TO: Planning Commission

FROM: John Kelley, Planner II

SUBJECT: PL 17-036 Rear yard setback variance

At the April 11, 2017 Planning Commission meeting the application for a rear yard variance at 3421 East 1st Street was tabled. The Planning Commissioners requested that the applicant consider alternative designs for the screen porch and deck that could meet the required rear yard setback. The screen porch has been reduced by 2 feet in length and would be encroaching into the rear yard setback by 4 feet rather than the originally proposed 6 feet. The deck as proposed in the revised drawings is no longer encroaching into the rear yard setback.

The attached drawings and memo by the applicants Architect were submitted for the Planning Commissions consideration. Staff finds that the standard for variance has not been met and, therefore, recommends the Planning Commission deny the requested variance because there aren't practical difficulties or hardship caused by adhering to the normal setbacks for the property.

3) A-1

Mr. Kelley,

Hi, this is Jeremy with CF Design. I am attaching our slightly revised screen porch proposal for your review along with brief additional narrative items below. We would greatly appreciate any feedback. Also, we didn't want to bring it up but one of the reasons for the shading is because one of the home owners has Vitiligo and is very sensitive to sunlight. I don't know if that will have any bearing on anything but I thought it was worth mentioning. Please let me know if you have any question and thank you for your time.

Thanks,

Jeremy Jones, **Assoc. AIA**
CF DESIGN LTD.
230 E Superior St., Suite 102
Duluth, MN 55802
p: 218 722 1060
www.cfdesignltd.com

Basis/Need- To improve the conditions of a 1967 addition to an historic home at 3421 E. 1st St. Reasons for this improvement include increasing access to a private back yard and to limit overheating due to unprotected solar heat gain through a South-West facing wall in the existing addition.
Proposed Solution- To provide a small screen porch which would increase use and enjoyment of this private outdoor space and shade the windows off the South-West facing wall. Additionally, this screen porch addition has been considered in context of the original home. Scale, proportion, detail, and volumetric relation to the existing form has been taken into account in the development of this proposal.
Why it can't go anywhere else- The proposed screen porch addition is importantly located directly off the homes primarily used space. This includes a family room and directly adjacent kitchen. The family room is also axially aligned with and directly accesses the private back yard. It is also the family room that is suffering from overheating due to solar heat gain. The proposed screen porch is intentionally centered on the South-West wall which also directly aligns with the axis of the private back yard. There is no other place on the home that provides an as effective relationship with the backyard, makes programmatic sense, and more importantly, addresses the overheating issue.
Issue- Because of a variance granted by the city for the 1967 addition, approximately 8' of the family room addition lays within the 25' rear yard setback. Included in this 8' of encroaching wall is one of the existing windows on the South-West wall. Because of this encroachment, our modest, and effective screen porch cannot be permitted without an additional variance to the rear yard setback. Strict adherence to the 25' setback would not allow any addition that could shade all existing windows nor would it allow for an equally effective solution that would fit the character and programmatic layout of the house. As it is currently drawn, less than 37 square feet (only slightly larger than a sheet of plywood) is encroaching within the rear yard setback (including roof overhang).
Compromise- As a compromise we have provided an additional proposal which significantly limits the size of an adjacent deck, removing it from any variance requirement. The site plan was also adjusted to account for a verified site pin which also reduced the amount of proposed encroachment by the screen porch addition.

A-2

MUSTER MOHN RESIDENCE

OWNER:

JAMES MOHN & HEATHER MUSTER

PROJECT DESIGNER:

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T: 218.722.1060

LOCATION MAP

GENERAL NOTES

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6. CONTRACTOR SHALL MAINTAIN CLEAN AND PRESENTABLE WORK AND STORAGE AREAS, AND SHALL NOT ALLOW ANY MATERIAL AS A RESULT OF DEMOLITION OR CONSTRUCTION TO ACCUMULATE.

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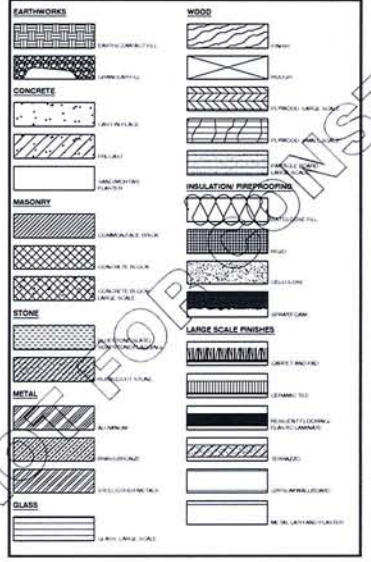
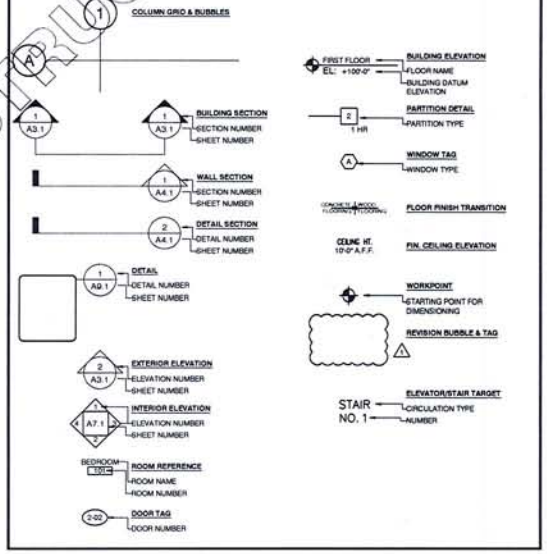


