



Staff Report for PLVAR-2605-0014

Application Information:

Application Type: Variance from Rear Yard Setback

Location of Subject: 4126 100th Ave W

Legal Description: 010-3980-00430

Applicant: Pamela and Clifford Langley

Applicant Contact:

Agent:

Agent Contact:

Staff Contact: Jason Mozol, jmozol@duluthmn.gov

Deadline for Action:

Application Date: May 22, 2026

Date Extension Letter Mailed: May 26, 2026

60 Days: July 21, 2026

120 Days: September 19, 2026

Site Visit Date: May 26, 2026

Sign Notice Date: May 26, 2026

Neighbor Letter Date: May 26, 2026

Number of Letters Sent: 11

Proposal:

Applicant is requesting to construct a home addition 18.5 feet from the rear parcel line.

Recommended Action:

Staff recommends approval with conditions.

Zoning and Land Use:

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	RR-1	Residential	Rural Residential
North	RR-1	Residential	Rural Residential
South	RR-1	Residential	Rural Residential
East	RR-1	Residential	Rural Residential
West	RR-1	Residential	Rural 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 practical difficulties.

Sec. 50-14.3. Rural-Residential 1 Standards: Front yard setback: 60 feet, rear yard setback: 50 feet, side yard setback: 25’.

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

Governing Principle #5 – Promote Reinvestment in neighborhoods – This application allows a property owner to reinvest and upgrade an existing structure.

Future Land Use: Rural Residential- Areas of single-family lots of at least five acres. Limits the extension of municipal utilities for new development. Includes existing rural density areas with lots as small as an acre now served by municipal utilities but not planned for further subdivision.

History: The existing three-bedroom home was built on the property in 1957. The detached garage was built in 1990. The property is not connected to City utilities and is served by a septic system.

Review and Discussion Items:

Staff finds:

1. Applicant is requesting a variance from the 50-foot rear yard setback to allow for a 30' by 24' addition.
2. *Variance Criteria #1 (exceptional narrowness, shallowness, or shape):* This parcel is approximately 0.5 acres in size, significantly below the 5-acre minimum. Strictly applied, the RR-1 setbacks result in only a narrow, 15 foot wide strip of buildable area situated in the center of the property. The strip of buildable area passes through the existing home. Any addition to the structure would be feasibly difficult to remain within the buildable area.
3. *Variance Criteria #2 (circumstances unique to the property, not created by the property owner):* This property was platted in 1919 prior to the implementation of the existing RR-1 zoning and developed by previous property owners.
4. *Variance Criteria #3 (circumstances are peculiar to this property and do not apply generally to other land or buildings):* Several blocks in this plat are similarly constrained but surrounding properties are on larger parcels that incorporate more buildable area. The RR-1 zone district remains an appropriate zoning designation since the area is not served by City utilities and dispersed development is necessary to allow for septic systems.
5. *Variance Criteria #4 (proposes to use in a reasonable manner not permitted by code):* Single family homes are an allowed use in the RR-1 district and the predominate use in this neighborhood.
6. *Variance Criteria #5 (will not impair light/air, increase congestion, or impair public safety or property values):* This request will not impair access to light or air, will not substantially impact traffic volumes or congestion in the area, and will not negatively impact public safety.
7. *Variance Criteria #6 (will not impair intent of this Chapter or alter the essential character of the locality):* The proposed home after the addition will remain aligned with the character of the neighborhood where there are a number of nearby properties occupied by homes of similar scale.
8. No public, agency, or City comments were received.
9. Per UDC Section 50-37.1.N, approved variances lapse if the project or activity authorized by the permit has 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 must be constructed and limited to the plans submitted with the application.
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.

Map for PLVAR-2605-0014:

