



Planning & Development Division
Planning & Economic Development Department

Room 160
 411 West First Street
 Duluth, Minnesota 55802

218-730-5580

planning@duluthmn.gov

File Number	PL 23-172	Contact	Jason Mozol	
Type	Variance from side yard setback	Planning Commission Date	November 14, 2023	
Deadline for Action	Application Date	September 22, 2023	60 Days	November 21, 2023
	Date Extension Letter Mailed	October 12, 2023	120 Days	January 20, 2024
Location of Subject	219 N 15 th Ave E			
Applicant	Christina Anderson	Contact		
Agent	Dan Traylor	Contact		
Legal Description	See Attached	Sign Notice Date	October 31, 2023	
Site Visit Date	November 3, 2023	Number of Letters Sent	48	

Proposal

The applicant is seeking a side yard variance to reduce the setback from the required 6' setback to 0' to construct a 4' x 16' 1.5" covered porch on the front side of the existing home.

Staff Recommendation

Staff recommends that the Planning Commission approve the variance.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-2	Residential	Urban Residential
North	R-2	Residential	Urban Residential
South	R-2	Residential	Urban Residential
East	R-2	Residential	Urban Residential
West	R-2	Residential	Urban Residential

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 for 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.

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

Governing Principle #5: Promote reinvestment in neighborhoods: this project allows a homeowner to make property improvements to increase value in their home.

Housing Policy #4: – Improve the quality of the city’s housing stock and neighborhoods

Future Land Use

Urban Residential: Greatest variety of residential building types, medium to high densities. Applicable to larger infill areas close to downtown, entertainment or activity centers, and waterfront residential areas. May include student housing areas, live/work units, and limited neighborhood retail. Connected or adjacent to parks and open space.

History

The house is 1418 square foot row house and was constructed in 1891. The property currently functions as a single-family residence.

Review and Discussion Items:

- 1) The applicant is seeking a side yard variance to reduce the setback from the required 6’ setback to 0’ to construct a 4’ x 16’ 1.5” covered porch on the front side of the existing home in the footprint of an existing, uncovered deck. The existing home itself sits on both north and south property lines
- 2) The applicant states that the variance is requested due to the structure being located close the north and south property lines and the exceptional narrowness of the lot. The applicant is proposing to use the property in a reasonable manner by constructing a covered porch off of the front of home.
- 3) The applicant’s practical difficulty was not created by the landowner but rather is due to the existing structures location on the property and the narrow, 18’ lot width.
- 4) The variance will not alter the essential character of the neighborhood. The construction of a covered porch will return the home to the initial design when built in 1891 and will match the design of two neighboring row houses.
- 5) The variance allowing an open porch will not impair an adequate supply of light and air to adjacent properties. The proposal will not increase congestion in public streets or unreasonably diminish or impair established property values within the surrounding areas.
- 6) Four comments were received in support of the application. No other public, agency, or other City comments were received.
- 7) 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.