ARCHITECTURAL SYMBOLS



ABBREVIATIONS

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A.P.	ACCESS PANEL	DTL	DETAIL	GC	GENERAL CONTRACT(OR)	MFR	MANUFACTURER	PSF	POUNDS PER SQUARE FOOT		
ACT	ACOUSTICAL TILE	DIAG	DIAGONAL	GL	GLASS, GLAZING	M.O.	MASONRY OPENING	PSI	POUNDS PER SQUARE INCH		
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ADJ	ADJUSTABLE	DIM	DIMENSION	GPDW	GYPSUM DRYWALL	MECH	MECHANICAL	PRF	PREFORMED	VERT	VERTICAL
A/C	AIR CONDITIONING	DBL	DOUBLE			M.E.P.	MECH, ELEC, PLUMBING	P.L.	PROPERTY LINE	VCT	VINYL COMPOSITION TILE
ALT	ALTERNATE	DH	DOUBLE HUNG	HDRL	HANDRAIL	MTL	METAL			VB	VINYL BASE
ALUM	ALUMINUM	DN	DOWN	HDBD	HARDBOARD	MM	MILLIMETER(S)	QTY	QUANTITY	VF	VINYL FABRIC
ANC	ANCHOR/ ANCHORAGE	D.S.	DOWNSPOUT	HDW	HARDWARE	MIN	MINIMUM	Q.T.	QUARRY TILE		
A.B.	ANCHOR BOLT	DRWG	DRAWING	HDWD	HARDWOOD	MISC	MISCELLANEOUS			WSCT	WAINSCOT
APPROX	APPROXIMATE(LY)	D.F.	DRINKING FOUNTAIN	HTG	HEATING	M.R.	MOISTURE RESISTANT	R	RADIUS, RISER	WH	WALL HUNG
A.D.	AREA DRAIN			HVAC	HEATING/VENTILATING/ AIR CONDITIONING	MTD	MOUNTED	REF	REFERENCE	WC	WALL CLOSET
ASPH	ASPHALT(IC)	E	EAST					REFR	REFRIGERATOR	WP	WATERPROOF(ING)
AUTO	AUTOMATIC	EA	EACH	HD	HEAVY DUTY	NAT	NATURAL	REINF	REINFORCE(D), (MENT)	W.R.B.	WATER RESISTIVE BARRIER
		E.F.	EACH FACE	HT	HEIGHT	NOM	NOMINAL	REQD	REQUIRED	WWF	WELDED WIRE FABRIC
BM	BEAM	E.W.	EACH WAY	H.P.	HIGH POINT	NFSC	NON-FREEZING SILL COCK	REV	REVISE(D), REVISION	W	WEST, WIDTH
BRG	BEARING	ELEC	ELECTRICAL	HC	HOLLOW CORE	N	NORTH	RH	RIGHT HAND	W/O	WITHOUT
BEL	BELOW	E.P.	ELECTRICAL PANELBOARD	HM	HOLLOW METAL	N.I.C.	NOT IN CONTRACT	ROW	RIGHT OF WAY	WD	WOOD
BIT	BITUMINOUS	EL, ELEV	ELEVATION, ELEVATOR	HORIZ	HORIZONTAL	N.T.S.	NOT TO SCALE	R.D.	ROOF DRAIN	WPT	WORKING POINT
BLKG	BLOCKING	EMER	EMERGENCY	HR	HOUR	NO	NUMBER	RM	ROOM		
BD	BOARD	EQ	EQUAL	HB	HOSE BIBB			R.O.	ROUGH OPENING	℄	CENTER LINE
BOT	BOTTOM	EQUIP	EQUIPMENT	HWH	HOT WATER HEATER	O.C.	ON CENTER(S)	R.S.	ROUGH SAWN		
BI	BOTTOM OF	EXH	EXHAUST			OPG	OPENING			ø	DIAMETER
BLDG	BUILDING	EXG, EXIST	EXISTING	INCL	INCLUDE(D), (ING)	OPP	OPPOSITE	SCHD	SCHEDULE	°	DEGREE(S)
		E.B.	EXPANSION BOLT	I.D.	INSIDE DIAMETER	OPH	OPPOSITE HAND	SECT	SECTION	'	FEET, MINUTES
CPT	CARPET	EXJT	EXPANSION JOINT	INSUL	INSULATE(D), (ING)	OPS	OPPOSITE SURFACE	SIM	SIMILAR	"	INCHES, SECONDS
CSMT	CASEMENT	EXP	EXPOSE(D) EXPOSURE	INTR	INTERIOR	OH	OVERHEAD	SC	SOLID CORE	⊥	PERPENDICULAR TO
C.I.	CAST IRON	EXTR	EXTERIOR	INV	INVERT(ED)	O.D.	OUTSIDE DIAMETER	S	SOUTH		
CIP	CAST IN PLACE							SPEC	SPECIFICATION(S)		
C.B.	CATCH BASIN	FF	FACTORY FINISH	JT	JOINT	PNT	PAINT	SQ	SQUARE		
CLG	CEILING	FIN	FINISH(ED)			PTD	PAINTED	SST	STAINLESS STEEL		
CEM	CEMENT	F.E.	FIRE EXTINGUISHER	KO	KNOCKOUT	PNL	PANEL	STD	STANDARD		
CM	CENTIMETER(S)	F.P.	FIREPROOFING			PBD	PARTICLE BOARD	STL	STEEL		
CT	CERAMIC TILE	FLX	FLEXIBLE	LBL	LABEL	PTN	PARTITION				
CLR	CLEAR	FL, FLR	FLOOR	LAM	LAMINATE(D)	PVMT	PAVEMENT	TEL	TELEPHONE		
COL	COLUMN	F.D.	FLOOR DRAIN	LAV	LAVATORY	PERF	PERFORATE(D)	TV	TELEVISION		
COMB	COMBINATION	FLRG	FLOORING	LH	LEFT HAND	PLAS	PLASTER	TZ	TERRAZZO		
COMP	COMPOSITION	FTG	FOOTING	L	LENGTH	PLAM	PLASTIC LAMINATE	THK	THICK		
CONC	CONCRETE	FDN	FOUNDATION	LT	LIGHT	PL	PLATE	THKNS	THICKNESS		
CMU	CONCRETE MASONRY UNIT	FBO	FURNISHED BY OTHERS	LL	LIVE LOAD	PWD	PLYWOOD	T&G	TONGUE AND GROOVE		
CONT	CONTINUOUS			L.P.	LOW POINT	PT	POINT	T/	TOP OF		
CJT	CONTROL JOINT					P.T.	PRESSURE TREATED	T	TREAD		
COORD	COORDINATE					PVC	POLYVINYL CHLORIDE	TYP	TYPICAL		

SHEET INDEX

COVER	COVER SHEET
A1.0	SITE PLAN
A2.0	DEMO PLAN
A2.1	FLOOR PLAN
A3.2	FLOOR PLAN
A3.0	BUILDING ELEVATIONS
A3.1	BUILDING ELEVATION & SECTIONS
A3.2	WINDOW ELEVATIONS
A4.0	DETAIL SECTIONS
A5.0	CABINETRY PLANS & ELEVATIONS
A5.1	CABINETRY PLANS & ELEVATIONS
E1.0	ELECTRICAL PLAN

A-3

PRELIMINARY, NOT FOR CONSTRUCTION

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www.cfdesignltd.com

MUSTER MOHN RESIDENCE
3421 EAST FIRST STREET
DULUTH, MN

INTERIOR RENOVATION

#	REVISION	DATE

(C) 2015

12.09.15

COVER

HATCH INDICATES PROPOSED SCREEN PORCH ADDITION WITHIN SETBACK; 8'-10 $\frac{1}{4}$"x 4'-1 $\frac{1}{2}$" or APPROX. 37 SQUARE FEET ARE ENCROACHING WITHIN THE SETBACK (INCLUDING ROOF OVERHANG)

APPROXIMATE LOCATION OF VERIFIED SITE PIN

NORTH

PROJECT NORTH

ZONE DISTRICT:
R-1 (RESIDENTIAL-TRADITIONAL)
LOT AREA: 29,522 SF
LEGAL DESCRIPTION DETAILS:
PLAT NAME: REARR PART EAST DULUTH & FIRST ADD TO EAST DU; LOT 11 EX N 10 FT AND ALL OF LOTS 12 13 AND 14, BLOCK 003
SITE PLAN BASED ON SLC LAND EXPLORER AND PLAT INFORMATION PROVIDED BY THE CITY'S ENGINEERING OFFICE

EXISTING STRUCTURE
EXISTING RETAINING WALL
OUTLINE OF EXISTING PATIO

GARAGE

1967 ADDITION

OUTLINE OF PROPOSED ADDITION

1925 ORIGINAL FOOTPRINT

OUTLINE OF PROPOSED ADDITION ROOF

3421 E 1st ST.
P.I.D. 010-1370-00800

LINE INDICATES EXTERIOR OF FOUNDATION

150'-0"
6'-10 $\frac{1}{4}$"
4'-1 $\frac{1}{2}$"
18'-5"
6'-0 $\frac{3}{4}$"
10'-11"
6'-10 $\frac{1}{4}$"
150'-0"
5' SIDE YARD SETBACK
8' SIDE YARD SETBACK
10' REAR YARD SETBACK GRANTED FOR 1967 ADDITION
25' REAR YARD SETBACK
87'-8"
53'-9"
52'-4"
10'-0"
BENT CREEK (GENERAL DEVELOPMENT)
50' SETBACK FROM CENTER OF CREEK
25' FRONT YARD SETBACK
200'-0"
E 1st STREET

PRELIMINARY, NOT FOR CONSTRUCTION

A-4

1 SITE PLAN
SCALE: 1/16"=1'-0"

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MUSTER MOHN RESIDENCE
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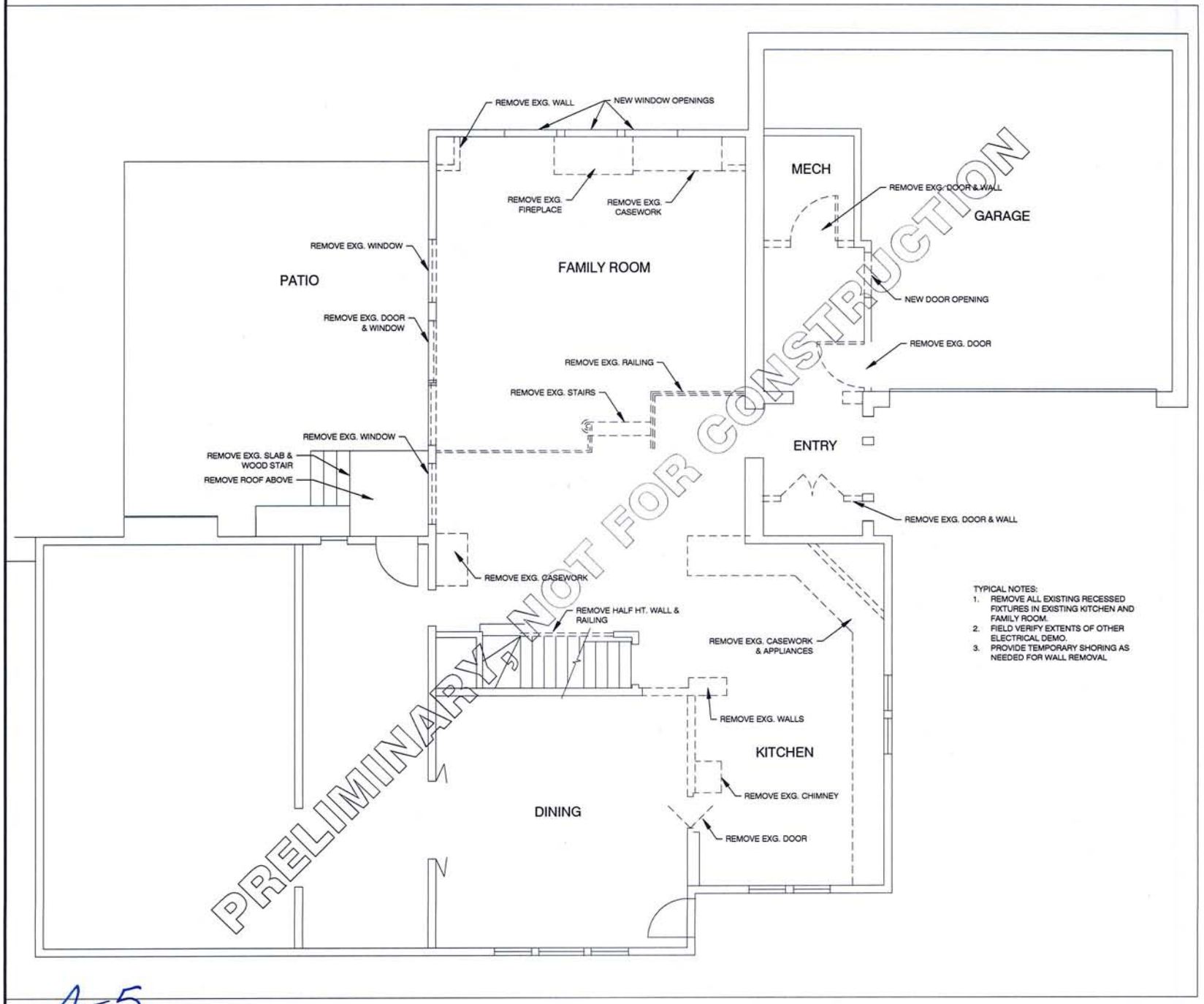
A1.0



