





Planning & Development Division
Planning & Economic Development Department

Room 160
411 West First Street
Duluth, Minnesota 55802

 218-730-5580

 planning@duluthmn.gov

TO:

Joe Miller, Duluth Parks
Jim Filby Williams, Public Administration
Jim Benning, Duluth Public Works & Utilities
Tom Johnson, Duluth Project Engineer
Chris Kleist, Duluth Utility Operations
Cindy Voigt, Duluth City Engineer
Howard Smith, Chief Engineer of Utilities
Greg Guerro, Duluth Utility Ops Mngr
Peggy Billings, Engineering Technician
Bill Bergstrom, Engineering Technician
Cari Pedersen, Chief Engineer of Transportation
Andy Swanson, Duluth Utility Operations
Ryan Granlund, Duluth Utility Programs Coordinator
Shawn Krizaj, Duluth Fire Chief
Lisa Consie, Fire Marshal
Mike Ceynowa, Duluth Police
Mark Bauer, Duluth Parking
Jim Shoberg, Duluth Parks
Jessica Peterson, Duluth Parks
Cliff Bentley, MnDNR
John Hinzmann, MnDOT
Jim Miles, MnDOT
Clark Christensen, City of Duluth Forester
Ron Chika, MIC

Brandon Kohlts, WLSSD
Jim Foldesi, St Louis Co. Pub. Works
Stacy Caldwell Melcher, SLC County Land Dept.
Jill Helmer, Minnesota Power
Dean Dulinski, Minnesota Power
Sue Larkin, Lumen
Joe Kutter, CenturyLink/Lumen
Michael Coughlin, CenturyLink/Lumen
Darren Kitchak, Charter Spectrum
Chad Lawrence, Charter Spectrum
James Gittemeier, Planning & Development
Ben VanTassel, Planning and Economic Development Director
Anne Sims, SLC Assessor's Office
Steven Robertson, Duluth Construction Services
Blake Nelson, Building Inspector, CSI
Armella Bijold, Construction Services
Ryan Pervenanze, Planning & Development
Suzanne Kelley, Planning & Development
Jenn Reed Moses, Planning & Development
Kyle Deming, Planning & Development
Chris Lee, Planning & Development
Chris Belden, DTA
Cliff Knettel, Duluth Parks

DATE: January 17, 2025

SUBJECT: Planning Commission Meeting Agenda Items for **February 11, 2025**

The Duluth City Planning Commission has received **8** new application(s) for review. Please review the technical aspects and desirability of the proposals and provide comments at your earliest convenience. **Note that City of Duluth reviewers with access to EPL can view the applications there as well, by searching the project number under "Manage Plans"**

PLIUP-2412-0023 Interim Use Permit for Vacation Dwelling Unit at 1932 London Rd for Jason Kleiman
PLIUP-2501-0001 Interim Use Permit for Vacation Dwelling Unit at 5721 Grand Ave for Paul Nelson
PLIUP-2411-0018 Interim Use Permit for Vacation Dwelling Unit at 608 W 4th St for Justin Voegele
PLIUP-2411-0021 Interim Use Permit Renewal for Vacation Dwelling Unit at 3 Mesaba Pl for Lakeview Land Company LLC
PLSUB-2411-0007 Final Plat at Harbor Highlands for One Roof Community Housing
PLSUP-2411-0011 Special Use Permit for Wireless Facility at 2120 Jean Duluth Rd for Fullerton Engineering
PLVAR-2501-0001 Variance to Reduce Build-to-Zone Near 21 W 4th St for Kevin Ellingson
PLUTA-2412-0003 UDC Text Amendment for Floodplain Regulations

We appreciate your time and input. If you have any questions, comment or need additional background information, please feel free to call me at 218-730-5326 or e-mail me at nlavenstein@duluthmn.gov. Thank you!

Natalie Lavenstein, Planner I



PLIUP-2412-0023
Interim Use Permit
Vacation Dwelling Unit
1932 London Rd

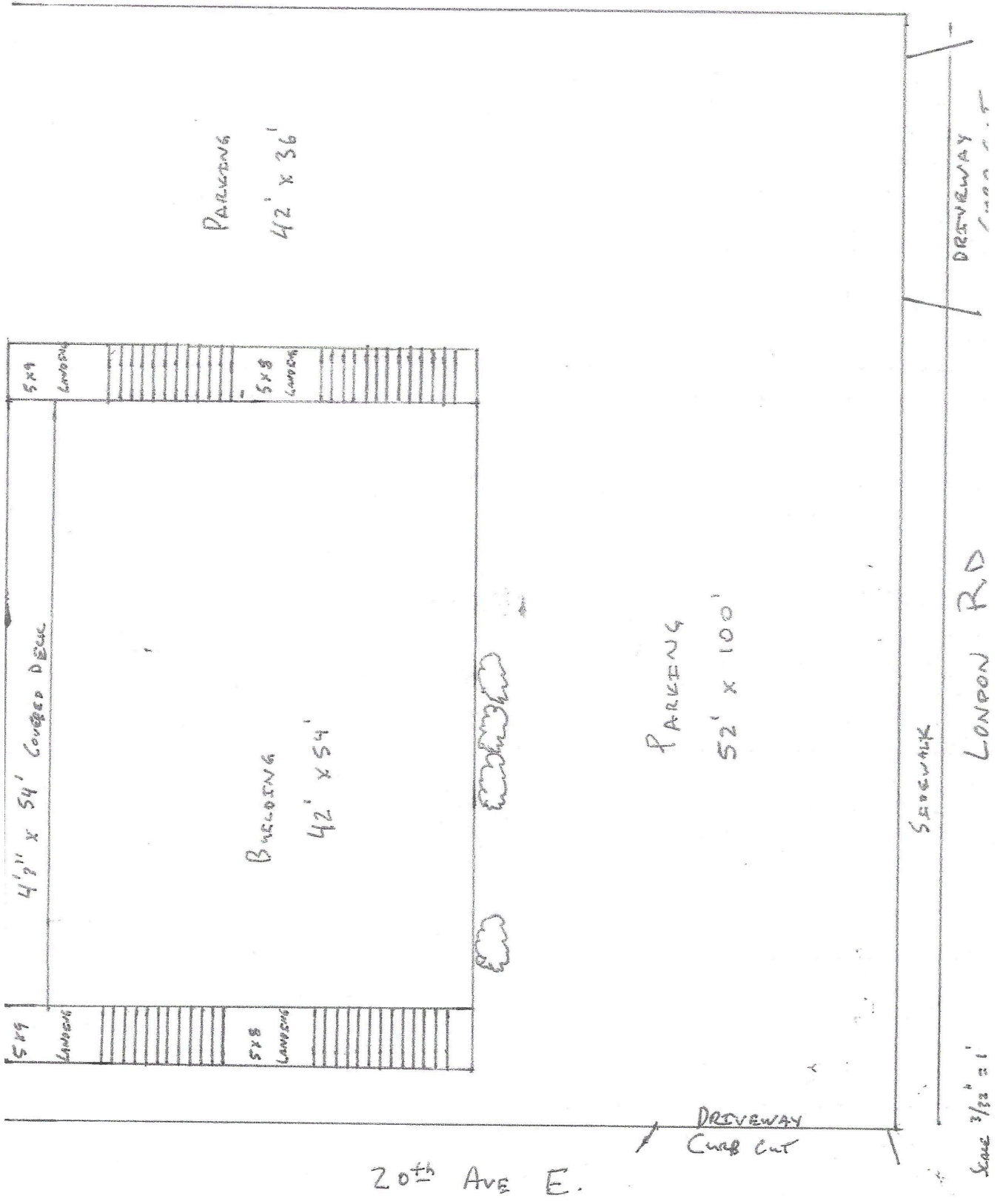


The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used 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.

