



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-2512-0016		Contact	Christian Huelsman, chuelsman@duluthmn.gov	
Type	Variance from Side Yard Setbacks		Planning Commission Date		January 13, 2016
Deadline for Action	Application Date		December 14, 2025	60 Days	February 12, 2026
	Date Extension Letter Mailed		December 22, 2025	120 Days	April 13, 2026
Location of Subject		702 S 63 rd Ave W			
Applicant	Theresa Corey		Contact		
Agent	Armella Bijold		Contact		
Legal Description		010-2360-00290			
Site Visit Date		December 30, 2025	Sign Notice Date		December 29, 2025
Neighbor Letter Date		December 19, 2025	Number of Letters Sent		22

Proposal

The applicant proposes to construct a 26' x 32.2' garage in the side yard area on the property.

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

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-1	Residential	Traditional Neighborhood/Open Space
North	R-1	Residential	Traditional Neighborhood/Open Space
South	R-1	Residential	Traditional Neighborhood/Open Space
East	R-1	Park/Trail	Open Space
West	R-1	Residential	Traditional Neighborhood

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 practical difficulties.

Sec. 50-37.9.H – When the application is for the reduction of a required front, rear or side yard setback, the commission may require the submission of a landscaping and buffering plan, and may require that all required landscaping or buffering, or landscaping and buffering of equal effectiveness, be installed within the reduced setback area. Decorative fencing and decorative wall structures may be proposed where more intense vegetated landscaping will not provide adequate mitigation of impacts on adjacent properties. The commission shall only approve the variance if the landscaping and buffering will mitigate impacts on adjacent properties as effectively as those required by Sections 50-25 and 50-26.

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

Governing Principle #1- Reuse previously developed land- The project is proposed on property that is previously impacted by the surrounding residential development.

Future Land Use – Traditional Neighborhood (front yard area): 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;

Open Space (side and rear yard areas): Lands with substantial restrictions. Primarily public lands but limited private use is anticipated subject to use and design controls. Includes low-intensity private or public uses, recreation areas with single use and destination, and land with a high natural resource and scenic values.

History: The property is currently occupied by a single-family home, built in 2006 on vacant land. It was previously developed earlier in the 20th Century.

Review and Discussion Items:

Staff finds that:

- 1) The applicant proposes to construct an attached 26' x 32.2' garage off the north wall of the house within the corner side yard structure setback of the unimproved portion of Natchez Street.
- 2) The applicant is requesting to reduce the required corner side yard structure setback from 15' to 3.3'.
- 3) The subject property is located downhill, 1'-15' in elevation below from S 63rd Ave W. Construction of a garage in the rear yard area would be impractical, where the property slopes toward the Western Waterfront Trail and St. Louis River.
- 4) Staff finds the applicant has demonstrated practical difficulty due to a majority of the north corner side yard area falling within the structure setback. Further, the south side yard falls within area that runs downhill toward the neighboring residential property. Existing city wastewater facilities within the Natchez Street right-of-way are to be retained for replacement. Neither Planning nor Engineering support vacation of street right-of-way that terminates at a waterfront or shoreline.
- 5) The applicant's practical difficulty was not created by the landowner but is due to the location of the existing home that was developed within 29.2' of the unimproved Natchez Street right-of-way.
- 6) The variance will not alter the essential character of the neighborhood, and an attached, two-car garage is a reasonable use of the property where many homes have attached, two-car garages at similar scale. Construction of an attached garage to the north wall of the house reduces its distance from St Louis River. There is no other reasonable location to place the garage on the property.
- 7) The variance allowing a reduction of a setback will not impair an adequate supply of light and air to adjacent properties.
- 8) The proposal will not increase congestion in public streets or unreasonably diminish or impair established property values within the surrounding areas.
- 9) *Standards for variances to reduce setbacks.* The provision of a landscaping/buffering plan is an optional requirement per Sec. 50-39.7.H, which is not deemed necessary due to the unimproved Natchez Street right-of-way to the north and the Western Waterfront Trail linear park to the east. Staff recommends that approval of this variance be conditioned that a Shoreland Permit be approved prior to issuance of a building permit.
- 10) No comments from the public, agencies or other City departments were received.
- 11) 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 permit subject to the following conditions:

- 1) The project must be constructed and limited to the plans submitted with the application, allowing a garage that extends no more than 26' from the north wall of the home.
- 2) Prior to building permit approval, a Shoreland Permit must be approved before construction may begin.
- 3) Prior to completed construction of the proposed garage, the existing driveway must be surfaced in a dust free, hard surface material such as concrete or bituminous, or pervious paving materials, in order to meet parking design standards for residential district parking areas required by Section 50-24.5.A.
- 4) 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.