TYPICAL NOTES:
1. REMOVE ALL EXISTING RECESSED FIXTURES IN EXISTING KITCHEN AND FAMILY ROOM.
2. FIELD VERIFY EXTENTS OF OTHER ELECTRICAL DEMO.
3. PROVIDE TEMPORARY SHORING AS NEEDED FOR WALL REMOVAL

A-5

1 PARTIAL DEMOLITION PLAN
SCALE: 1/4"=1'-0"

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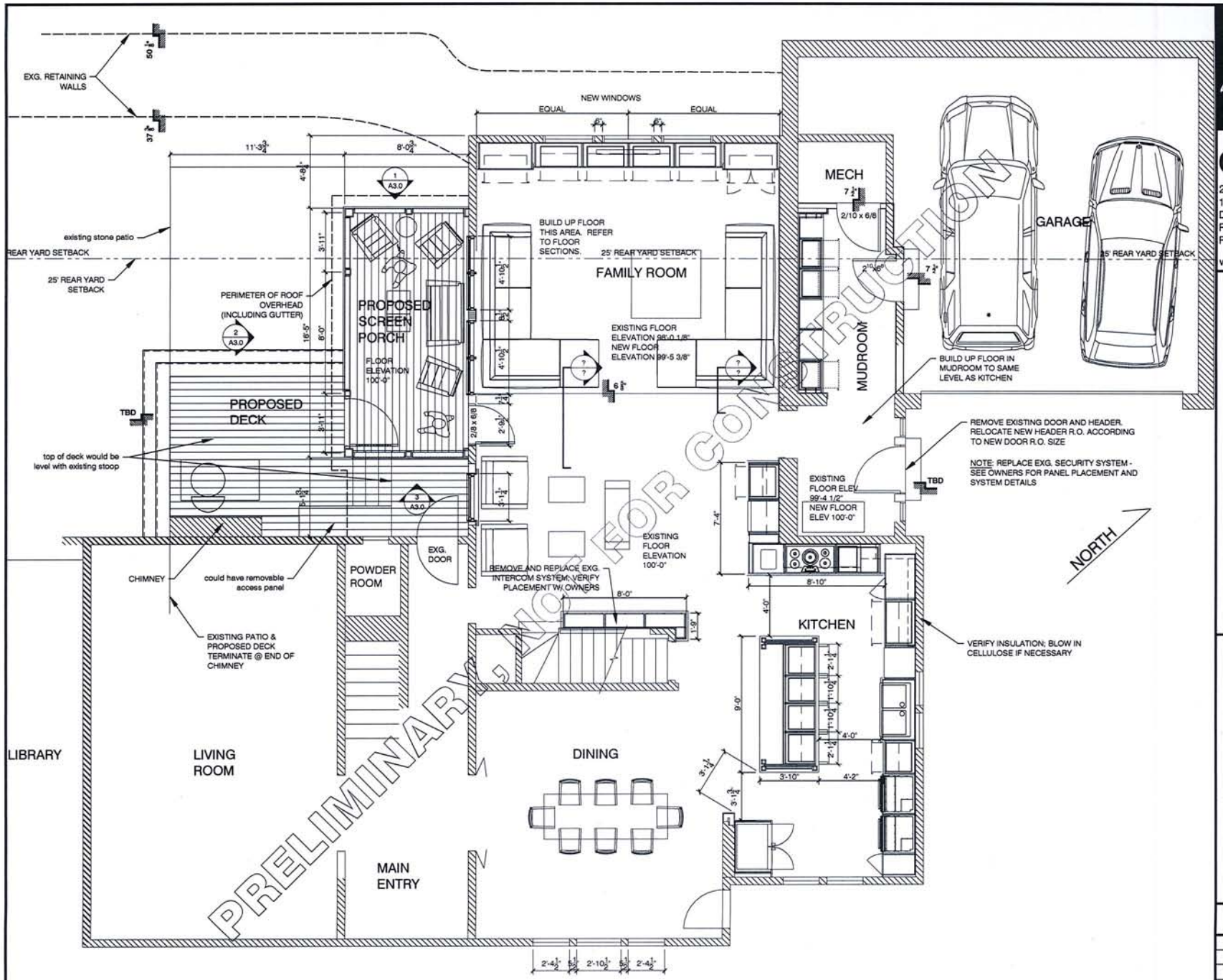
A2.0



1 PARTIAL FLOOR PLAN
SCALE: 1/4"=1'-0"

A-6

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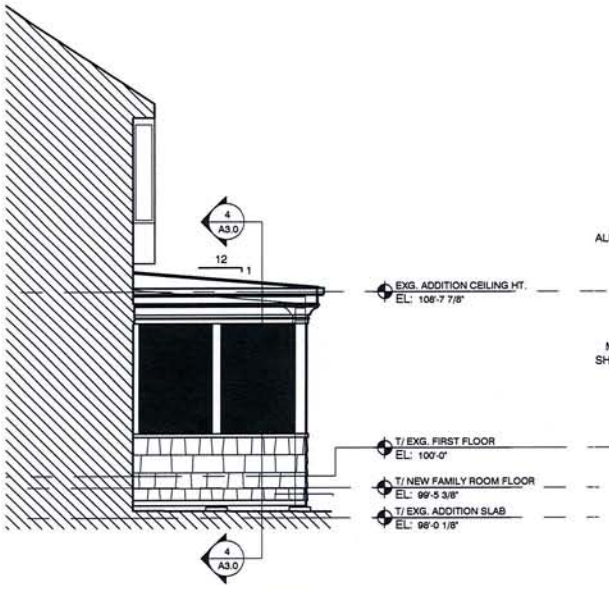
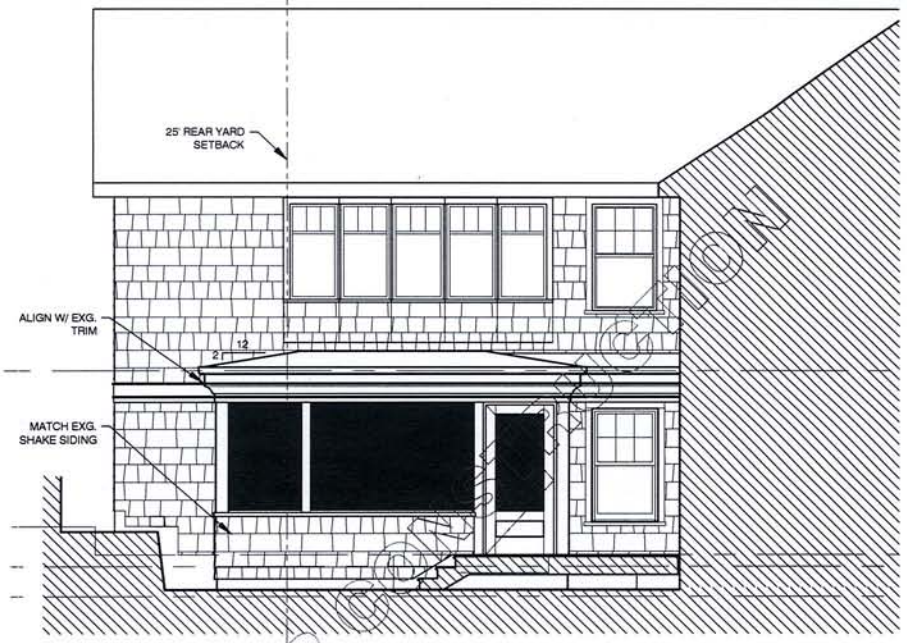
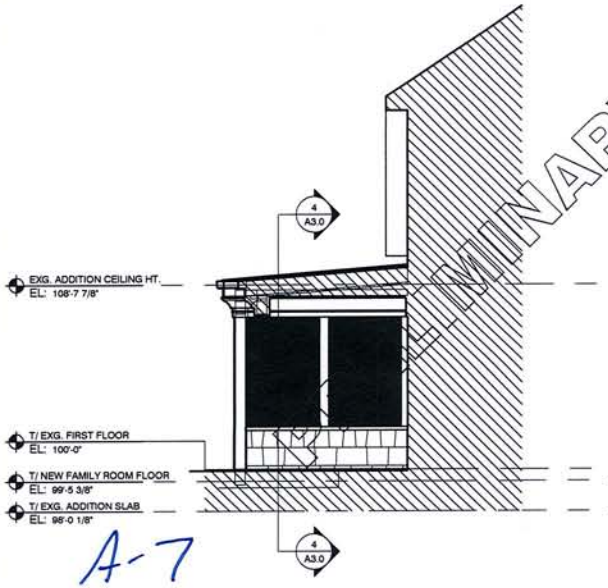
A2.1