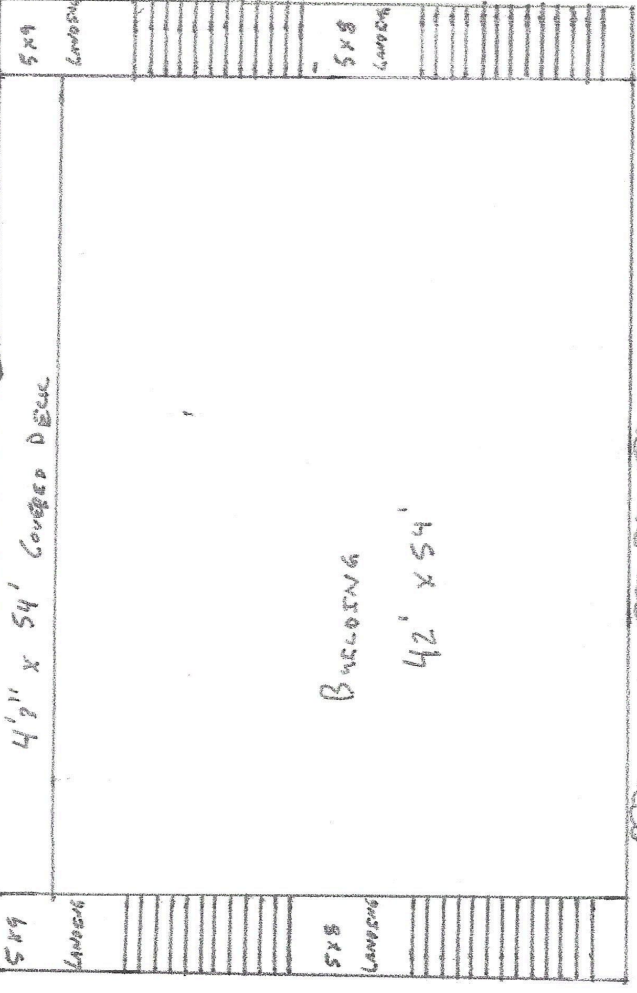
Aerial photography flown 2019

Prepared by: City of Duluth Planning & Economic Development, January 16, 2025; Source: City of Duluth





PARKING
42' x 36'



BUILDING
42' x 54'

PARKING
52' x 100'

DRIVEWAY
100' x 10'

SEWER
LONDON RD

20th AVE E.

DRIVEWAY
CURB CUT

Scale 3/16" = 1'



PLIUP-2501-0001
Interim Use Permit
Vacation Dwelling Unit
5721 Grand Ave



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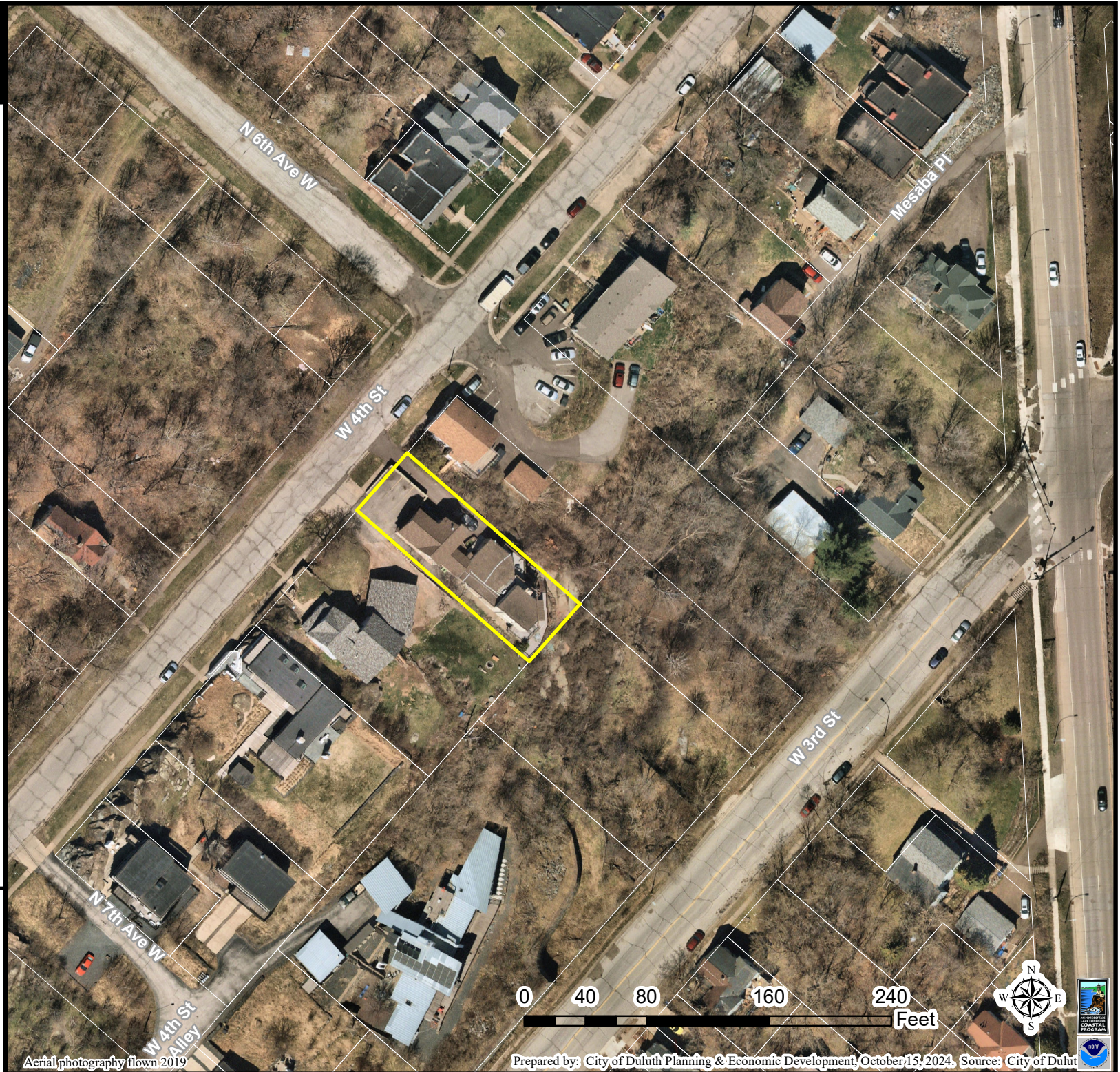








PLIUP-2411-0018
 Interim Use Permit for
 Vacation Dwelling Unit
 608 W 4th St



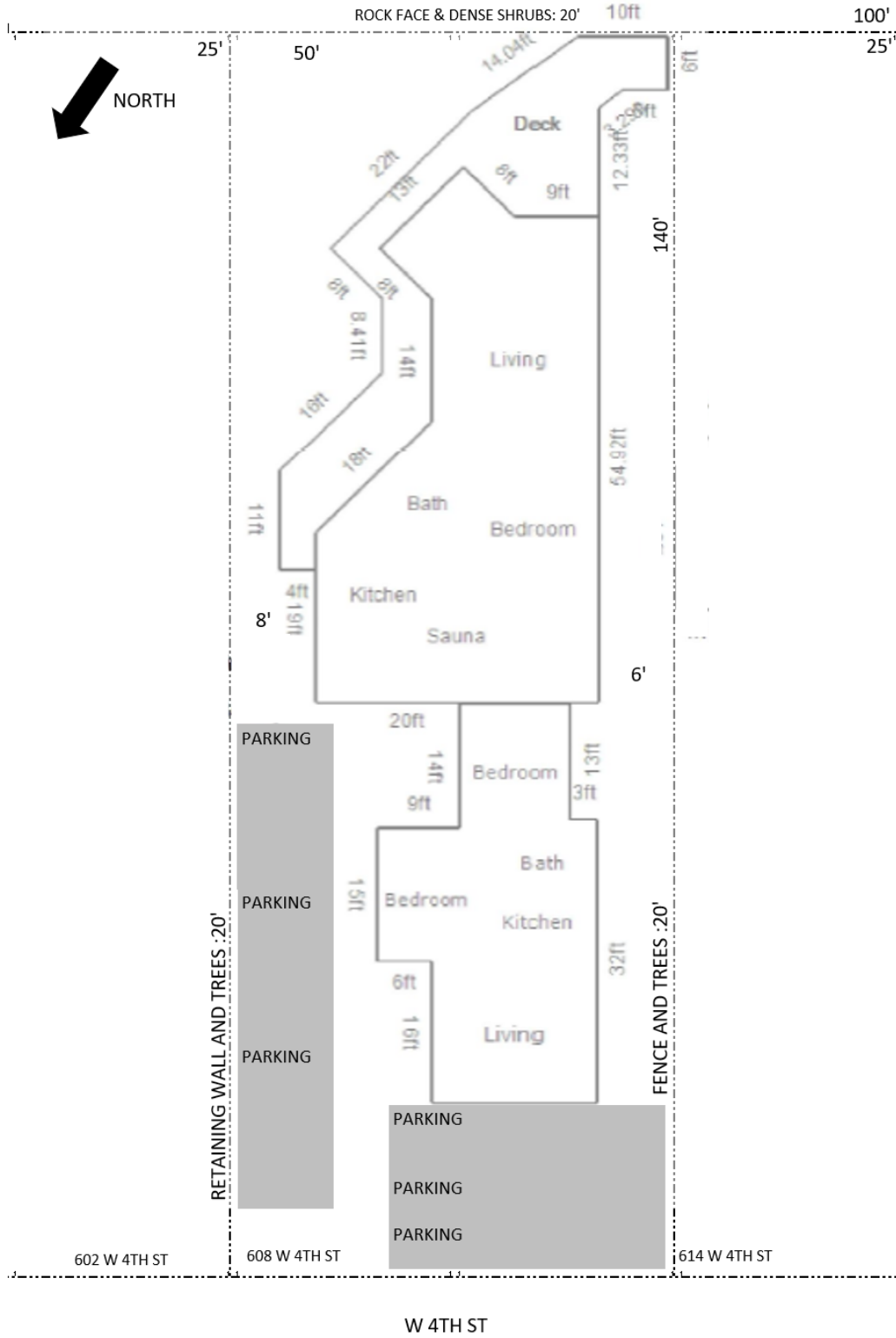
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Aerial photography flown 2019