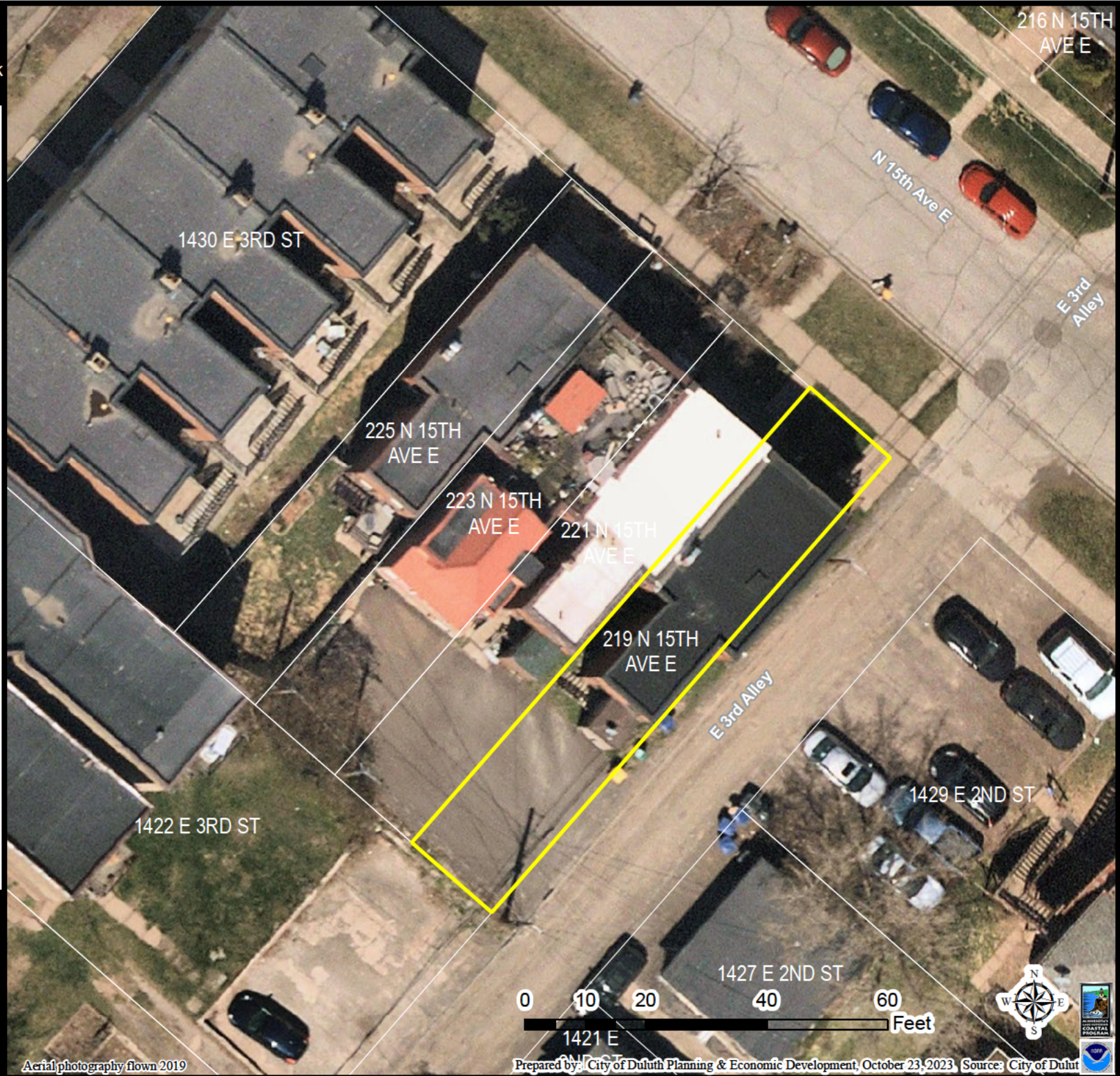
Staff Recommendation

Based on the above findings, Staff recommends that the Planning Commission approve the variance with the following conditions:

- 1) The project be limited to a 4’x16’ open, covered porch with steps as shown on the site plan and accompanying drawings.
- 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.