1 SCREEN PORCH ELEVATION
SCALE: 1/4"=1'-0"



2 SCREEN PORCH ELEVATION
SCALE: 1/4"=1'-0"



A-7

3 SCREEN PORCH ELEVATION
SCALE: 1/4"=1'-0"

4 SCREEN PORCH SECTION
SCALE: 1/4"=1'-0"

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INTERIOR RENOVATION

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04.27.17

A3.0

PL 17-036

MUSTER MOHN RESIDENCE

OWNER:

JAMES MOHN & HEATHER MUSTER

PROJECT DESIGNER:

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Duluth, MN 55802
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Alternative # 3
Compliant Screen Porch & Deck

LOCATION MAP

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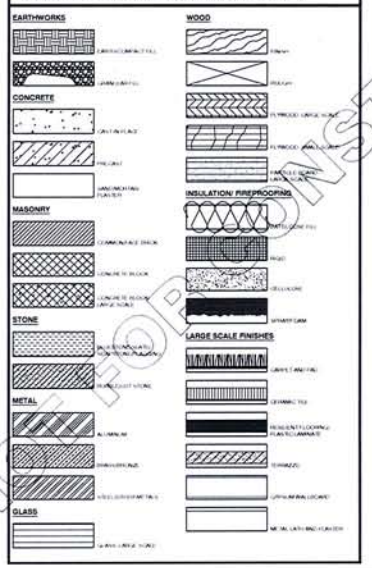

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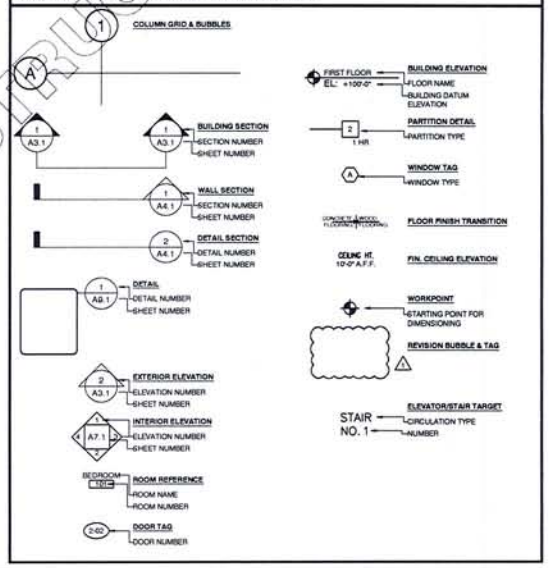

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BIT	BITUMINOUS	EL, ELEV	ELEVATION, ELEVATOR	HORIZ	HORIZONTAL	N.T.S.	NOT TO SCALE	R.D.	ROOF DRAIN	WPT	WORKING POINT
BLKG	BLOCKING	EMER	EMERGENCY	HR	HOUR	NO	NUMBER	RM	ROOM		
BD	BOARD	EQ	EQUAL	HS	HOSE BIBB			R.O.	ROUGH OPENING	℄	CENTER LINE
BOT	BOTTOM	EQUIP	EQUIPMENT	HWH	HOT WATER HEATER	O.C.	ON CENTER(S)	R.S.	ROUGH SAWN	ø	DIAMETER
BI	BOTTOM OF	EXH	EXHAUST			OPG	OPENING			°	DEGREE(S)
BLDG	BUILDING	EXIST	EXISTING	INCL	INCLUDE(D), (ING)	OPP	OPPOSITE	SCHD	SCHEDULE	'	FEET, MINUTES
		E.B.	EXPANSION BOLT	I.D.	INSIDE DIAMETER	OPH	OPPOSITE HAND	SECT	SECTION	"	INCHES, SECONDS
CPT	CARPET	EXJT	EXPANSION JOINT	INSUL	INSULATE(D), (ING)	OPS	OPPOSITE SURFACE	SIM	SIMILAR	⊥	PERPENDICULAR TO
CSMT	CASEMENT	EXP	EXPOSE(D) EXPOSURE	INTR	INTERIOR	OH	OVERHEAD	SC	SOLID CORE		
C.I.	CAST IRON	EXTR	EXTERIOR	INV	INVERT(ED)	O.D.	OUTSIDE DIAMETER	S	SOUTH		
CIP	CAST IN PLACE							SPEC	SPECIFICATION(S)		
C.B.	CATCH BASIN	FF	FACTORY FINISH	JT	JOINT	PNT	PAINT	SQ	SQUARE		
CLG	CEILING	FIN	FINISH(ED)			PTD	PAINTED	SST	STAINLESS STEEL		
CEM	CEMENT	F.E.	FIRE EXTINGUISHER	KO	KNOCKOUT	PNL	PANEL	STD	STANDARD		
CM	CENTIMETER(S)	F.P.	FIREPROOFING			PBD	PARTICLE BOARD	STL	STEEL		
CT	CERAMIC TILE	FLX	FLEXIBLE	LBL	LABEL	PTN	PARTITION				
CLR	CLEAR	FL, FLR	FLOOR	LAM	LAMINATE(D)	PVMT	PAVEMENT	TEL	TELEPHONE		
COL	COLUMN	F.D.	FLOOR DRAIN	LAV	LAVATORY	PERF	PERFORATE(D)	TV	TELEVISION		
COMB	COMBINATION	FLRG	FLOORING	LH	LEFT HAND	PLAS	PLASTER	TZ	TERRAZZO		
COMP	COMPOSITION	FTG	FOOTING	L	LENGTH	PLAM	PLASTIC LAMINATE	THK	THICK		
CONC	CONCRETE	FDN	FOUNDATION	LT	LIGHT	PL	PLATE	THKNS	THICKNESS		
CMU	CONCRETE MASONRY UNIT	FBO	FURNISHED BY OTHERS	LL	LIVE LOAD	PWD	PLYWOOD	T&G	TONGUE AND GROOVE		
CONT	CONTINUOUS			L.P.	LOW POINT	PT	POINT	T/	TOP OF		
CJT	CONTROL JOINT					P.T.	PRESSURE TREATED	T	TREAD		
COORD	COORDINATE					PVC	POLYVINYL CHLORIDE	TYP	TYPICAL		

SHEET INDEX

COVER	COVER SHEET
A1.0	SITE PLAN
A2.0	DEMO PLAN
A2.1	FLOOR PLAN
A2.2	FLOOR PLAN
A3.0	BUILDING ELEVATIONS
A3.1	BUILDING ELEVATION & SECTIONS
A3.2	WINDOW ELEVATIONS
A4.0	DETAIL SECTIONS
A5.0	CABINETRY PLANS & ELEVATIONS
A5.1	CABINETRY PLANS & ELEVATIONS
E1.0	ELECTRICAL PLAN