608 W 4TH STREET, DULUTH SITE MAP

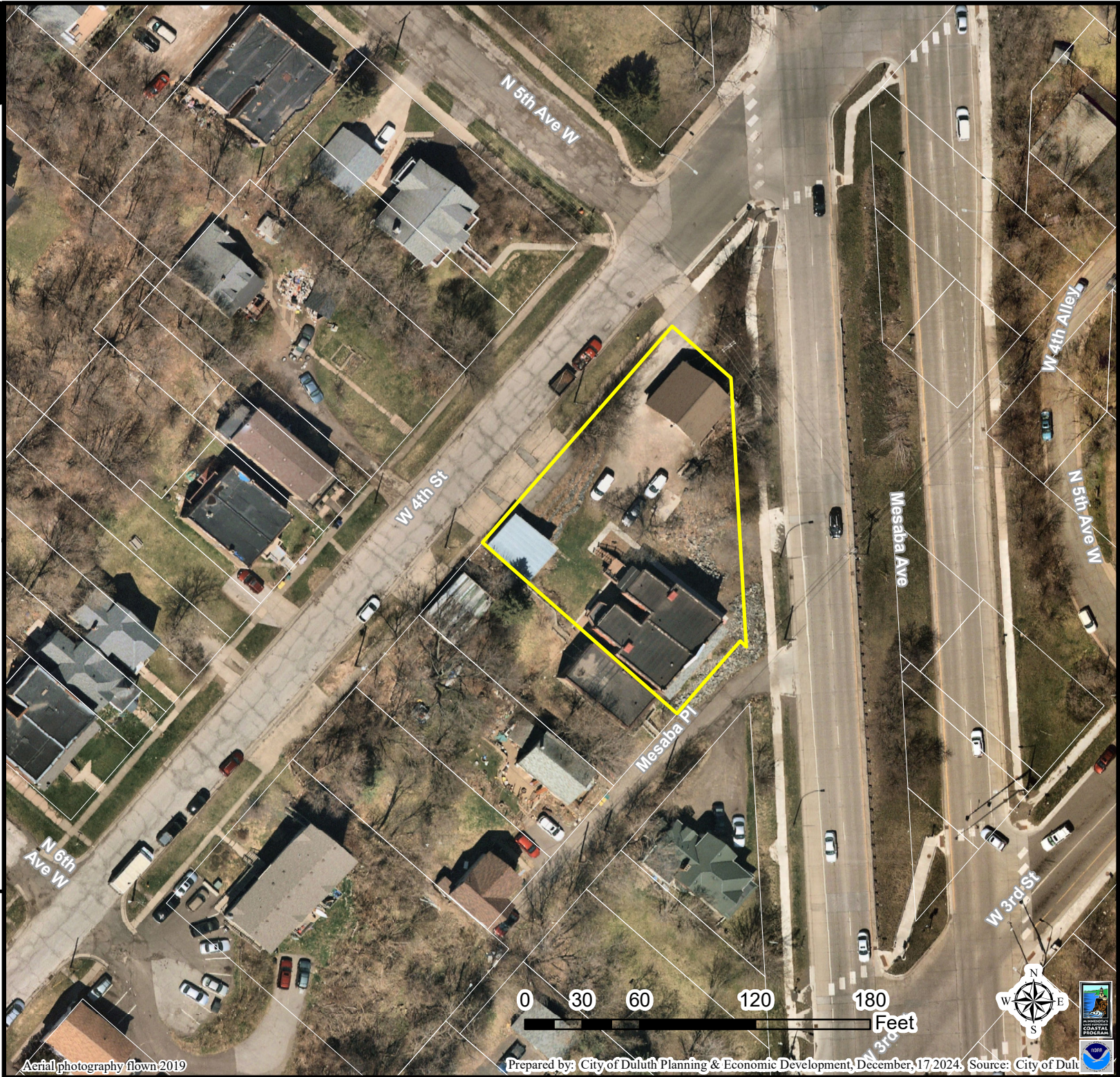
608 SITE PLAN: NOTHING ADDITIONAL NEEDED DUE TO PRESENCE OF TREES ON PROPERTY LINES





PLIUP-2411-0021
 Interim Use Permit
 Vacation Dwelling Unit
 3 Mesaba Pl

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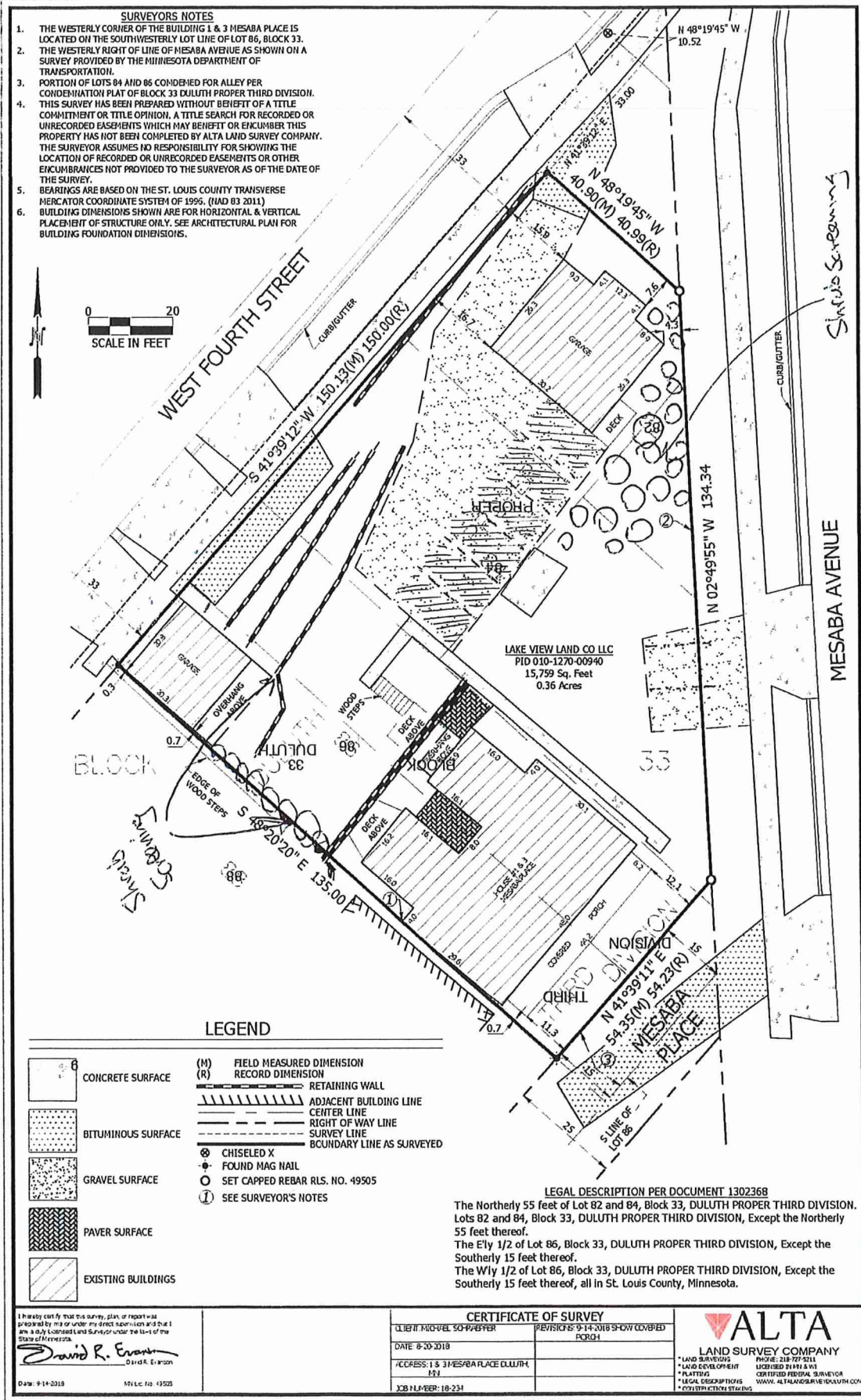
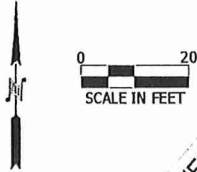