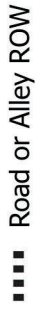
PLVAR-2512-0016

Variance from Side Yard Setbacks
702 S 63rd Ave W

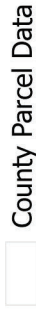
Legend



Zoning Boundaries



Road or Alley ROW



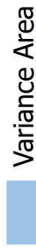
County Parcel Data

UDC Zoning



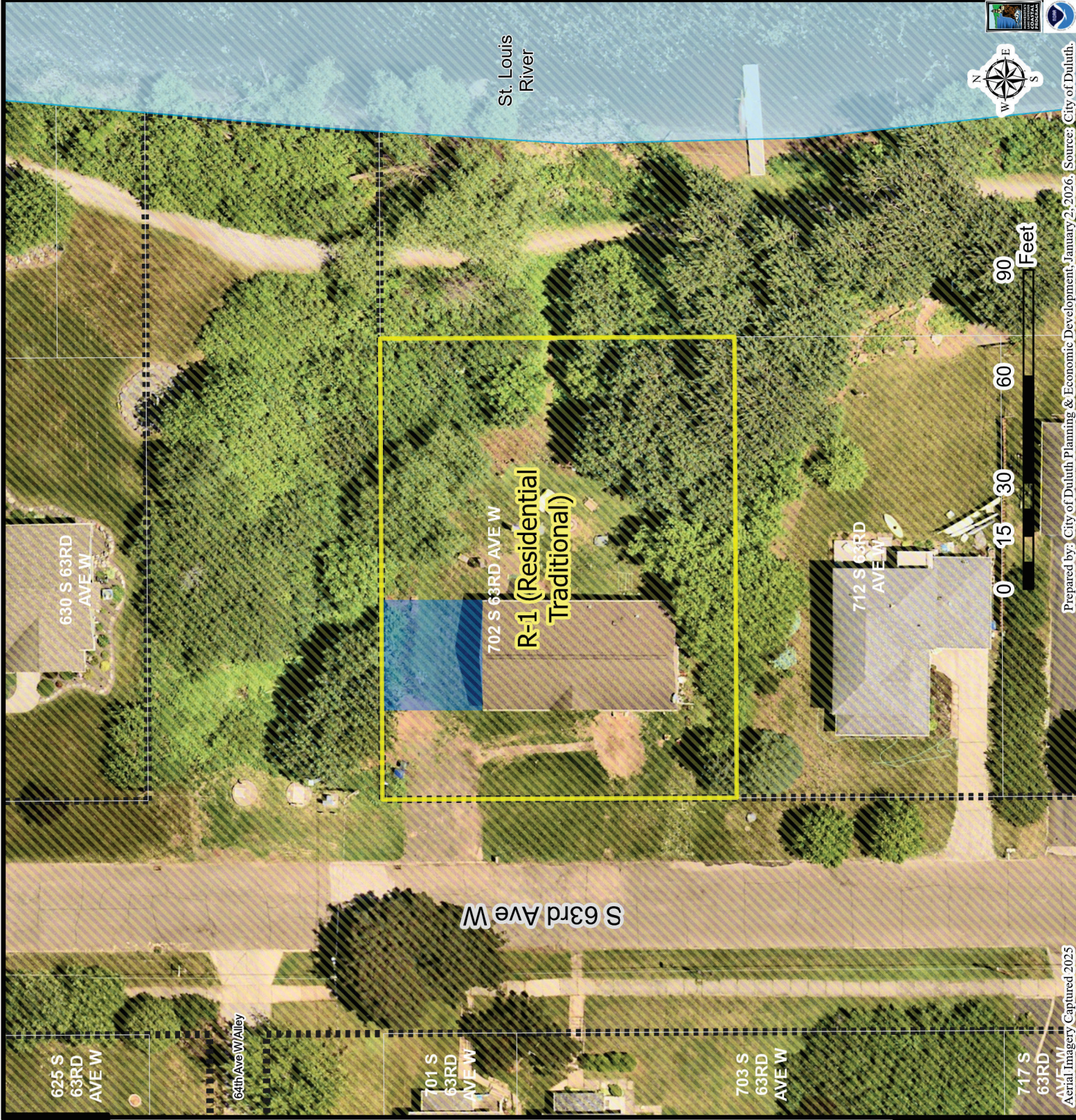
R-1 (Residential
Traditional)

Variance



Variance Area

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.