PRELIMINARY, NOT FOR CONSTRUCTION

A-8

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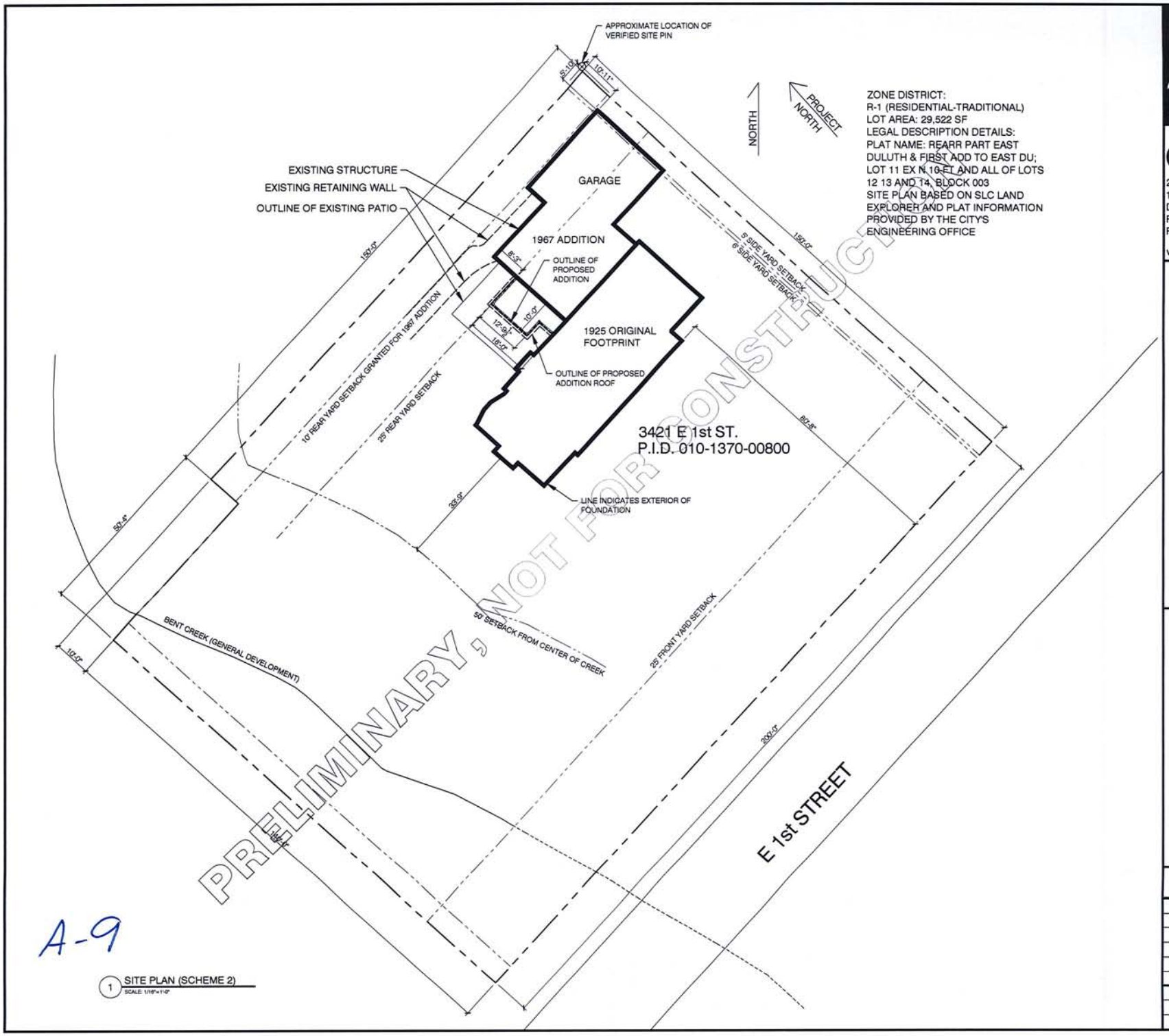
MUSTER MOHN RESIDENCE
3421 EAST FIRST STREET
DULUTH, MN

INTERIOR RENOVATION

#	REVISION	DATE

(C) 2015
12.09.15

COVER



A-9

1 SITE PLAN (SCHEME 2)
SCALE: 1/16"=1'-0"

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INTERIOR RENOVATION

#	REVISION	DATE

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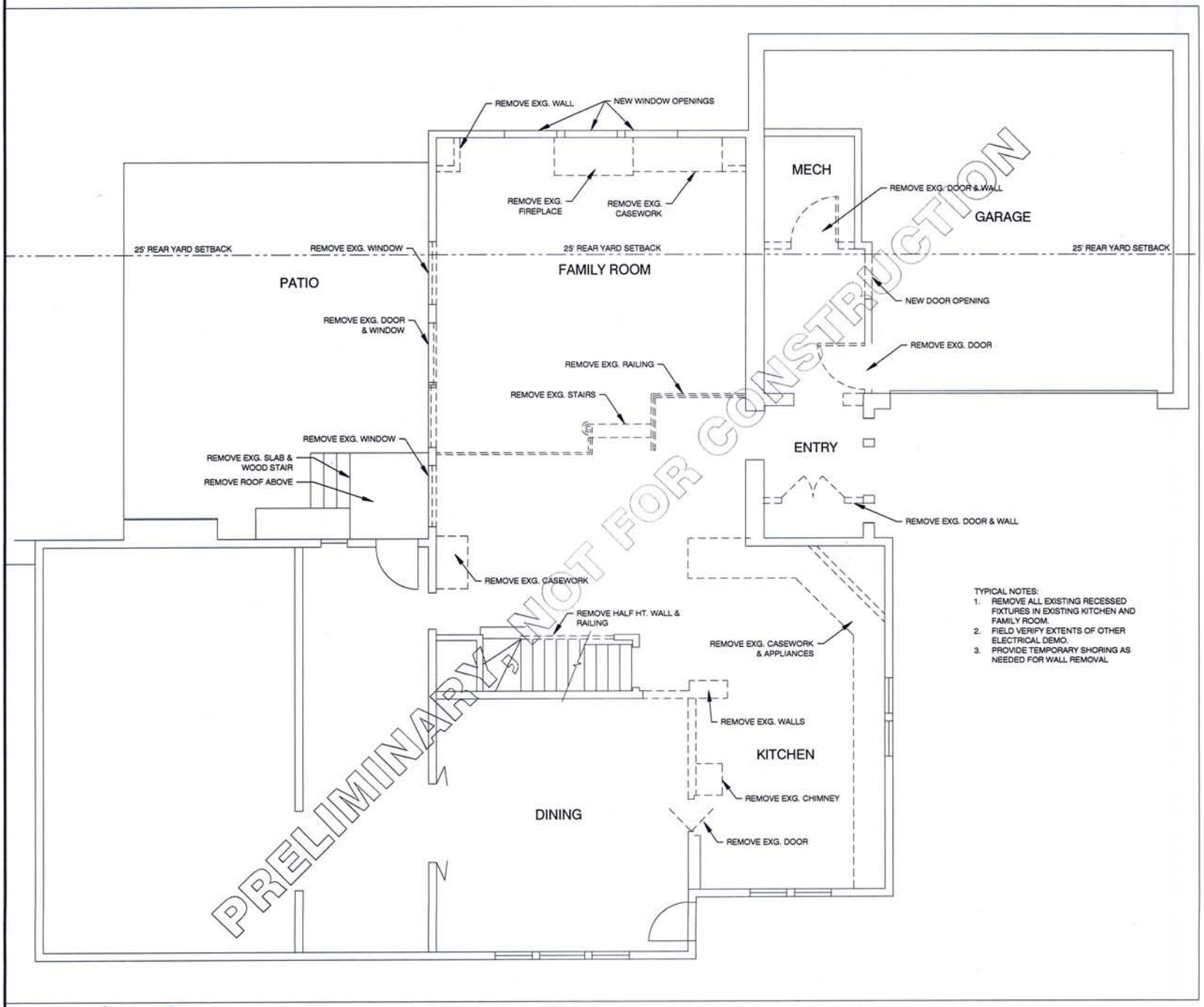
12.09.15

A1.0



TYPICAL NOTES:
1. REMOVE ALL EXISTING RECESSED FIXTURES IN EXISTING KITCHEN AND FAMILY ROOM.
2. FIELD VERIFY EXTENTS OF OTHER ELECTRICAL DEMO.
3. PROVIDE TEMPORARY SHORING AS NEEDED FOR WALL REMOVAL

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1 PARTIAL DEMOLITION PLAN
SCALE: 1/4"=1'-0"