Aerial photography flown 2019



SURVEYOR'S NOTES

1. THE WESTERLY CORNER OF THE BUILDING 1 & 3 MESABA PLACE IS LOCATED ON THE SOUTHWESTERLY LOT LINE OF LOT 86, BLOCK 33.
2. THE WESTERLY RIGHT OF LINE OF MESABA AVENUE AS SHOWN ON A SURVEY PROVIDED BY THE MINNESOTA DEPARTMENT OF TRANSPORTATION.
3. PORTION OF LOTS 84 AND 86 COMBINED FOR ALLEY PER CONDEMNATION PLAT OF BLOCK 33 DULUTH PROPER THIRD DIVISION.
4. THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT OR TITLE OPINION. A TITLE SEARCH FOR RECORDED OR UNRECORDED EASEMENTS WHICH MAY BENEFIT OR ENCLUMBER THIS PROPERTY HAS NOT BEEN COMPLETED BY ALTA LAND SURVEY COMPANY. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR SHOWING THE LOCATION OF RECORDED OR UNRECORDED EASEMENTS OR OTHER ENCUMBRANCES NOT PROVIDED TO THE SURVEYOR AS OF THE DATE OF THE SURVEY.
5. BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1995. (IAD 83 2011)
6. BUILDING DIMENSIONS SHOWN ARE FOR HORIZONTAL & VERTICAL PLACEMENT OF STRUCTURE ONLY. SEE ARCHITECTURAL PLAN FOR BUILDING FOUNDATION DIMENSIONS.



LEGEND

	CONCRETE SURFACE	(M) FIELD MEASURED DIMENSION	(R) RECORD DIMENSION
	BITUMINOUS SURFACE		RETAINING WALL
	GRAVEL SURFACE		ADJACENT BUILDING LINE
	PAVER SURFACE		CENTER LINE
	EXISTING BUILDINGS		RIGHT OF WAY LINE
			SURVEY LINE
			BOUNDARY LINE AS SURVEYED
			CHISELED X
			FOUND MAG NAIL
			SET CAPPED REBAR RLS. NO. 49505
			SEE SURVEYOR'S NOTES

LEGAL DESCRIPTION PER DOCUMENT 1302368
 The Northerly 55 feet of Lot 82 and 84, Block 33, DULUTH PROPER THIRD DIVISION, Except the Northerly 55 feet thereof.
 The Ely 1/2 of Lot 86, Block 33, DULUTH PROPER THIRD DIVISION, Except the Southerly 15 feet thereof.
 The Wly 1/2 of Lot 86, Block 33, DULUTH PROPER THIRD DIVISION, Except the Southerly 15 feet thereof, all in St. Louis County, Minnesota.

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.
David R. Erwin
 David R. Erwin
 DLS: 9-14-2018 MSLC: 10-49205

CERTIFICATE OF SURVEY	
CLIENT: MICHAEL SCHREFFER	REVISIONS: 9-14-2018 SHOW COVERED PORCH
DATE: 8-20-2018	
ADDRESS: 1 & 3 MESABA PLACE DULUTH, MN	
JOB NUMBER: 18-234	

ALTA
 LAND SURVEY COMPANY
 LAND SURVEYING PHONE: 218-727-2211
 * LAND DEVELOPMENT LICENSED IN MN & WI
 * PLATTING CERTIFIED FEDERAL SURVEYOR
 * LEGAL DESCRIPTIONS WWW.ALTAHOMESURVEYING.COM
 * CONSTRUCTION STAKING



PLSUB-2411-0007
Final Plat
Harbor Highlands



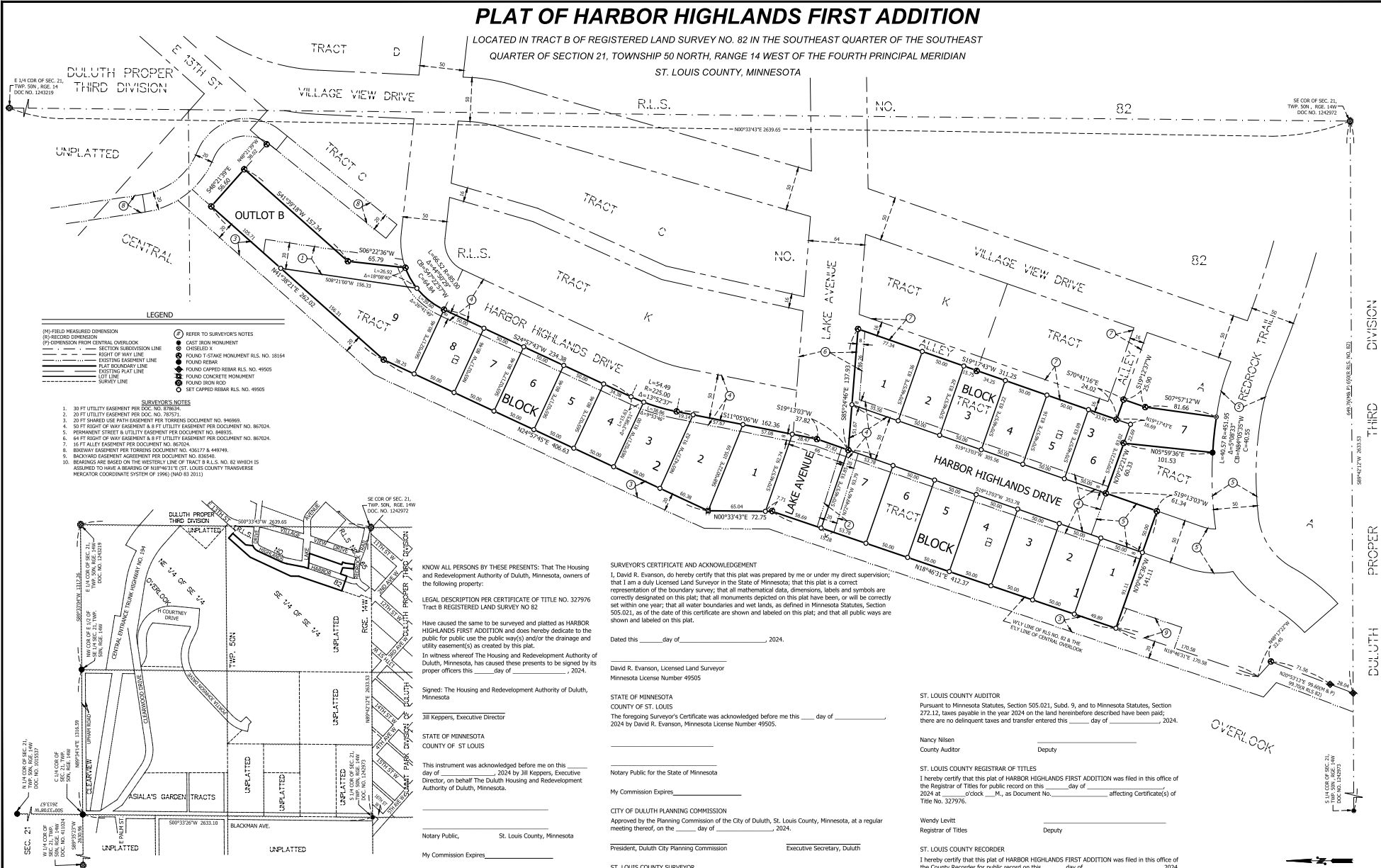
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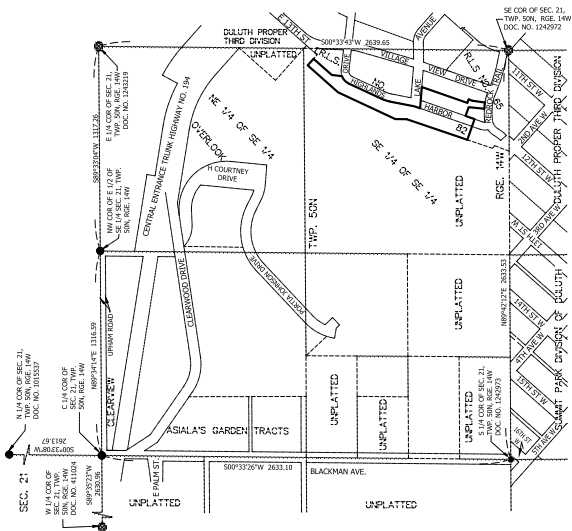
PLAT OF HARBOR HIGHLANDS FIRST ADDITION