PL23-172
 Variance to front yard setback
 219 N 15th Ave E



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

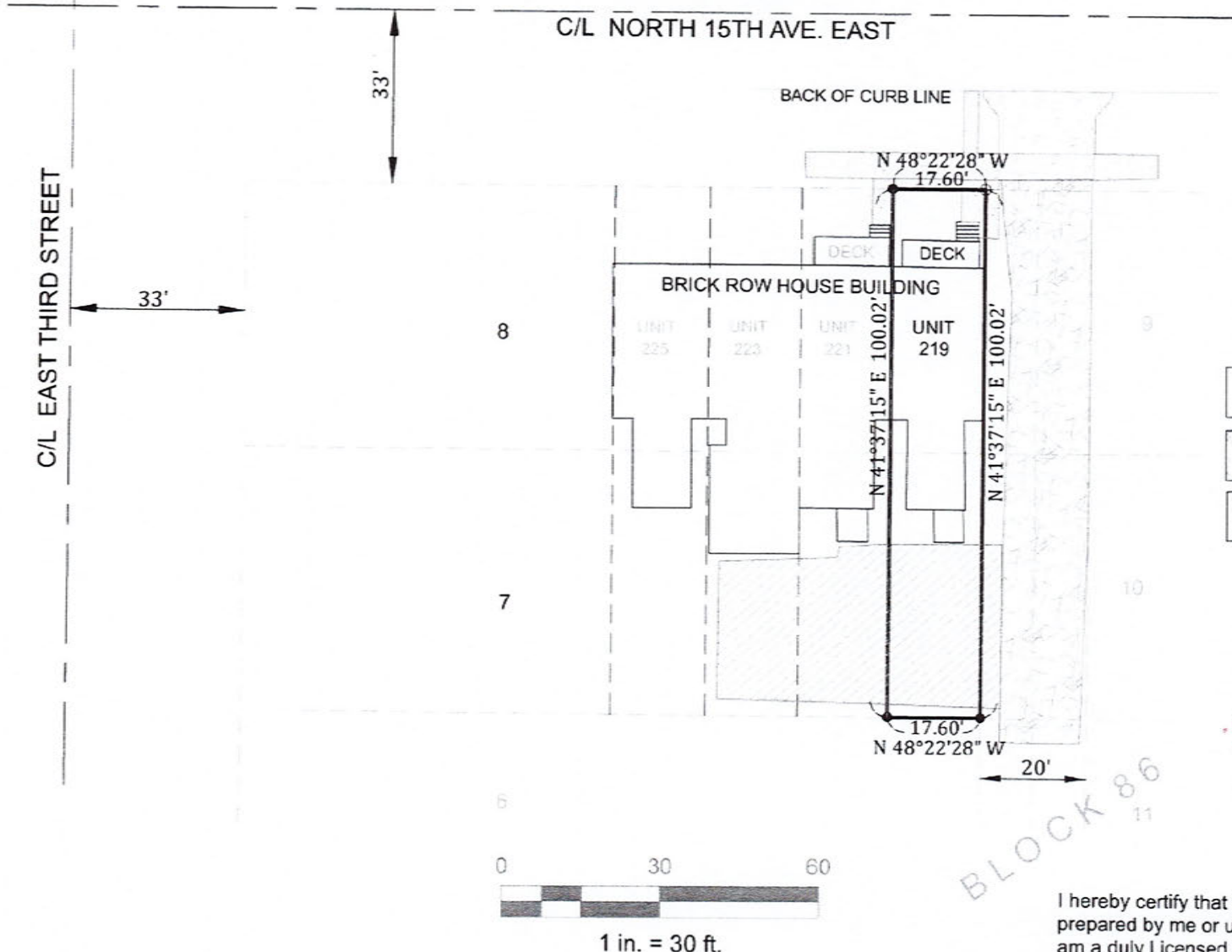
Prepared by: City of Duluth Planning & Economic Development, October 23, 2023 | Source: City of Duluth

CERTIFICATE OF SURVEY

THE SOUTHERLY 17.60 FT.
OF LOTS 7 AND 8, BLOCK 86
ENDION DIVISION OF DULUTH
DULUTH, MINNESOTA



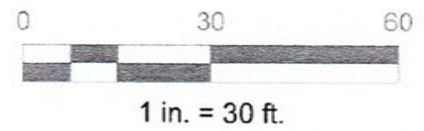
Bearings Referenced to
St. Louis County
Transverse Mercator 96
Coordinate System.



LEGEND

- SET 3/4 IN. DIA. REBAR WITH ALUMINUM CAP STAMPED "NELSON LS 49578"
- ⊕ SET DRILL HOLE IN CONCRETE AT SOUTHEASTERLY PROPERTY CORNER.

