

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

13-0166R

RESOLUTION GRANTING AN INTERIM USE PERMIT FOR A VACATION DWELLING UNIT AT 1535 SOUTH LAKE AVENUE (HEATHER PITTSCHKA).

CITY PROPOSAL:

RESOLVED, that:

(a) The city council hereby grants Heather Pitschka and Steven Pitschka, an interim use permit to operate a vacation dwelling unit located at 1535 South Lake Avenue and as described by the following:

Lot 62, Upper Duluth, Lake Avenue (PID 010-4380-01530); and

(b) Minnesota Statutes Section 462.3597 authorizes the city to issue an interim use permit that allows a use to exist until a specified date or until an amendment to this chapter authorizes or prohibits that use; and

(c) The city council finds that a time limit is needed to protect the public health, safety and welfare from potential longer term impacts of the requested use at this location; and

(d) The interim use permit shall remain in effect for up to six years following the effective date of this resolution, or until there is a change in ownership of the property, whichever occurs first; and

(e) Pursuant to Section 50-20.3.V and Section 50-37.10 of the Duluth City Code, 1959, as amended, the applicant applied for an interim use permit and the application was duly referred to the city planning commission (PL13-029); the commission gave due notice of public hearing and considered the application during a public hearing occurring on March 26, 2013; and

(f) The city planning commission, at their regular meeting on March 26, 2013, considered the application's consistency with the use specific standards for vacation dwelling units and the criteria for granting interim use permits and voted to recommend approval of an interim use permit for a vacation dwelling unit subject to the conditions listed below; and

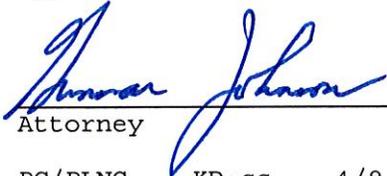
FURTHER RESOLVED, that an interim use permit for the subject property, is approved subject to the following conditions:

(a) The applicant must disclose to all guests in writing the location of the nearest legal access to the Lake Superior beach; and

(b) The applicant must disclose to all guests in writing that quiet hours shall be observed between the hours of 10:00 p.m. and 8:00 a.m.; and

(c) The applicant adhere to the terms and conditions listed in the interim use permit document and any modifications to the document that may be deemed necessary by the land use supervisor provided that no such administrative approval shall constitute a variance from the provisions of Chapter 50.

Approved as to form:

  
\_\_\_\_\_  
Attorney

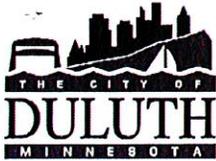
PC/PLNG KD:cs 4/9/2013

STATEMENT OF PURPOSE: This resolution grants to Heather Pitschka and Steven Pitschka an interim use permit for a vacation dwelling unit at 1535 South Lake Avenue. The interim use permit remains in effect for six years, or until the property changes hands, whichever occurs first.

The applicant's proposal meets the use specific criteria for a four-bedroom vacation dwelling unit. Two off-street parking spaces are provided and the applicant lives within the required distance for managing the property.

On March 26, 2013, the city planning commission held a public hearing on the proposal, heard testimony from citizens, and voted 8 yeas, 0 nays, and 0 abstentions, with 0 commissioners absent, to recommend that the City Council approve the interim use permit with conditions relating to quiet hours at the property and disclosure to guests the location of the nearest legal beach access.

Request filed: February 8, 2013  
Action deadline: June 8, 2013



**CITY OF DULUTH**

Planning Division

411 W 1<sup>st</sup> St, Rm 208 \* Duluth, Minnesota 55802-1197

Phone: 218/730.5580 Fax: 218/723-3559

**STAFF REPORT**

<b>File Number</b>	PL13-029	<b>Contact</b>	Kyle Deming, kdeming@duluthmn.gov	
<b>Application Type</b>	Interim Use Permit	<b>Planning Commission Date</b>	March 26, 2013	
<b>Deadline for Action</b>	<b>Application Date</b>	February 08, 2013	<b>60 Days</b>	April 9, 2013
	<b>Date Extension Letter Mailed</b>	March 8, 2013	<b>120 Days</b>	June 8, 2013
<b>Location of Subject</b>	1535 Minnesota Avenue			
<b>Applicant</b>	Heather Pitschka	<b>Contact</b>	hpitschka@yahoo.com, 218-591-5667	
<b>Agent</b>	Same	<b>Contact</b>		
<b>Legal Description</b>	Lot 62, Upper Duluth, Lake Avenue Division (Parcel I.D. #010-4380-01530)			
<b>Site Visit Date</b>	February 27, 2013	<b>Sign Notice Date</b>	March 12, 2013	
<b>Neighbor Letter Date</b>	March 8, 2013	<b>Number of Letters Sent</b>	24	

**Proposal**

Interim Use Permit for one vacation dwelling unit consisting of four bedrooms.