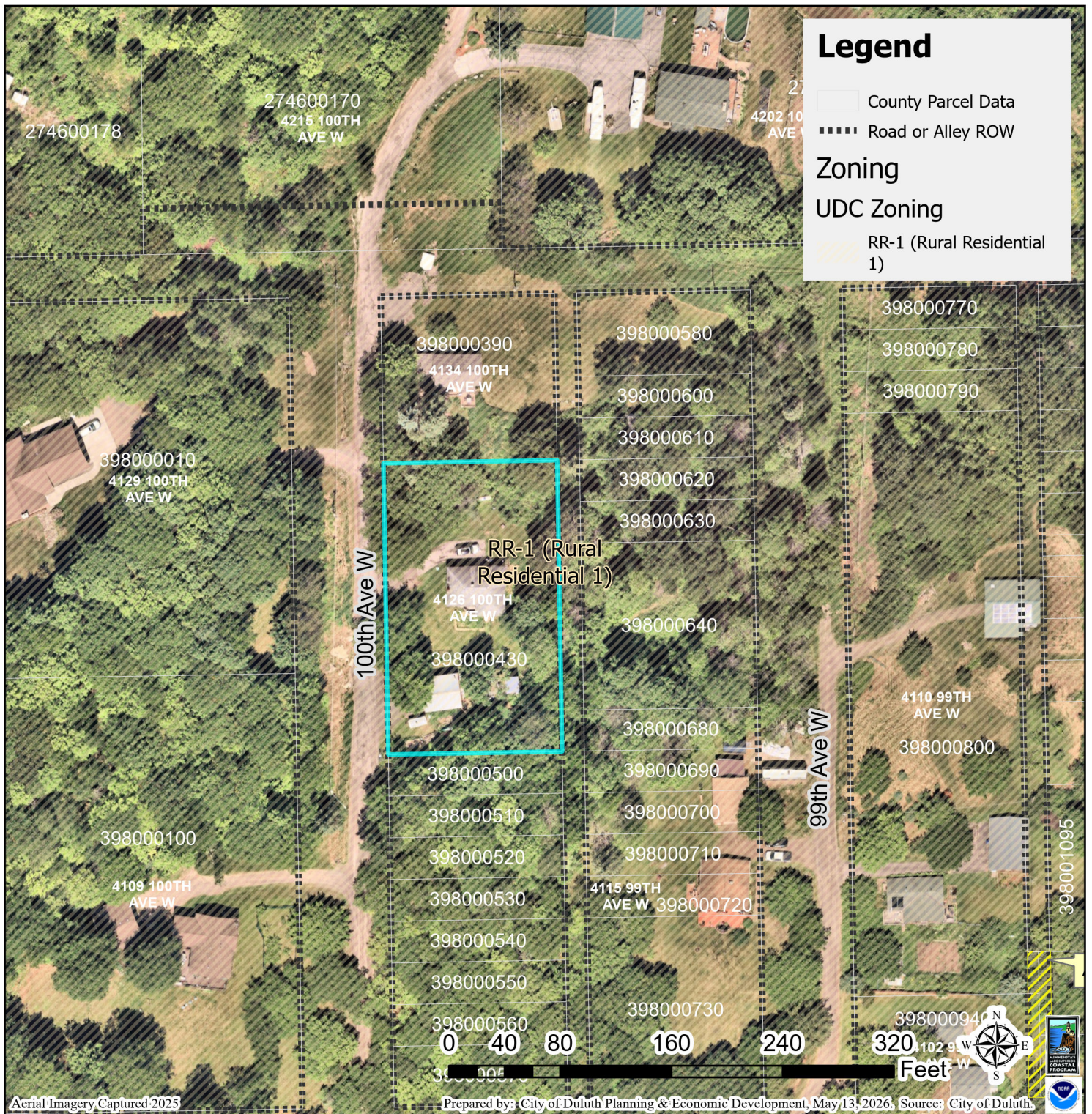


Figure 1.

Aerial imagery captured in 2025, highlighting parcel number 010-3980-00430 located in the RR-1 (Rural Residential-1) zone district.

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.

Site Plan

Project Address:
4126 N 100th Ave W
Duluth, MN 55810

Applicants: Pamela and Clifford Langley

VARIANCE REQUESTED for rear setback. Existing front setback is also nonconforming under RR-1, but addition does not increase that nonconformity.

Plan considers that City may require setback from unused ROW between 99th and 100th, but even so we meet the minimum setback requirements where shown.