- CONCRETE
- GRAVEL
- ASPHALT



BLOCK 86
11

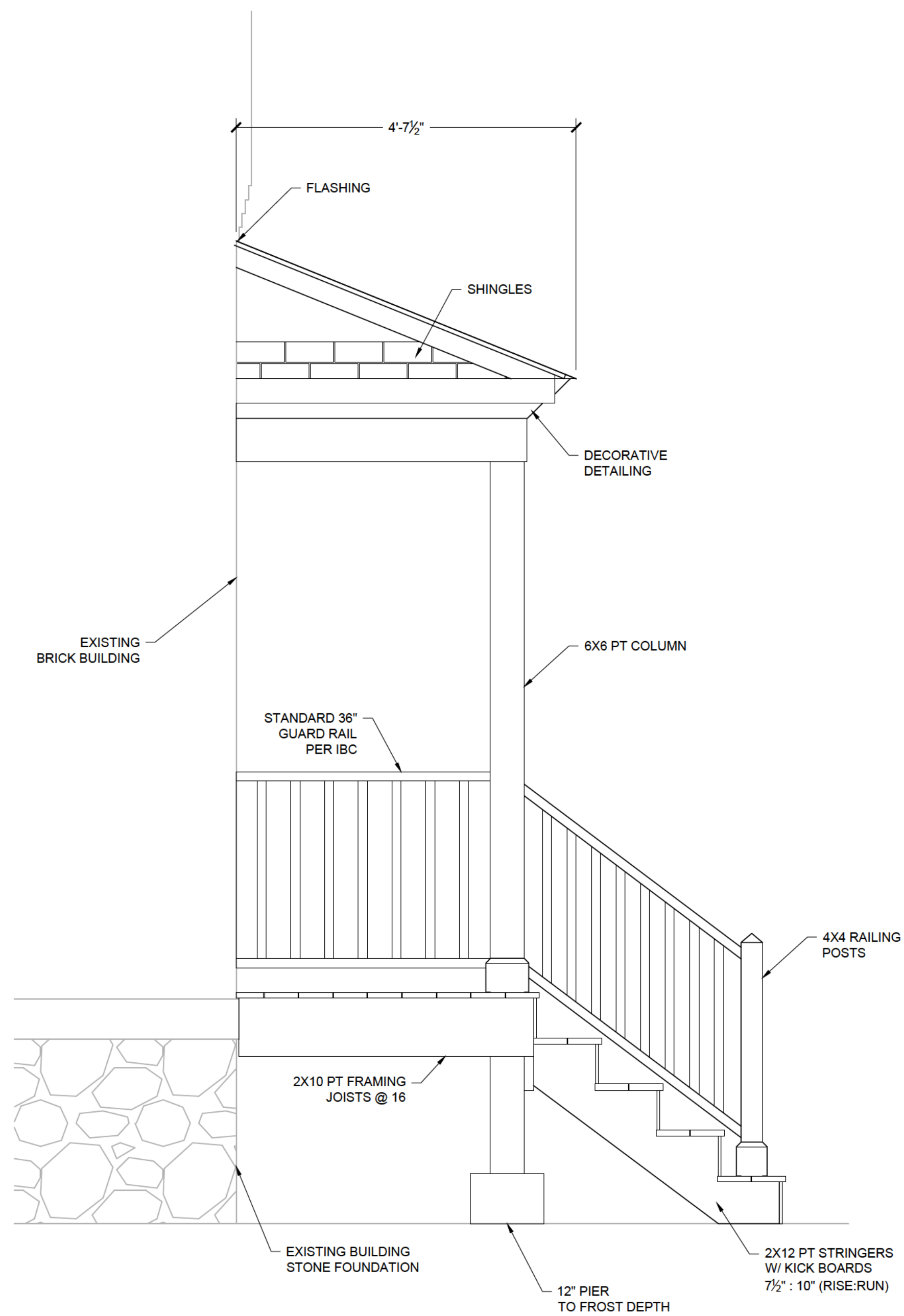
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.