	<b>Current Zoning</b>	<b>Existing Land Use</b>	<b>Future Land Use Map Designation</b>
<b>Subject</b>	R-1	One-family dwelling	Traditional Neighborhood
<b>North</b>	R-1	Dwellings	Traditional Neighborhood
<b>South</b>	R-1	Dwellings	Traditional Neighborhood
<b>East</b>	R-1	Park	Preservation
<b>West</b>	R-1	Dwellings	Traditional Neighborhood

**Summary of Code Requirements (reference section with a brief description):**

UDC Section 50-19.8. Permitted Use Table. A Vacation Dwelling Unit is an Interim Use in an R-1 District.  
 UDC Sec. 50-37.10.B ... Council shall make, a decision to adopt, adopt with modifications or deny the application based on the criteria in subsection C below. The ... Council may impose appropriate conditions and safeguards, including but not limited to financial security pursuant to Section 50-37.1.P, a development agreement regarding the design, construction, and operation of the special use, to protect the Comprehensive Land Use Plan, to conserve and protect property and property values in the neighborhood and to ensure that all conditions of the special use permit will continue to met.  
 UDC Sec. 50-37.10.E ... the Council shall only approve an interim use permit, or approve it with conditions, if it determines that:  
 1. A time limit is needed to protect the public health, safety and welfare from potential longer term impacts of the requested use in that location or to allow the city time to develop a regulation addressing the potential longer term impacts of the requested use in that location; 2. The applicant agrees to sign a development agreement with the city confirming that (a) approval of the permit will not result in increased costs to the city if the property is later acquired by the city through eminent domain; (b) the use will be terminated at the applicant's expense on the date(s) stated in the permit, (c) the termination of the interim use as stated in the permit will create no rights to a nonconforming use and no rights to compensation for termination of the use or for the value of any structures of improvements related to the use, and (d) the applicant agrees to all conditions imposed by the city. No interim use permit shall be issued until a development agreement confirming these points is executed.

G-1

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

Governing Principle #8 - Encourage mix of activities, uses, and densities  
Governing Principle #5 - Strengthen neighborhoods

Future Land Use - Traditional Neighborhood - 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. Includes many of Duluth's older neighborhoods, infill projects and neighborhood extensions, and new traditional neighborhood areas.

- 4-8 units/acre
- Form standards and conservation development an option
- Mix of housing types (i.e. town homes and 4-plexes) at corners
- Limited commercial uses (i.e., 'corner store') serving neighborhood market

**Discussion (use numbered or bullet points; summarize and attach department, agency and citizen comments):**

Staff finds that:

- 1.) The applicant has submitted the required materials and agency approvals.
- 2.) The applicant's property currently has a driveway leading to a two-car garage where the two required off-street parking spaces are located.
- 3.) The applicant lives within the required distance and has notified all owners within 100' with their contact info.;
- 4.) A time limit on this Interim Use is needed to verify that the Vacation Dwelling Unit at this location can function without negative impacts to surrounding residential uses thereby causing damage to the public's health, safety and welfare. The time limit will be up to six years from the effective date of the Council resolution approving the interim use permit.
- 5.) In previous vacation dwelling unit interim use permit reviews the Planning Commission has recommended conditions that the applicant notify their guests in writing where the nearest pedestrian access to the Lake Superior beach may be found as well as the requirement of quiet at the property between 10 p.m. and 8 a.m. and staff has forwarded these conditions below should the commission decide to recommend them at this location.
- 6.) One letter (see attached) was received from a neighbor with concerns about a vacation rental at this location.

**Staff Recommendation (include Planning Commission findings, i.e., recommend to approve):**

Based on the above findings, staff recommends the Commission recommend approval of the Interim Use Permit subject to the following conditions:

- 1.) The applicant must disclose to all guests, in writing, the location of the nearest legal access to the Lake Superior beach; and
- 2.) The applicant must disclose to all guests, in writing, that quiet hours shall be observed between the hours of 10 p.m. and 8 a.m.; and
- 3.) The applicant adhere to the terms and conditions listed in the interim use permit document and any modifications deemed necessary by the Land Use Supervisor provided that no such administrative approval shall constitute a variance from Chapter 50.