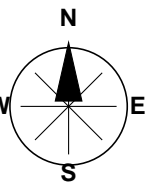
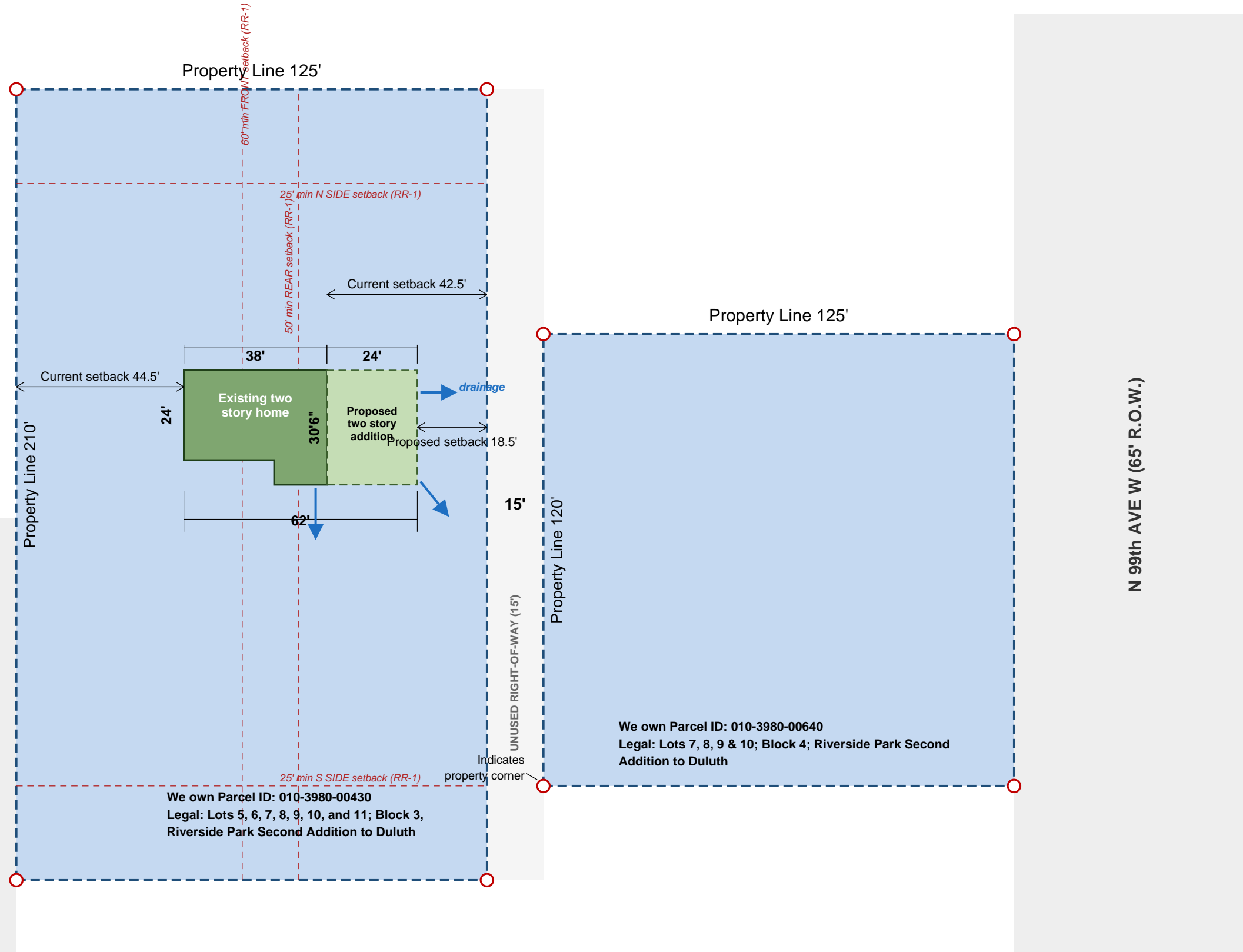
Dimensions were measured using GIS county land explorer, verified by hand measurement and can be recreated with inspector.

ZONING COMPLIANCE

Zone: RR-1 (Residential-Rural 1)
(UDC §50-14.3)

Yard	Req'd	Provided
Front (W)	60'	44.5' <i>x</i>
Rear (E)	50'	18.5' <i>x</i>
Side (N)	25'	69.5' ✓
Side (S)	25'	110' ✓
Height	30' max	<30' ✓

x = nonconforming; variance requested for rear setback.



SCALE: 1" = 30'-0"
0 15 30 45 60 FEET

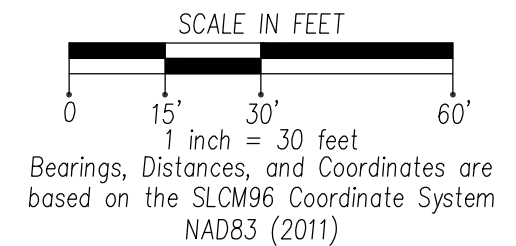
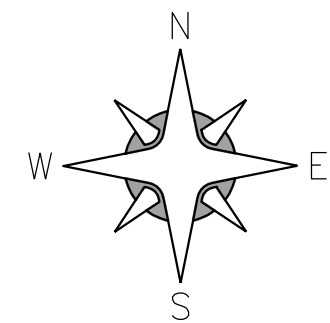
Certificate of Survey

Surveyor's Notes:

This survey was performed without the benefit of a title commitment, and is based on the land owners legal description; there may be additional easements, liens, or other exceptions.