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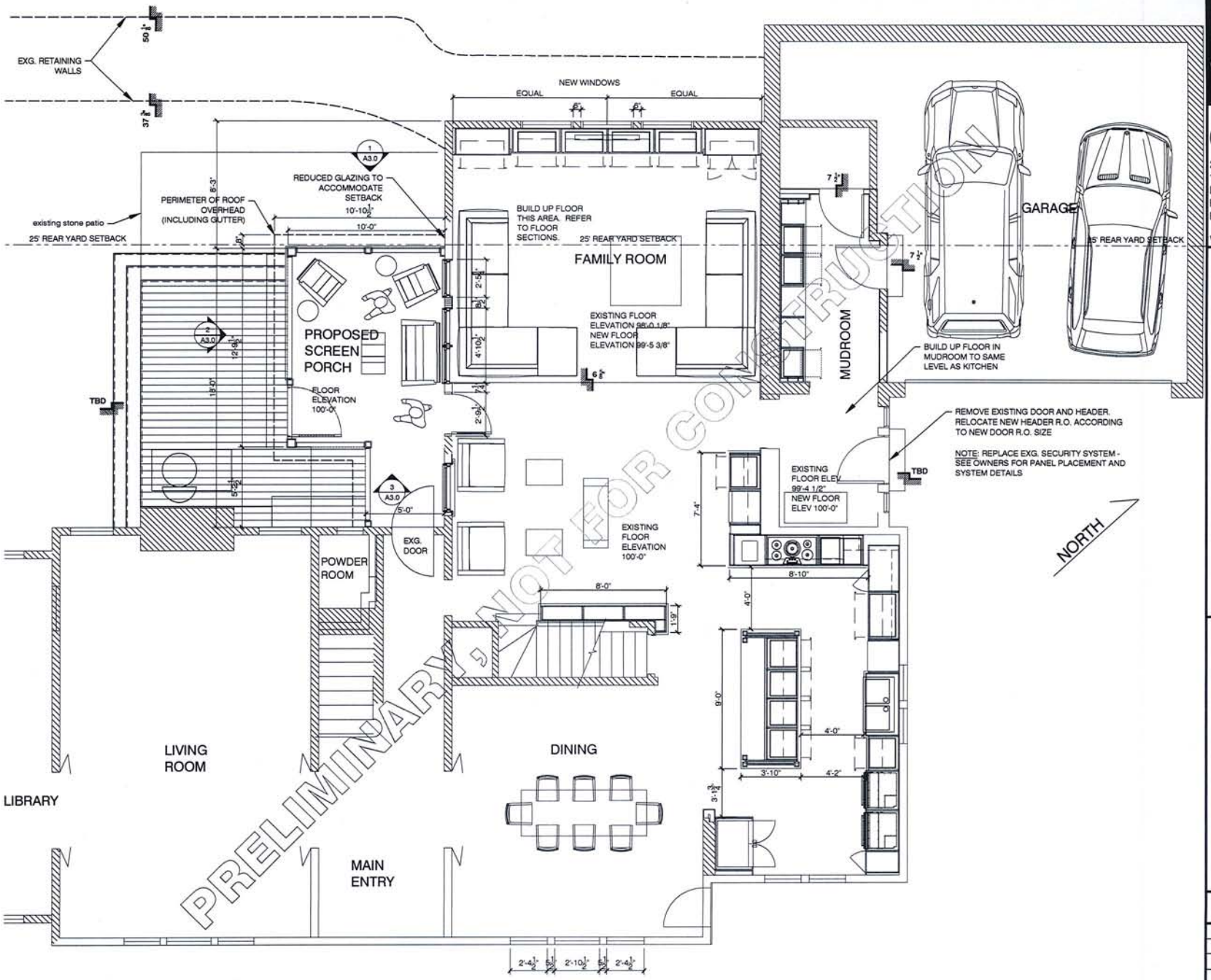
A2.0



1 PARTIAL FLOOR PLAN (SCHEME 2)
SCALE: 1/4"=1'-0"

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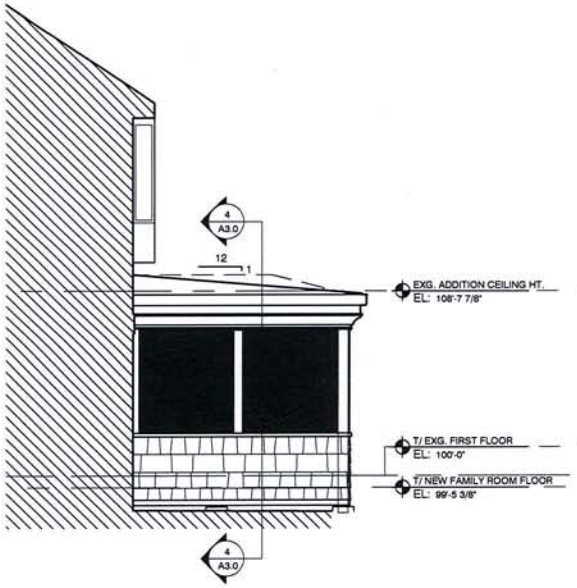
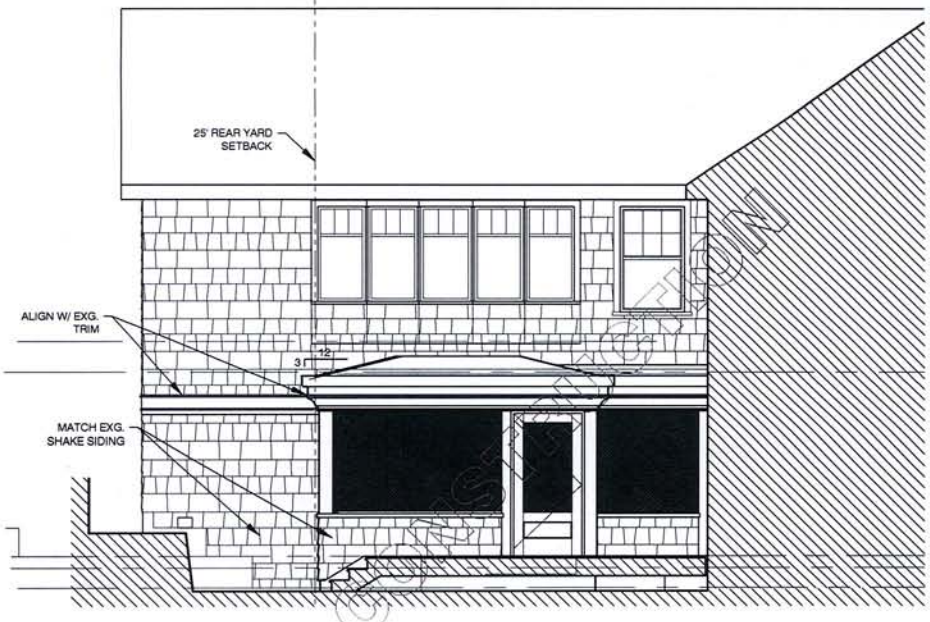
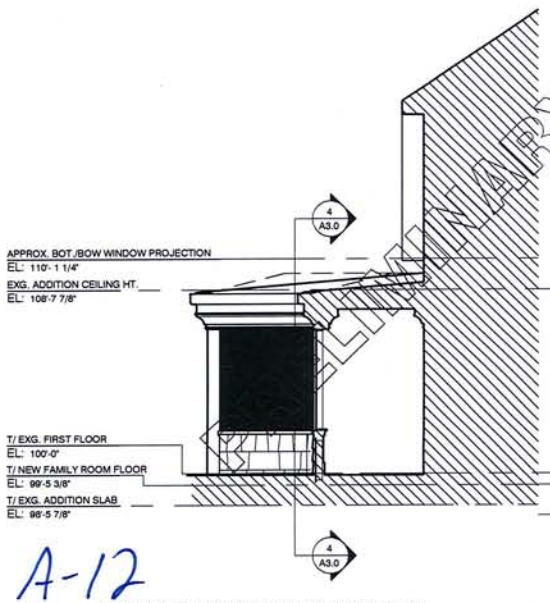
A2.1