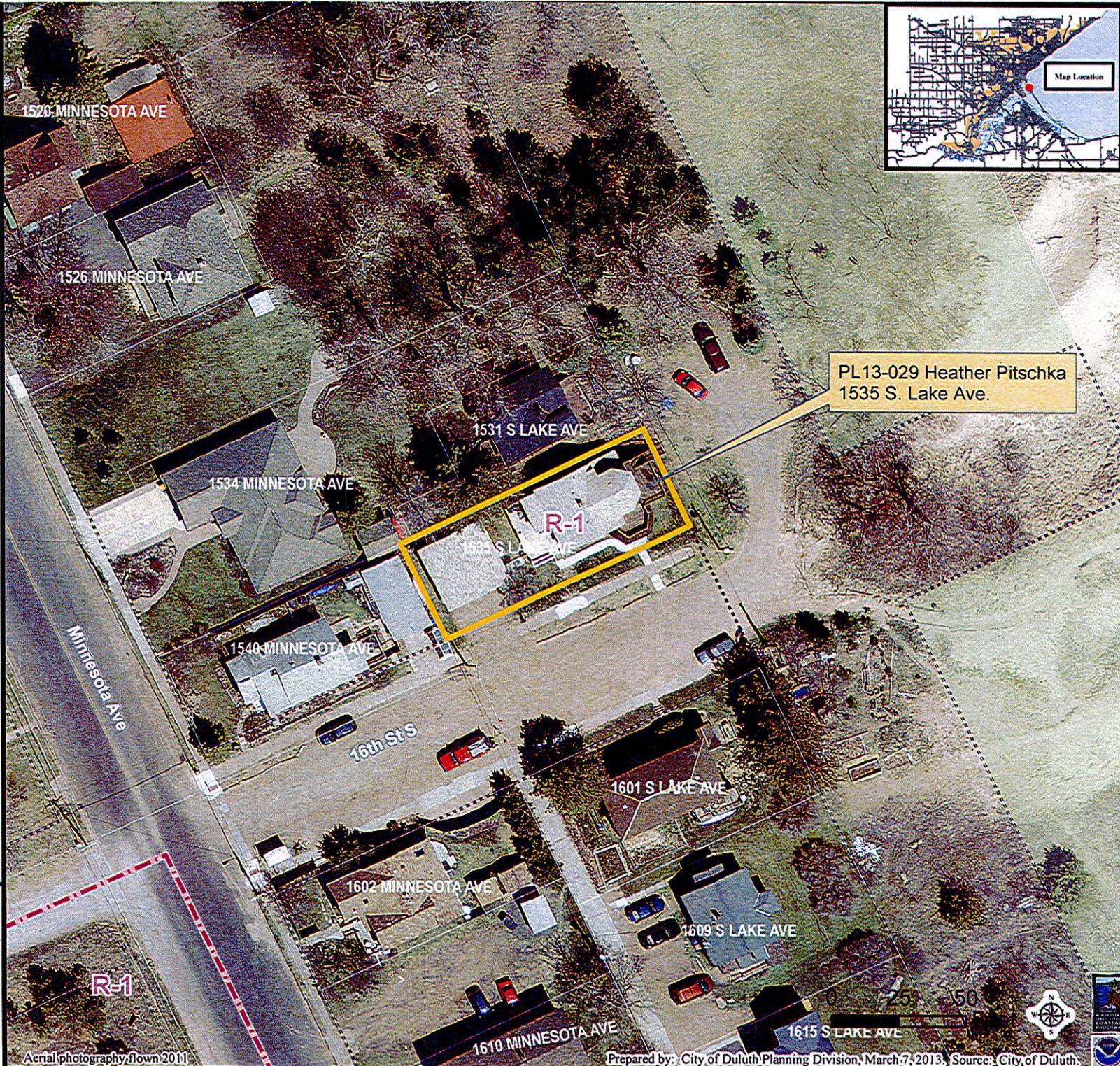
7  
-  
6

**Attachments (aerial photo with zoning; future land use map; site plan; copies of correspondence)**



# City Planning

PL13-029  
Vacation Dwelling Unit  
Interim Use Permit  
1535 S. Lake Ave.



PL13-029 Heather Pitschka  
1535 S. Lake Ave.

**Legend**

**Right-of-Way Type**

- Road or Alley ROW
- Zoning (Final)

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 2011

Prepared by: City of Duluth Planning Division, March 7, 2013. Source: City of Duluth.