LOCATED IN TRACT B OF REGISTERED LAND SURVEY NO. 82 IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 50 NORTH, RANGE 14 WEST OF THE FOURTH PRINCIPAL MERIDIAN
ST. LOUIS COUNTY, MINNESOTA



- LEGEND**
- (M) FIELD MEASURED DIMENSION
 - (R) RECORD REVISION
 - (P) DIMENSION FROM CENTRAL OVERLOOK
 - SECTION SUBDIVISION LINE
 - - - - - EXISTING EASEMENT LINE
 - PLAT BOUNDARY LINE
 - - - - - EXISTING PLAT LINE
 - LOT LINE
 - SURVEY LINE
 - REFER TO SURVEYOR'S NOTES
 - CAST IRON MONUMENT
 - CHISELED X
 - FOUND T-STATE MONUMENT RLS. NO. 18164
 - FOUND REBAR
 - FOUND CAPPED REBAR RLS. NO. 49505
 - FOUND CONCRETE MONUMENT
 - FOUND IRON ROD
 - SET CAPPED REBAR RLS. NO. 49505

- SURVEYOR'S NOTES**
- 30 FT UTILITY EASEMENT PER DOC. NO. 879634.
 - 20 FT UTILITY EASEMENT PER DOC. NO. 797573.
 - 20 FT SHARED USE PATH EASEMENT PER TORRENS DOCUMENT NO. 946669.
 - 50 FT RIGHT OF WAY EASEMENT & 8 FT UTILITY EASEMENT PER DOCUMENT NO. 867024.
 - PERMANENT STREET & UTILITY EASEMENT PER DOCUMENT NO. 848935.
 - 64 FT RIGHT OF WAY EASEMENT & 8 FT UTILITY EASEMENT PER DOCUMENT NO. 867024.
 - 16 FT ALLEY EASEMENT PER DOCUMENT NO. 867024.
 - REAR YARD EASEMENT PER TORRENS DOCUMENT NO. 432173 & 449146.
 - BACKYARD EASEMENT AGREEMENT PER DOCUMENT NO. 836640.
 - BEARINGS ARE BASED ON THE VICTORY LINE OF TRACT B R.L.S. NO. 82 WHICH IS ASSUMED TO HAVE A BEARING OF N18°46'31"E (ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1980) (NAD 83 2011).



KNOW ALL PERSONS BY THESE PRESENTS: That The Housing and Redevelopment Authority of Duluth, Minnesota, owners of the following property:

LEGAL DESCRIPTION PER CERTIFICATE OF TITLE NO. 327976 Tract B REGISTERED LAND SURVEY NO 82

Have caused the same to be surveyed and plotted as HARBOR HIGHLANDS FIRST ADDITION and does hereby dedicate to the public for public use the public way(s) and/or the drainage and utility easement(s) as created by this plat.

In witness whereof The Housing and Redevelopment Authority of Duluth, Minnesota, has caused these presents to be signed by its proper officers this _____ day of _____, 2024.

Signed: The Housing and Redevelopment Authority of Duluth, Minnesota

Jill Keppers, Executive Director

STATE OF MINNESOTA
COUNTY OF ST LOUIS

This instrument was acknowledged before me on this _____ day of _____, 2024 by Jill Keppers, Executive Director, on behalf The Duluth Housing and Redevelopment Authority of Duluth, Minnesota.

Notary Public, St. Louis County, Minnesota
My Commission Expires _____

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT
I, David R. Evanson, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data, dimensions, labels and symbols are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.021, as of the date of this certificate are shown and labeled on this plat; and that all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 2024.

David R. Evanson, Licensed Land Surveyor
Minnesota License Number 49505

STATE OF MINNESOTA
COUNTY OF ST. LOUIS
The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____, 2024 by David R. Evanson, Minnesota License Number 49505.

Notary Public for the State of Minnesota
My Commission Expires _____

CITY OF DULUTH PLANNING COMMISSION
Approved by the Planning Commission of the City of Duluth, St. Louis County, Minnesota, at a regular meeting thereof, on the _____ day of _____, 2024.

President, Duluth City Planning Commission _____ Executive Secretary, Duluth _____

ST. LOUIS COUNTY SURVEYOR
I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 2024.

Nick C. Stewart
County Surveyor _____
Deputy _____

ST. LOUIS COUNTY AUDITOR
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, and to Minnesota Statutes, Section 272.12, taxes payable in the year 2024 on the land hereinbefore described have been paid; there are no delinquent taxes and transfer entered this _____ day of _____, 2024.

Nancy Nilsen
County Auditor _____
Deputy _____

ST. LOUIS COUNTY REGISTRAR OF TITLES
I hereby certify that this plat of HARBOR HIGHLANDS FIRST ADDITION was filed in this office of the Registrar of Titles for public record on this _____ day of _____, 2024 at _____ o'clock _____ M., as Document No. _____ affecting Certificate(s) of Title No. 327976.

Wendy Levitt
Registrar of Titles _____
Deputy _____

ST. LOUIS COUNTY RECORDER
I hereby certify that this plat of HARBOR HIGHLANDS FIRST ADDITION was filed in this office of the County Recorder for public record on this _____ day of _____, 2024, at _____ o'clock _____ M., as Document No. _____.