James T. Nelson
James T. Nelson

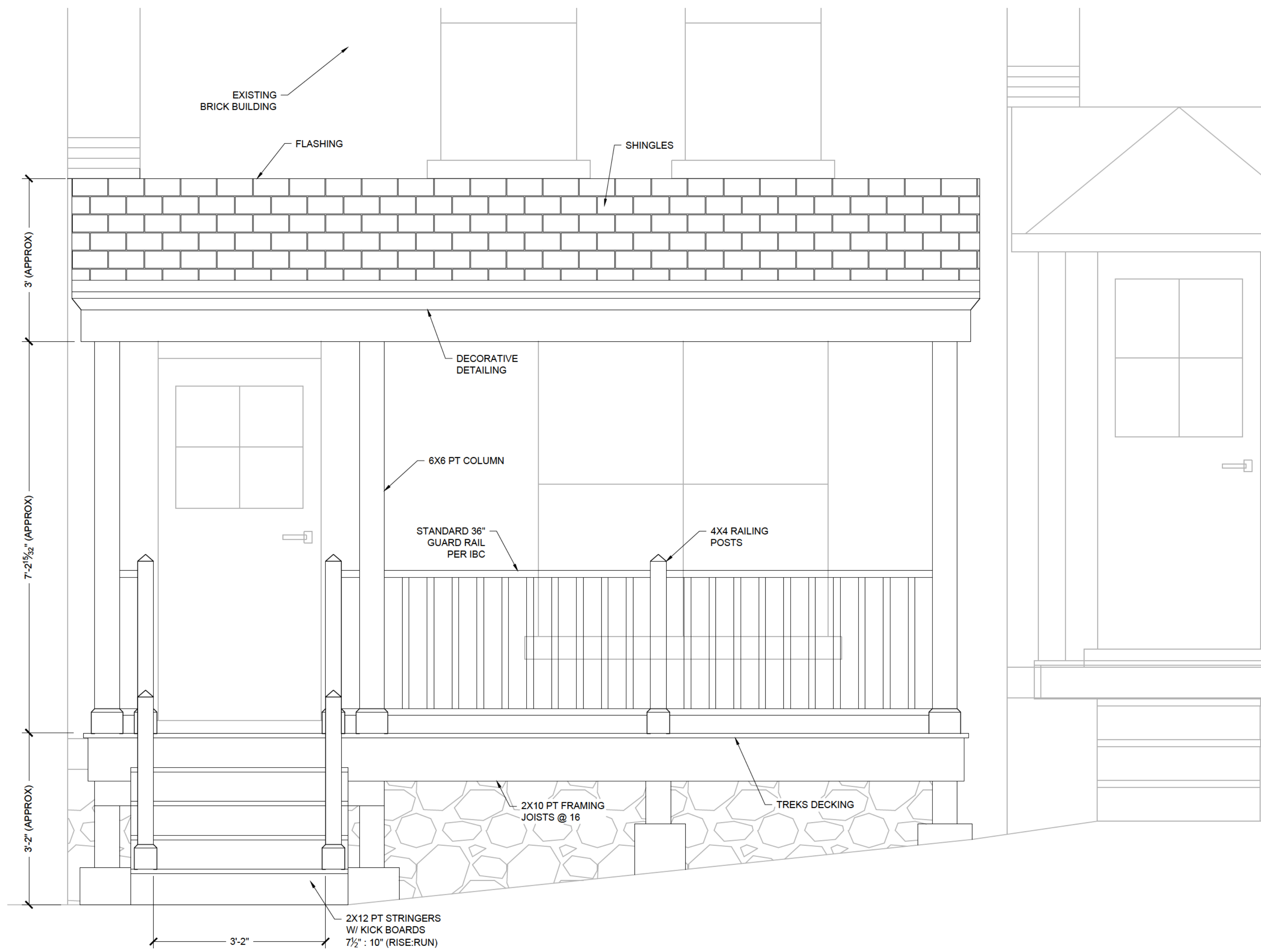
Date: 9/22/2023
License Number: 49578

SurveyScience Land Surveying, LLC
Duluth, Minnesota
(218) 428-4327

Survey for: Christina Anderson
219 N. 15th Ave. East



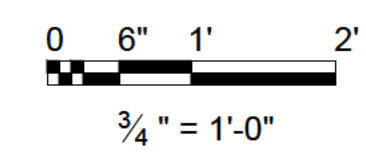
A SIDE VIEW



B FRONT VIEW



C EXISTING PICTURE



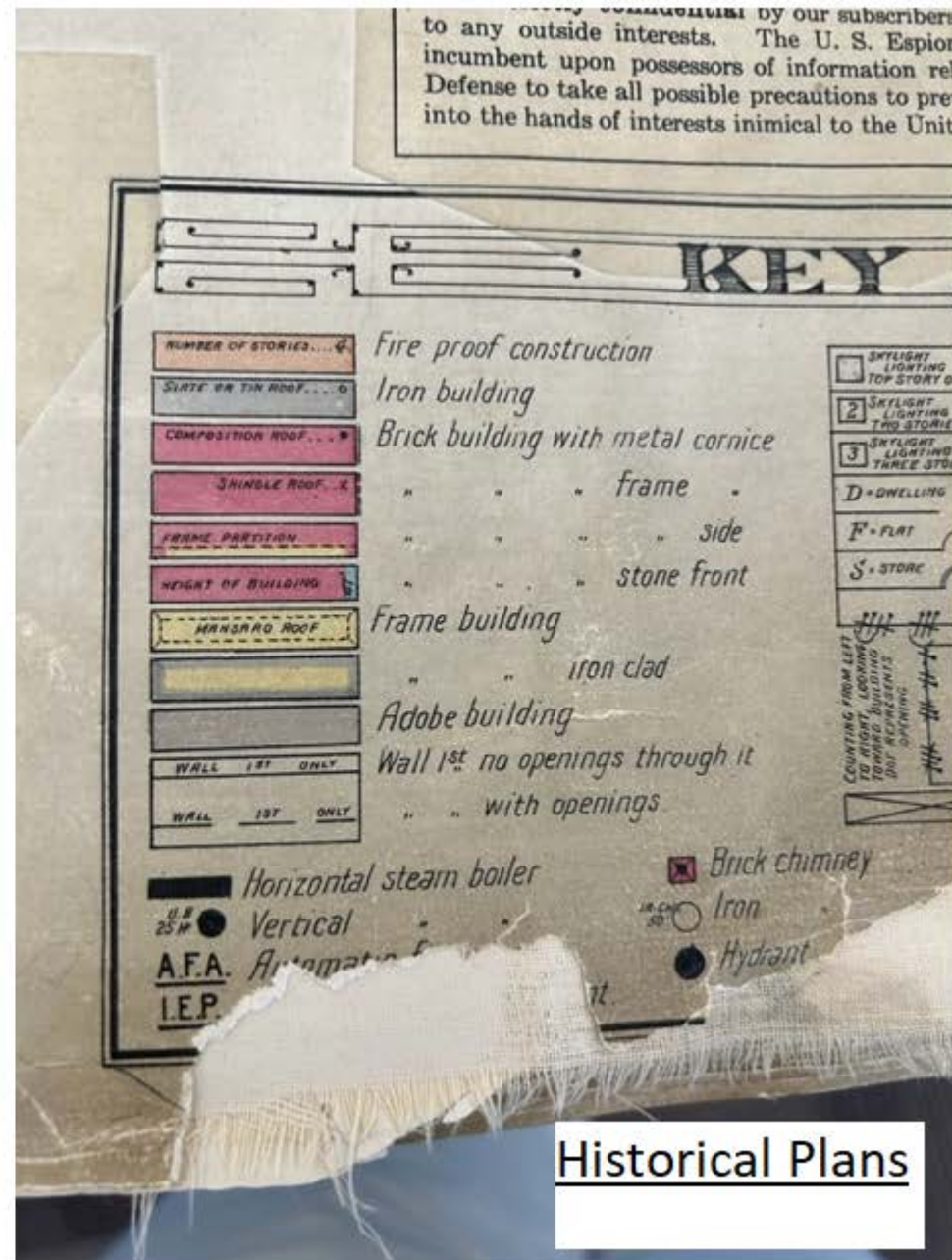
REV	DATE	DWN	CHK	DESCRIPTION
A	07/24/23	DTH	DT	FOR PERMIT