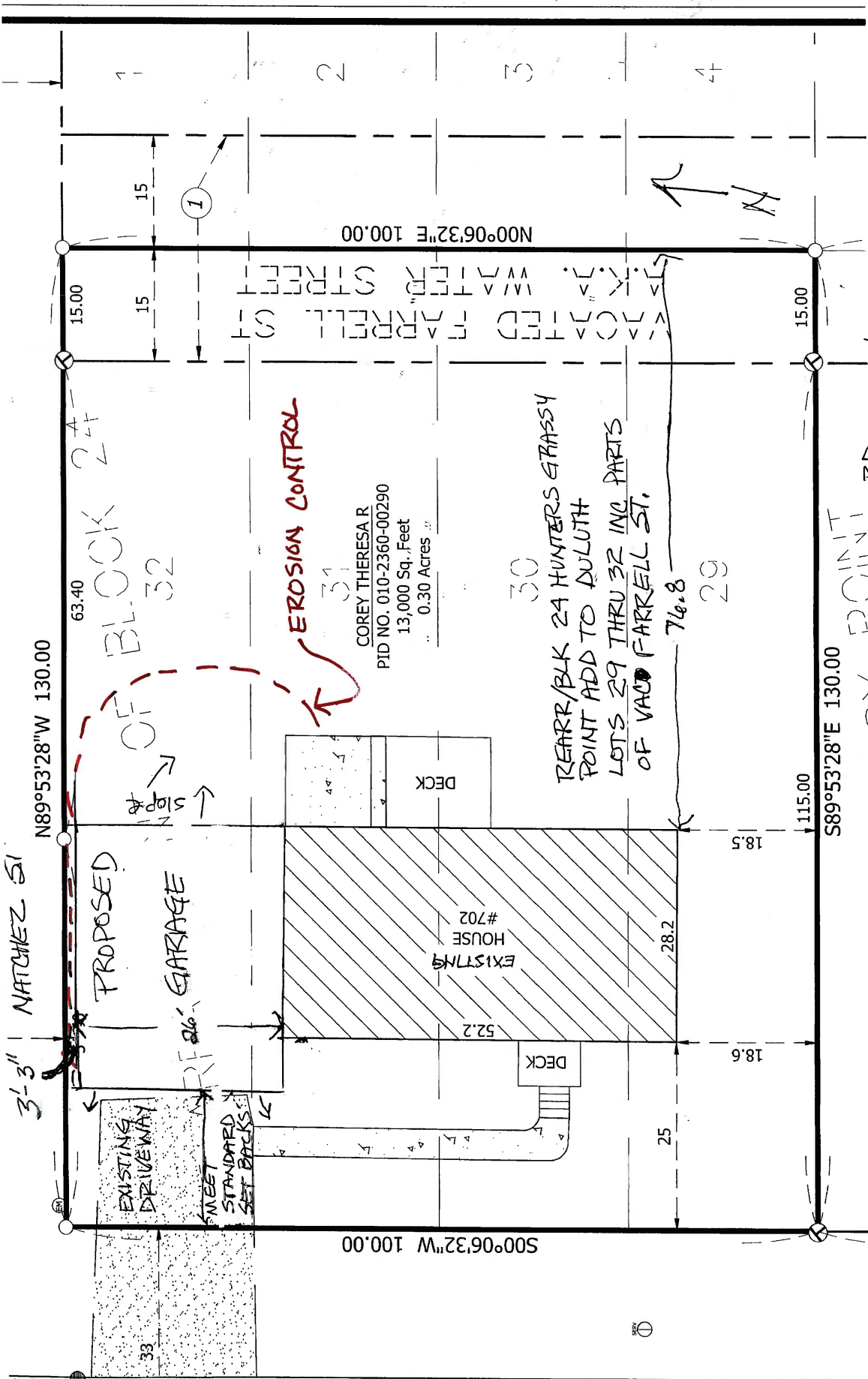


Aerial Imagery Captured 2025

Prepared by: City of Duluth Planning & Economic Development, January 24, 2026. Source: City of Duluth.

63RD AVENUE WEST

(MONROE AVE PER PLAT)

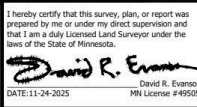


EROSION CONTROL

COREY THERESA R.
PID NO. 010-2360-00290
13,000 Sq. Feet
0.30 Acres

REARR/BLK 24 HUNTERS GRASSY
POINT ADD TO DULUTH
LOTS 29 THRU 32 INC PARTS
OF VAC FARRELL ST.

SITE PLAN 702 S. 63RD AVE W
SCALE 1"=12' R-1 ZONE



CERTIFICATE OF SURVEY

CLIENT: Theresa Corey
ADDRESS: 702 S 63RD AVE W, DULUTH, MN 55807
DATE: 11-24-2025

REVISIONS

ALTA
LAND SURVEY COMPANY

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