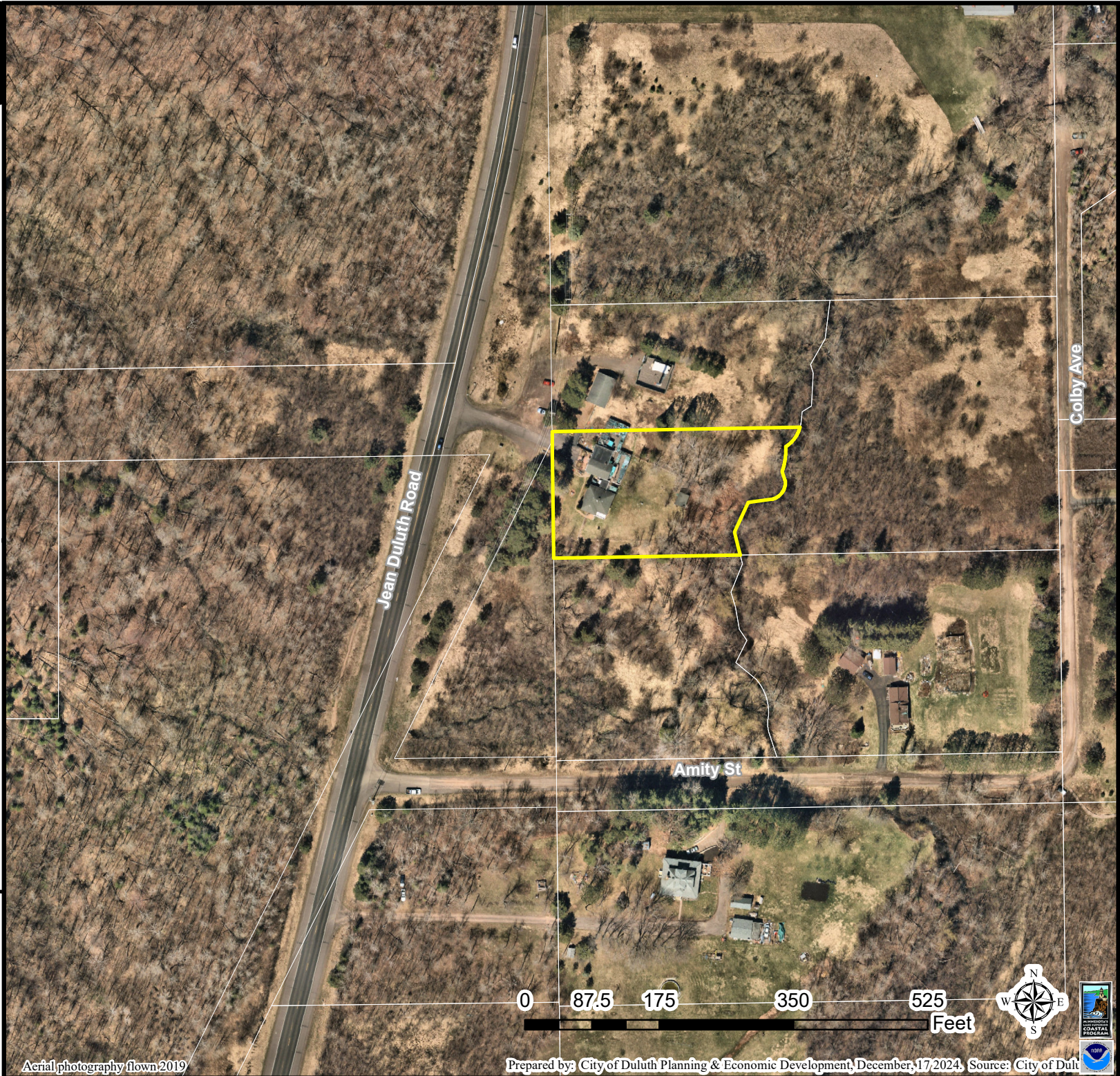
Wendy Levitt
County Recorder _____
Deputy _____



VICINITY MAP
NO SCALE
SE 1/4 OF SEC. 21, TWP. 50N, RGE. 14W



PLSUP-2411-0011
 Special Use Permit
 Wireless Facility
 2120 Jean Duluth Rd



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THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

SITE PHOTO



PROJECT INFORMATION

SITE NAME: LAKESIDE ROBERTS RELO
COUNTY: ST. LOUIS COUNTY
ADDRESS: 2120 JEAN DULUTH ROAD
DULUTH, MN 55804-2648
CITY OF DULUTH, MN
MN5419
10146456
PTN: 3514A1A7YV, 3514A1A80X,
3514A1A80Y, 3514A1A7YQ,
3514A1A7YY, 3514A1A7YZ,
3514A1A80V, 3514A1A80S
IWM #: WSUMW0029067, WSUMW0028461,
WSUMW0028456, WSUMW0029334,
WSUMW0029000, WSUMW0028991,
WSUMW0028640, WSUMW0028749
ATC ASSET #: 278173

LATITUDE: 46°50'51.8" N (46.84727278°)
LONGITUDE: 92°02'50.5" W (-92.04735°)

TOWER OWNER: AMERICAN TOWER COMPANY
10 PRESIDENTIAL WAY
WOBURN, MA 01801

GROUND OWNER: LD ACQUISITION COMPANY 13 LLC
2120 JEAN DULUTH ROAD
DULUTH, MN 55804-2648

LANDLORD CONTACT: -

APPLICANT: AT&T WIRELESS

AT&T PROJECT MANAGER: SHAMMIKKA CHISOLM
sc872r@att.com

AT&T CONSTRUCTION MANAGER: PETER MCENERY
pm753t@att.com

PROJECT CONSULTANTS

ENGINEER: FULLERTON ENGINEERING CONSULTANTS, LLC
ADDRESS: 1100 E. WOODFIELD ROAD, SUITE 500
SCHAUMBURG, ILLINOIS 60173
CONTACT: LISA LAVICKA
PHONE: (847) 908-8400
EMAIL: llavicka@fullerton-us.com

AT&T MOBILITY

PROJECT : E/// MODERNIZATION
SITE # : MN5419
FA # : 10146456
PTN # : 3514A1A7YV, 3514A1A80X,
3514A1A80Y, 3514A1A7YQ,
3514A1A7YY, 3514A1A7YZ,
3514A1A80V, 3514A1A80S

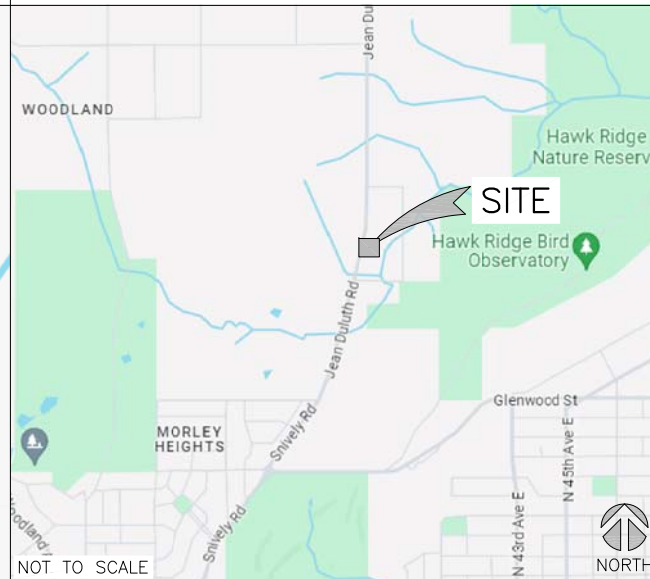
IWM # : WSUMW0029067, WSUMW0028461,
WSUMW0028456, WSUMW0029334,
WSUMW0029000, WSUMW0028991,
WSUMW0028640, WSUMW0028749

ATC ASSET #: 278173
JURISDICTION : CITY OF DULUTH, MN
SITE NAME : LAKESIDE ROBERTS RELO
ADDRESS : 2120 JEAN DULUTH ROAD
DULUTH, MN 55804-2648

VICINITY MAP



LOCAL MAP



DRIVING DIRECTIONS

DIRECTIONS FROM AT&T ADDRESS; 7900 XERXES AVE S #301, BLOOMINGTON, MN 55431:
GET ON I-35W S FROM AMERICAN BLVD W, PENN AVE S AND W 82ND ST.
GET ON I-35W N IN RICHFIELD FROM W 78TH ST AND W 76TH ST.
TAKE I-35 N TO S 21ST AVE E IN DULUTH. TAKE EXIT 258 FROM I-35 N.
TAKE WOODLAND AVE AND SNIVELY RD TO JEAN DULUTH RD.

811 logo and text: TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN MINNESOTA, CALL GOPHER STATE ONE CALL. TOLL FREE: 1-800-252-1166 OR FAX A LOCATE: 1-800-236-4967. www.gopherstateonecall.org. MINNESOTA STATUTE REQUIRES MIN OF 48 HOURS NOTICE BEFORE YOU EXCAVATE.

DRAWING INDEX

Table with 2 columns: Drawing ID, Description. Includes T1 (TITLE SHEET), SP1 (NOTES & SPECIFICATIONS), A1 (COMPOUND PLAN), A2 (EQUIPMENT PLAN), A3 (TOWER ELEVATION), A4 (ANTENNA PLAN), A5 (ANTENNA & CABLE CONFIGURATION), A6/A7 (EQUIPMENT DETAILS), A8 (CABLE NOTES & COLOR CODING), E1 (GROUNDING DETAILS), ATTACHED (CANISTER POLE MODIFICATION DRAWINGS), ATTACHED (DE111).