**PORCH REBUILD
ELEVATION VIEWS**

RED BETA
 RED BETA, LLC
 ENGINEERING CONSULTING SERVICES
 336 4TH ST NE, AUBURN, WA 98002
 (253) 506-0214

DRAWN BY: DTH	SCALE: AS NOTED
DATE: 07/12/23	
PROJECT #: 0009	
DRAWING #:	

S0-01



Historical Plans

4:25

5G 71

< 13

^ v



Mary Karl

4:00 PM

To: [REDACTED]

219 N 15th ave east

Please allow my neighbors at 219 N 15th Avenue the permission to build a front porch on their townhouse.

These historic townhouses are privately owned, and speak to the history of our community. In their efforts to keep Duluth historic homes viable and attractive, (not to mention respectable, and comfortable to live in while enjoying summer evenings) this permit is unlikely to cause harm to the neighborhood, and to add charm to these grand old townhouses.

When I first moved into the neighborhood it was rife with drugs and trash. It is because of the Anderson's and people like us, who value our city that this neighborhood has become safe and welcoming.

Please allow the proper licensing to 219 N 15th Avenue East for a front porch to be replaced.

Sincerely,
Mary Karl
214 N 15th Avenue East
Endion Neighborhood



2:37

📶 📶 72%

< All Inboxes



Siri Found an Email

Juliet Homme
juliethomme@gmail.com

Update



Juliet Homme

To: PAUL ANDERSON >

2:17 PM

Porch Project

To whom it may concern:

Juliet Homme and Jon Phillips, neighbors of Paul and Tina, approve of the porch construction they wish to do.

Please reach out with questions or if further discussion is needed.

Juliet Homme and Jon Phillips
223 N 15th Ave E
Duluth, MN 55805



9:36



Carol Parsons

9:32 AM

To: PAUL ANDERSON >

219 n 15th ave East Duluth 55805

Hello

I live at 221 n 15th ave East Duluth 55805 and have no issues with my neighbor putting their poarch back on to their property

Yours truly,

Carol Parsons

3:27

5G 85%



Suzanne Frantti

3:22 PM

To: PAUL ANDERSON >

Anderson Porch Reno

To whom it may concern,
As a neighbor of Tina Anderson I am writing to express my support in the rebuilding of her front porch to original size. I own the 4th rowhouse on the opposite end of Tina. I feel the porch renovation will serve to improve the esthetics and value of the neighborhood.

Sincerely,
Suzanne Frantti
225 N 15th Ave E
Duluth, Mn