1 SCREEN PORCH ELEVATION (SCHEME 2)
SCALE: 1/4"=1'-0"



2 SCREEN PORCH ELEVATION (SCHEME 2)
SCALE: 1/4"=1'-0"



A-12

3 SCREEN PORCH ELEVATION (SCHEME 2)
SCALE: 1/4"=1'-0"

4 SCREEN PORCH SECTION (SCHEME 2)
SCALE: 1/4"=1'-0"

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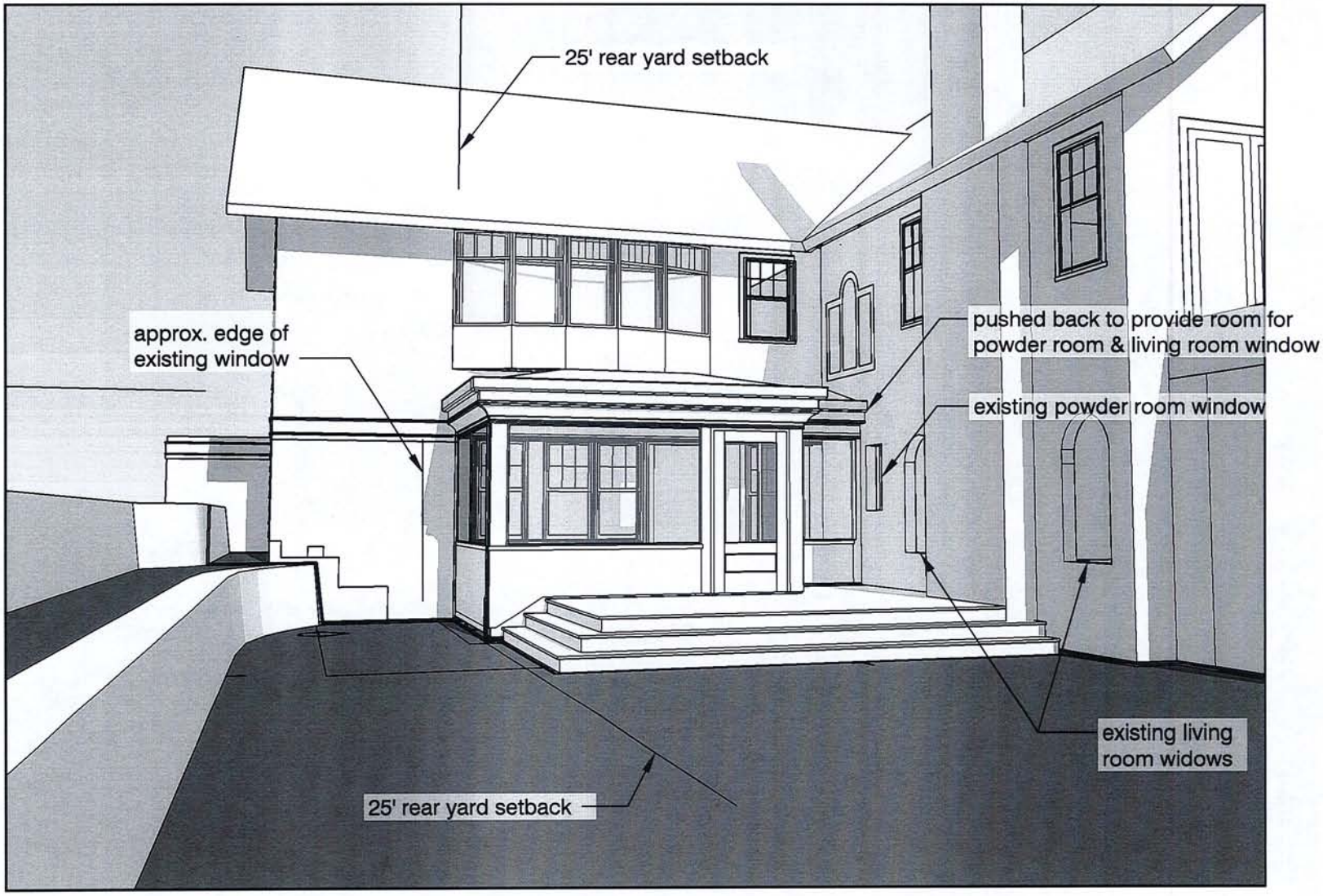
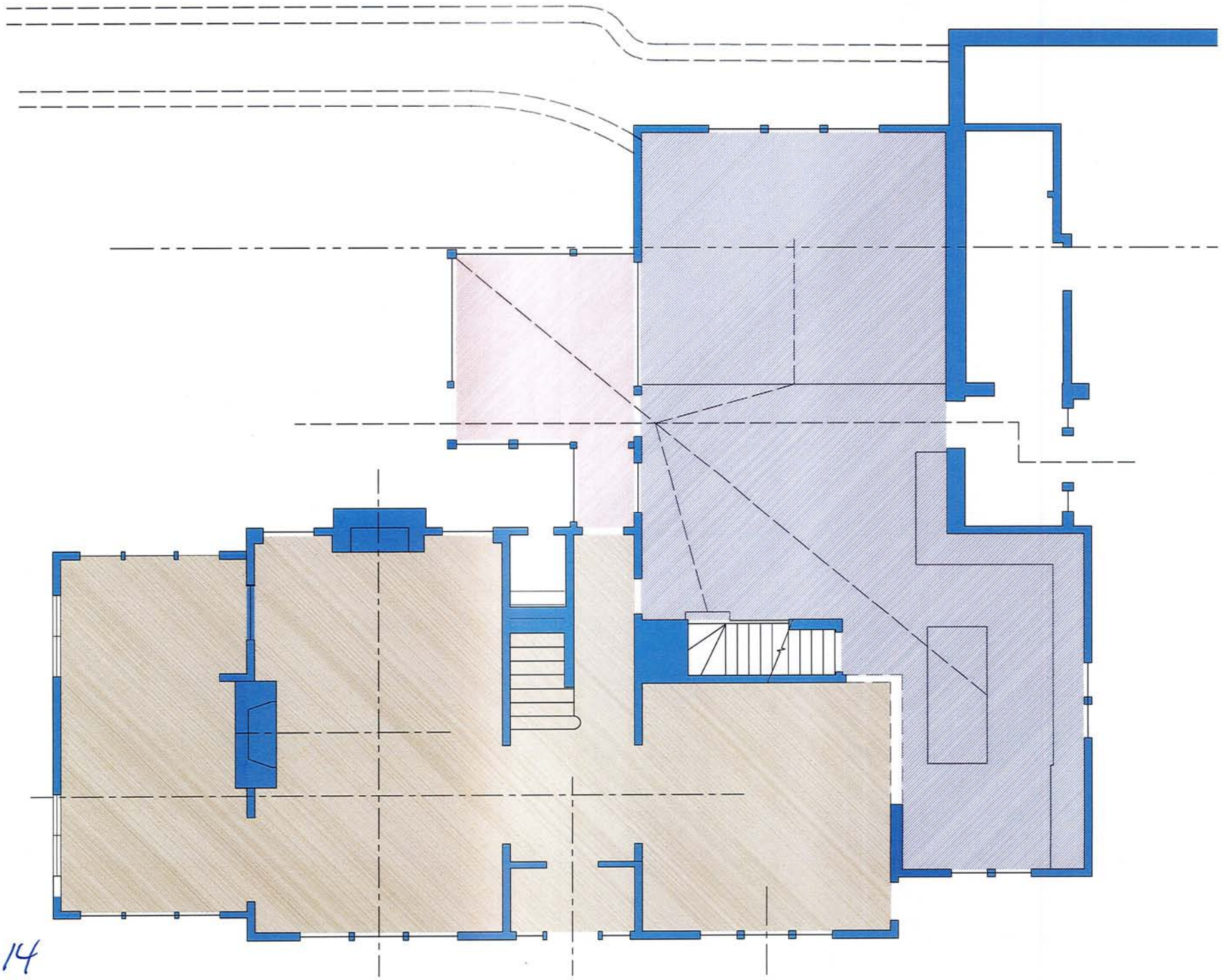
A3.0



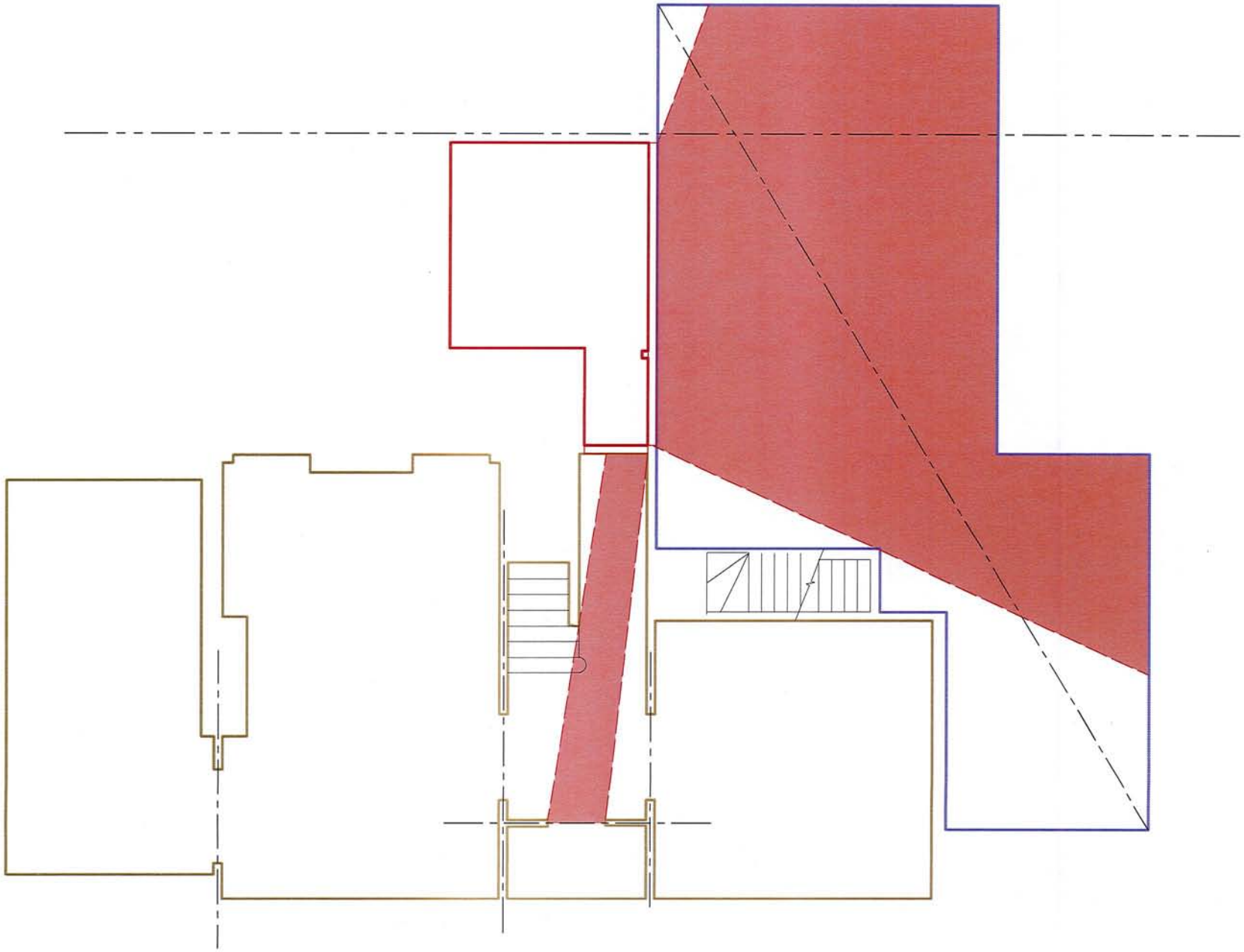
View of SouthWest facing wall on 1967 addition