SCOPE OF WORK

THIS IS NOT AN ALL INCLUSIVE LIST. CONTRACTOR SHALL UTILIZE SPECIFIED EQUIPMENT PART OR ENGINEER APPROVED EQUIVALENT. CONTRACTOR SHALL VERIFY ALL NEEDED EQUIPMENT TO PROVIDE A FUNCTIONAL SITE. THE PROJECT GENERALLY CONSISTS OF THE FOLLOWING:

- TOWER WORK:
- REPLACE 20.0 FT OF VENTED CONCEALMENT CANISTER (34.00"Ø X 0.25" FIBERGLASS SECTION) FROM ELEV. 49.0'± TO 69.0'±
- REPLACE 10.0 FT OF VENTED CONCEALMENT CANISTER (34.00"Ø X 0.25" FIBERGLASS SECTION) FROM ELEV. 39.0'± TO 49.0'±
- REMOVE (6) EXISTING BA-A5A5407X65V-01 ANTENNAS (2) PER SECTOR IN POSITION 1 & 2. ELEV. 65' & 55' (TYP. OF 3 SECTORS)
- REMOVE (6) EXISTING TMABPD7823VG12A TMA UNITS (2) PER SECTOR (TYP. OF 3 SECTORS)
- INSTALL (3) PROPOSED STACKED AIR6419 B77D AND AIR6419 B77G ANTENNAS (1) PER SECTOR IN POSITION 2. (TYP. OF 3 SECTORS)
- INSTALL (6) PROPOSED ERICSSON 840-370966K ANTENNAS (2) PER SECTOR IN POSITION 1 & 3 (TYP. OF 3 SECTORS)
- INSTALL (3) PROPOSED UNIVERSAL TRI-SECTOR MOUNT KITS AT ELEV. 43'/47', 55' AND 65'
- INSTALL (2) PROPOSED DC3-48-60-8-1086F RAYCAP UNITS, ELEV. 45'
- INSTALL (24) PROPOSED 7/8" COAX CABLES
- INSTALL (2) PROPOSED 0.40" (6 PAIR) FIBER TRUNKS
- INSTALL (2) PROPOSED 0.96" 6 AWG 6 DC TRUNKS

GROUND WORK:

POWER PLANT:

- RETAIN (1) VERTIV 7100 POWER PLANT
- RETAIN (12) -48V RECTIFIERS
- RETAIN (12) 180AH BATTERIES IN BASE OF POWER PLANT
- RETAIN (4) 180AH BATTERIES IN STANDALONE BATTERY RACK
- INSTALL (8) 180AH BATTERIES IN STANDALONE BATTERY RACK
- INSTALL (1) 23" FIF NEXT TO EXISTING BATTERY RACK
- INSTALL (1) RETROFIT KIT 58V CONVERTER
- INSTALL (10) -58V CONVERTERS

CIVIL:

- REMOVE (12) SHELTER MOUNTED RRH UNITS
- REMOVE (1) 7705 ROUTER FROM EXISTING FIF
- RETAIN (1) DC12-48-60-RM (GEN1) RAYCAP UNIT
- INSTALL (3) NEW ERICSSON 4415 B30 RRH UNITS ON PROPOSED EXTERIOR H-FRAME UNDER ICE BRIDGE
- INSTALL (3) NEW ERICSSON 4490 B5/B12A RRH UNITS ON PROPOSED EXTERIOR H-FRAME UNDER ICE BRIDGE
- INSTALL (3) NEW ERICSSON 4478 B14 RRH UNITS ON PROPOSED EXTERIOR H-FRAME UNDER ICE BRIDGE
- INSTALL (3) NEW ERICSSON 4890 B25/B66 RRH UNITS ON PROPOSED EXTERIOR H-FRAME UNDER ICE BRIDGE
- INSTALL (1) NEW DC12-48-60-RM RAYCAP UNIT IN NEW FIF
- INSTALL (2) NEW DC9-48-60-24-PC16-EV ON EXTERIOR H-FRAME UNDER THE ICE BRIDGE
- INSTALL (1) NEW 0.40" 24 PAIR FIBER TRUNK TO GROUND DC9
- INSTALL (4) NEW 0.96" 6 AWG 6 DC TRUNKS FROM DC12 TO GROUND DC9
- INSTALL (6) NEW CBC1726-DP-2X DIPLEXERS
- INSTALL E/// EQUIPMENT IN EXISTING FIF
- INSTALL (1) 6601
- INSTALL (1) XMU
- INSTALL (2) 6651
- INSTALL (1) 6610

CODE COMPLIANCE

- 2018 INTERNATIONAL BUILDING CODE
• 2023 NATIONAL ELECTRICAL CODE
• TIA/EIA-222-H STANDARDS

REFERENCE MATERIALS

- THESE DRAWINGS ARE BASED AT&T SCOPING DOCUMENT DATED 03/29/24
• REVISED RFDS PENDING. CONTRACTOR TO USE LATEST VERSION WITH CD'S PER SCOPE OF WORK.

SPECIAL NOTES

- ALL WORK SHALL BE INSTALLED IN CONFORMANCE WITH CURRENT AT&T CONSTRUCTION INSTALLATION GUIDE.
• EXISTING CONDITIONS WILL BE CHANGED & VERIFIED IN FIELD. IF SIGNIFICANT DEVIATIONS OR DETERIORATION ARE ENCOUNTERED AT THE TIME OF CONSTRUCTION, A REPAIR PERMIT WILL BE OBTAINED & CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
• THESE DRAWINGS ARE 11"x17" & SCALEABLE ON FULL SHEET SIZE.
• STATEMENT THAT COMPLIANCE WITH THE ENERGY CODE IS NOT REQUIRED.
• SCOPE OF WORK DOES NOT INVOLVE MODIFICATIONS TO EXTERIOR ENVELOPE OF BUILDING, HVAC SYSTEMS OR ELECTRICAL LIGHTING.

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ARCHITECT OR ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.



1100 E. WOODFIELD ROAD, SUITE 500
SCHAUMBURG, ILLINOIS 60173
TEL: 847-908-8400
www.fullerton-us.com

REVISIONS

Table with 4 columns: REV., DATE, DESCRIPTION, INITIALS. Includes revisions A, B, and O.

NOT FOR CONSTRUCTION UNLESS LABELED AS FOR CONSTRUCTION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Daniel W Smith
License # 52398

Digitally signed by Daniel W Smith
Date: 2024.10.29 14:29:54 -05'00'

E/// MODERNIZATION
10146456
LAKESIDE ROBERTS RELO
2120 JEAN DULUTH ROAD
DULUTH, MN 55804-2648

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T1



PLVAR-2501-0001
 Variance
 21 W 4th St



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, January 17, 2025. Source: City of Duluth







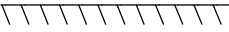







VARIANCE REQUEST SUMMARY

The project site is zoned F-6. The proposed building is designed in the Main Street Building II type as allowed by zoning code, which carries the requirement of 95% coverage of the front build-to zone (50-22.7). Given the parcel width of 25'-0", this would result in a maximum 1'-3" sideyard setback from the shared property line with 23 West 4th Street.

At 23 West 4th Street, there exists an apartment house that is located between 1'-3" and 1'-9" from the property line. The house has operable windows and electrical equipment on the facing facade. The location of this apartment house and the coverage requirement of the front build-to zone would result in as little as 2'-6" between the existing house and the proposed building at 19 West 4th Street.

The project is requesting a variance to provide relief from the 95% coverage requirement. The project seeks a variance to provide a minimum 3'-0" separation distance between the existing and proposed buildings. This would mean reducing the coverage of the front build-to zone from 95% to 93%, a difference of 6".

LEGEND

-  CONCRETE SURFACE
-  BITUMINOUS SURFACE
-  GRAVEL SURFACE
- (M)-FIELD MEASURED DIMENSION
- (R)-RECORD DIMENSION
- toe TOE OF BANK OR GRADE BREAK
- top TOP OF BANK OR GRADE BREAK
-  RETAINING WALL
-  EXISTING BUILDING LINE
- E UNDERGROUND ELEC
- X FENCE LINE
- G UNDERGROUND GAS
- ohu OVERHEAD UTILITIES
- ss SANITARY SEWER
- w WATER MAIN
- CENTER LINE
- - - RIGHT OF WAY LINE
- - - SURVEY LINE
- - - BOUNDARY LINE AS SURVEYED
- - - EXISTING PLAT LINE
- - - CONCRETE CURB & GUTTER
-  UTILITY SERVICE
-  LIGHT POLE
-  DECIDUOUS TREE
-  BENCH MARK
-  SET SPIKE
-  SET CAPPED REBAR RLS. NO. 49505
-  UTILITY POLE

LEGAL DESCRIPTION PER DOCUMENT NO. 1449168

Lot 9 and the East 1/2 of Lot 11, West Fourth Street,
Duluth Proper, 1st Division, St. Louis County, Minnesota.