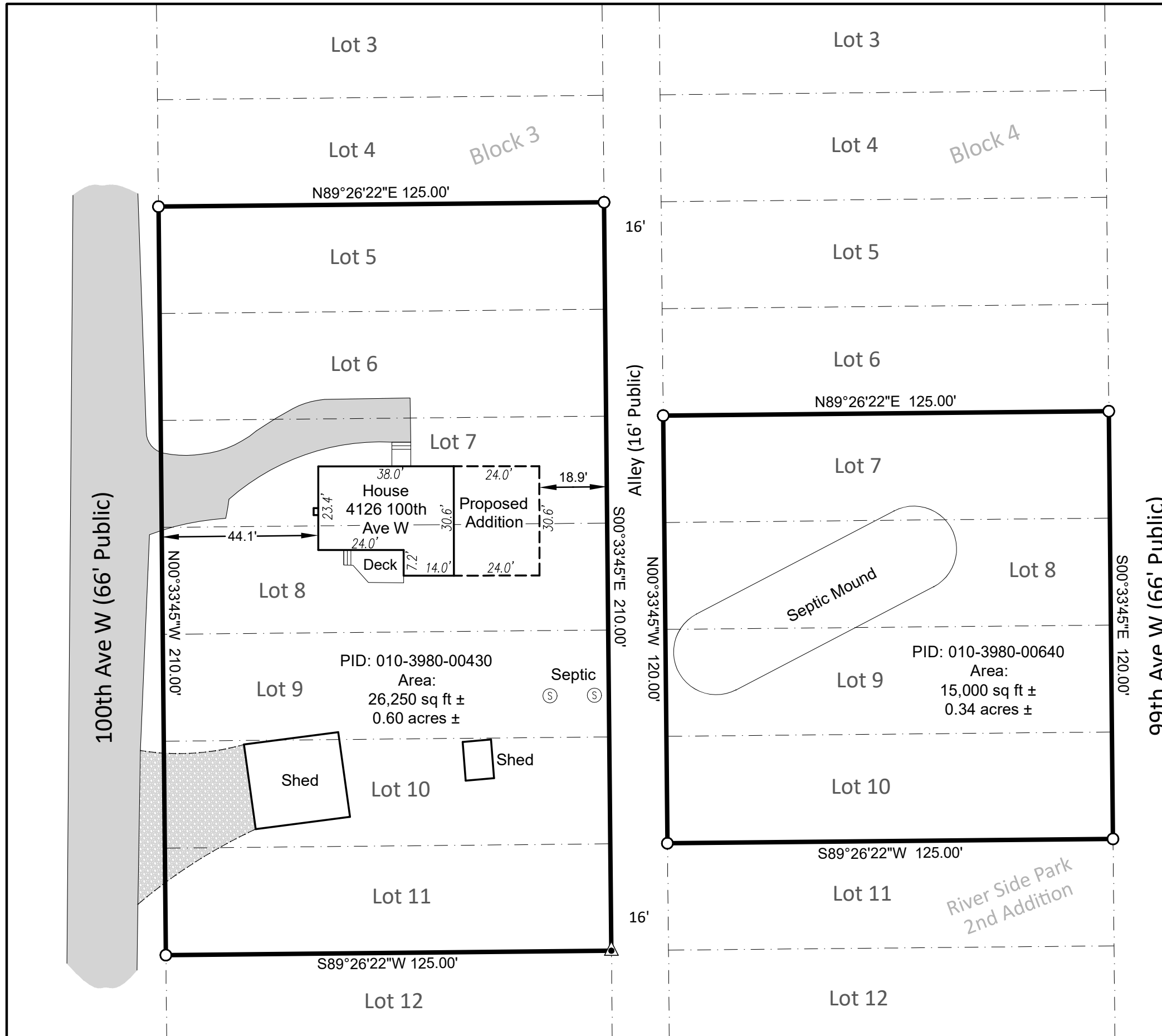
Torrens Document 1090484.0:

Lots 7, 8, 9, and 10, Block 4 River Side Park Second Addition to Duluth
 Lots 5-11, Block 3 River Side Park Second Addition to Duluth



Legend

- Property Line
- Plat Line
- Bituminous
- Gravel
- Set Mag Nail in Boulder with Washer No. 52578
- Set 3/4" x 18" Rebar with Cap No. 52578 weighing 1.5 lbs / lineal ft



TWIN PORTS
 LAND SURVEYING LLC
 9215 E Superior St
 Duluth, MN 55804
 218-310-2190
 twinports.surveying@gmail.com

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

Date: 4/25/2026
 License Number: 52578
 Shawn Meyer

Lots 5-11 Block 3 and Lots 7-10 Block 4, River Side Park Second Addition to Duluth
 City of Duluth, St. Louis County, Minnesota
 For: Pamela Langley

Field Crew: SPM Job: S0372026 Field Date: 4/24/2026