A-13

View of SouthWest facing wall on 1967 addition



A-14



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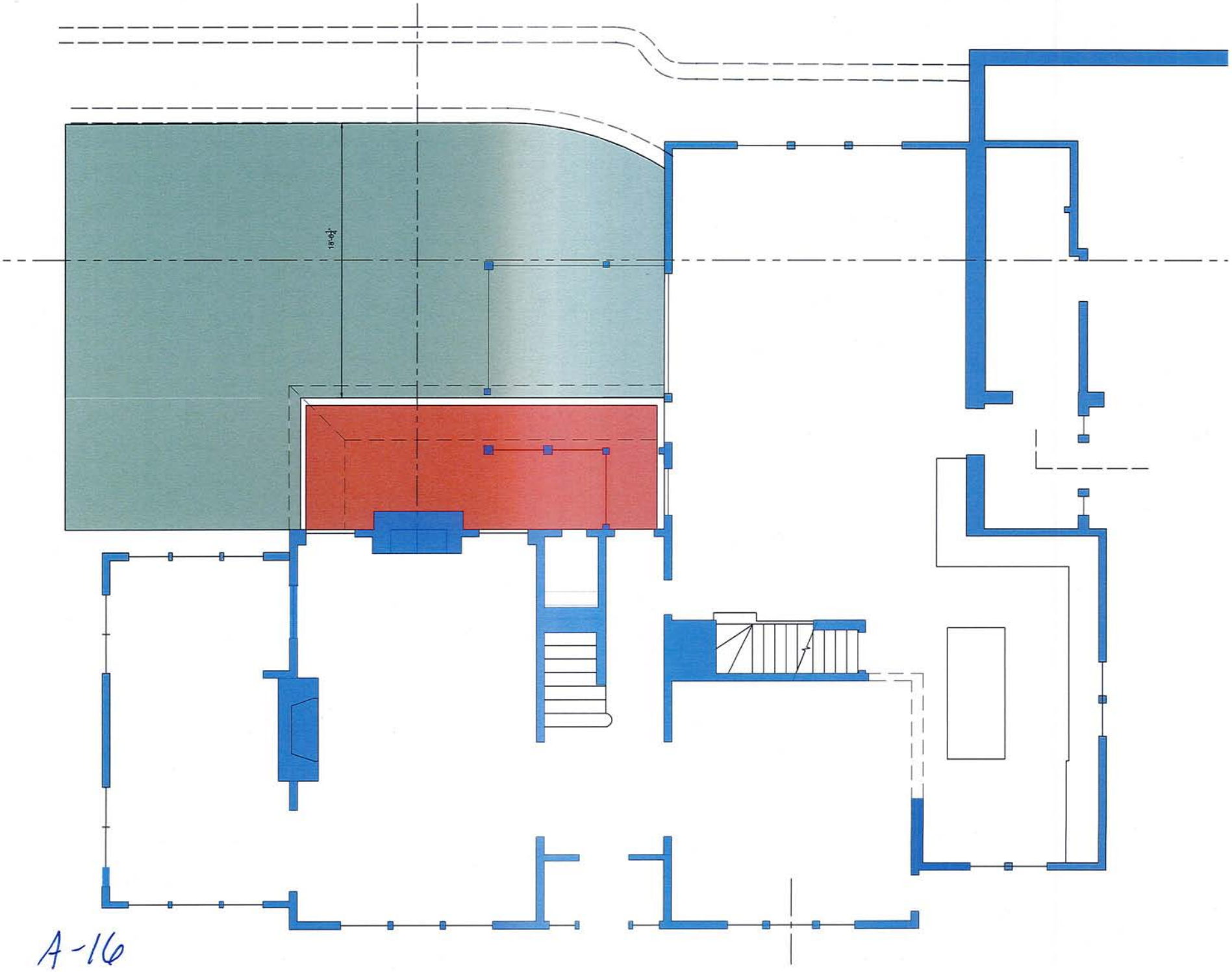
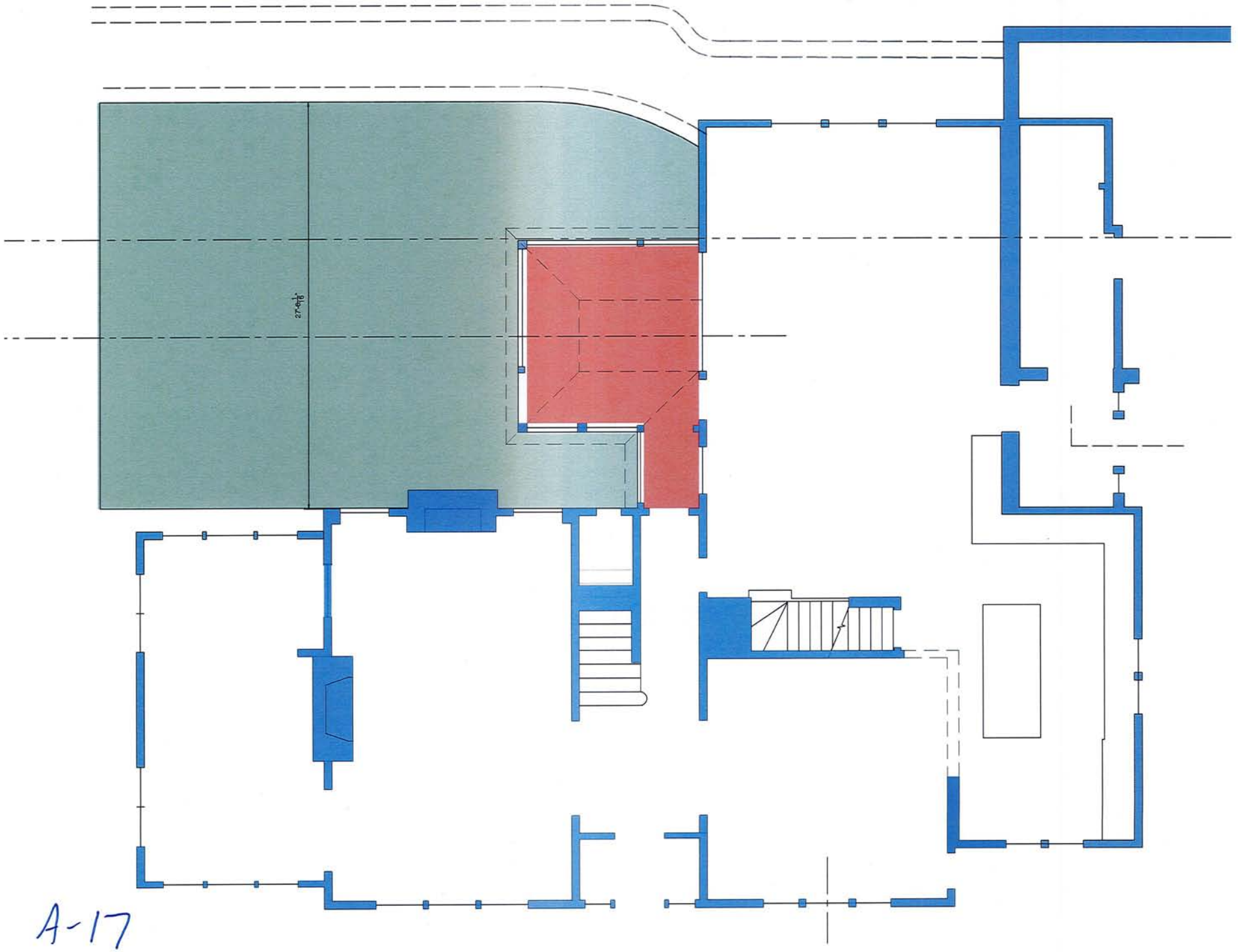


A-16



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