UNDERGROUND UTILITIES NOTES

1. UTILITIES SHOWN HEREON, HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE SURVEYOR, ENGINEER AND ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.
2. UNDERGROUND UTILITIES SHOWN ON THE SURVEY ARE BASED IN PART ON MARKINGS PROVIDED BY GOPHER STATE ONE CALL TICKET NUMBER 242142454.
3. SOME UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED BY MAPS AND OR UTILITY SKETCHES PROVIDED BY UTILITY COMPANIES, CITY OR COUNTY GIS. LOCATIONS ARE APPROXIMATE.
4. UTILITIES SHOWN ON THIS SURVEY ARE SHOWN FOR APPROXIMATE LOCATION ONLY AND SHOULD BE VERIFIED BEFORE ANY EXCAVATION OR CONSTRUCTION.
5. PRIVATE UTILITIES MAY EXIST BUT ARE NOT SHOWN ON THIS SURVEY. CONTACT A PRIVATE UTILITY LOCATOR FOR LOCATIONS.
6. FIELD VERIFY SANITARY AND STORM SEWER PIPE SIZE AND LOCATION.

DULUTH

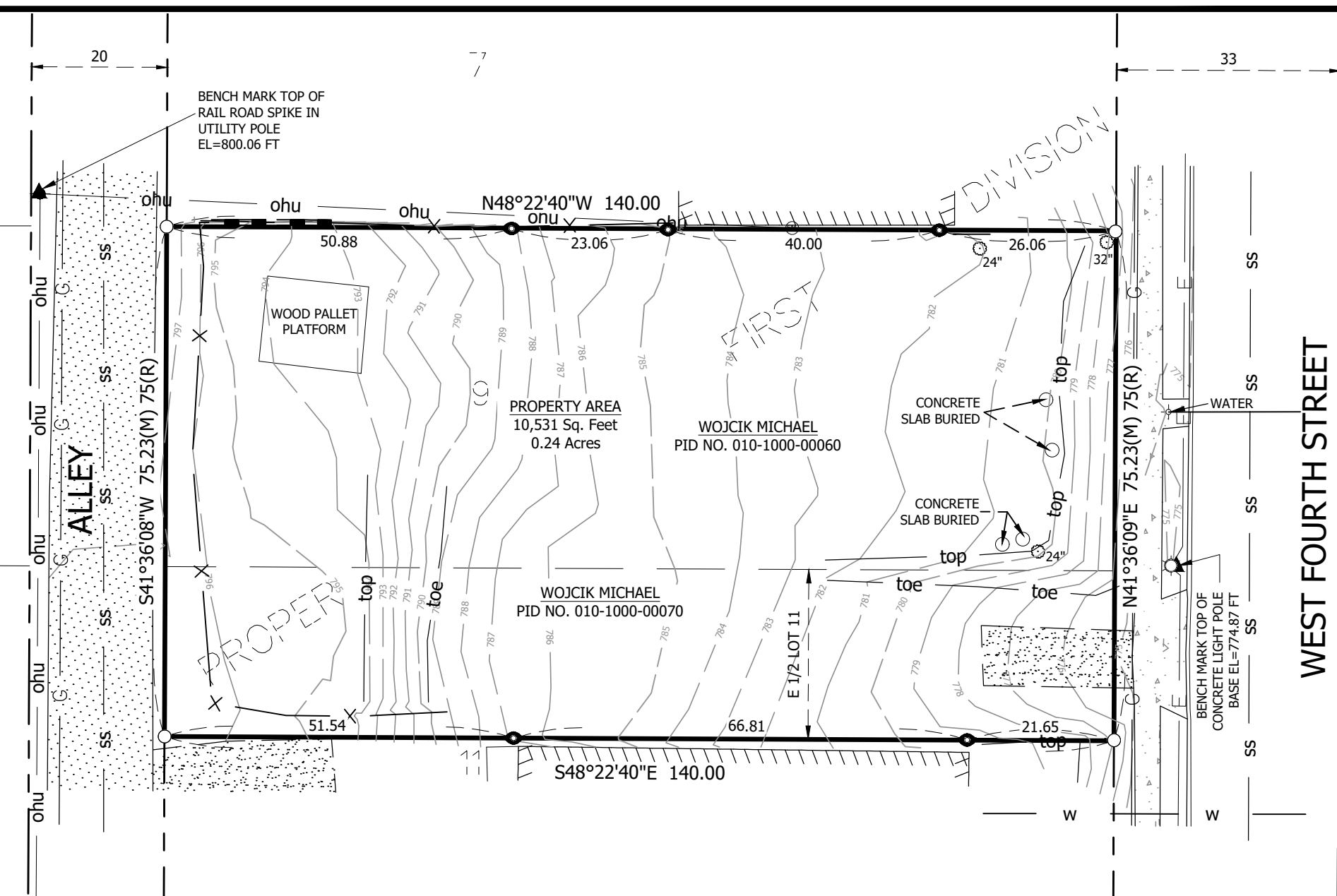
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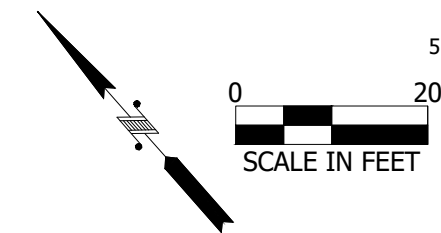
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- SURVEYOR'S NOTES**
1. THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT OR TITLE OPINION. A TITLE SEARCH FOR RECORDED OR UNRECORDED EASEMENTS WHICH MAY BENEFIT OR ENCUMBER THIS PROPERTY HAS NOT BEEN COMPLETED BY ALTA LAND SURVEY COMPANY. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR SHOWING THE LOCATION OF RECORDED OR UNRECORDED EASEMENTS OR OTHER ENCUMBRANCES NOT PROVIDED TO THE SURVEYOR AS OF THE DATE OF THE SURVEY.
 2. BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996. (NAD 83 2011)
 3. BUILDING DIMENSIONS SHOWN ARE FOR HORIZONTAL & VERTICAL PLACEMENT OF STRUCTURE ONLY. SEE ARCHITECTURAL PLAN FOR BUILDING FOUNDATION DIMENSIONS.
 4. NO SPECIFIC SOILS INVESTIGATION HAS BEEN COMPLETED ON THIS LOT BY ALTA LAND SURVEY COMPANY. THE SUITABILITY OF SOILS TO SUPPORT THE SPECIFIC STRUCTURE PROPOSED IS NOT THE RESPONSIBILITY OF ALTA LAND SURVEY COMPANY OR THE SURVEYOR.
 5. BENCHMARK SHOWN ON SURVEY.



CERTIFICATE OF SURVEY		
<p>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.</p> <p style="text-align: center;"><i>David R. Evanson</i></p> <p style="text-align: center;">David R. Evanson MN License #49505</p>	<p>CLIENT: MICHAEL WOJCIK</p> <p>ADDRESS: 19 W 4TH STREET DULUTH, MN 55806</p> <p>DATE: 08-16-2024</p>	

PHONE: 218-727-5211
LICENSED IN MN & WI
WWW.ALTLANDSURVEYDULUTH.COM

EXISTING SITE CONDITIONS



VIEW FROM THE REAR (ALLEY SIDE) OF THE SITE, FACING W 4TH STREET, WITH THE HARBOR IN THE DISTANCE



VIEW OF PROJECT SITE FROM ACROSS W 4TH STREET

EXISTING SITE CONDITIONS

The existing adjacent apartment house at 23 W 4th St is built approximately 1'-3" to 1'-9" from the property line with operable windows and electrical equipment on that facade.



APPROXIMATE
PARCEL BOUNDARY
FOR PROPOSED
DEVELOPMENT

PLUTA-2412-0003

UDC Text Amendment for Floodplain Regulations

If you are interested in reviewing or would like to provide comment, please contact Jason Mozol at 218-730-5331 or jmozol@duluthmn.gov.