1535 Lake Ave. S. from 16<sup>th</sup> St. looking north



1535 Lake Ave. S. from end of 16<sup>th</sup> St. looking northwest

G-4

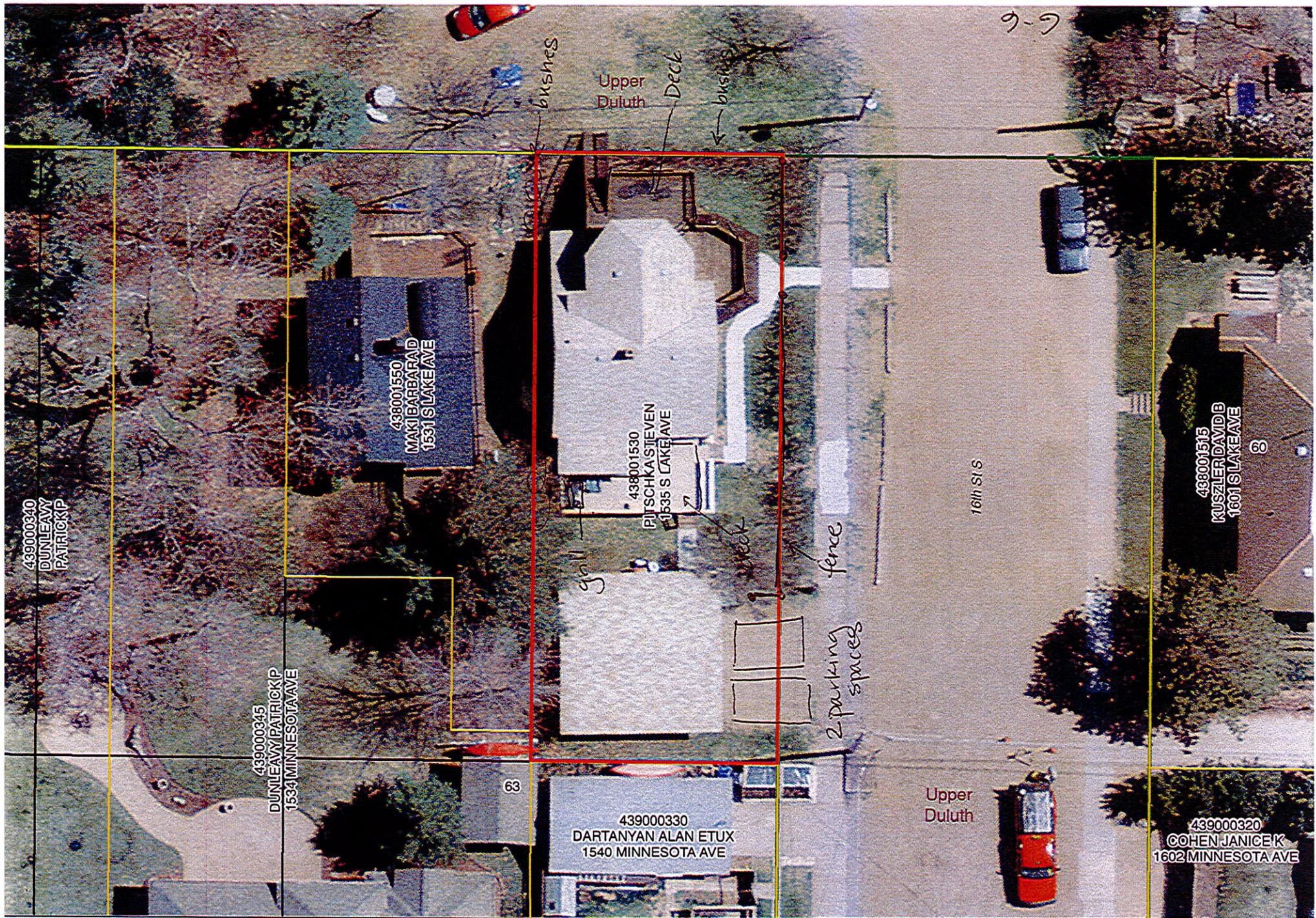


1535 Lake Ave. S. - garage - from 16th St. looking north-east



1535 Lake Ave. S. looking north east

6-5



439000340  
DUNLEAVY PATRICK P

439000345  
DUNLEAVY PATRICK P  
1534 MINNESOTA AVE

438001550  
MAKI BARBARA D  
1531 S LAKE AVE

438001530  
PITSCHKA STEVEN  
1535 S LAKE AVE

63

439000330  
DARTANYAN ALAN ETUX  
1540 MINNESOTA AVE

16th St S

Upper  
Duluth

438001515  
KUSZLER DAVID B  
1601 S LAKE AVE

68

439000320  
COHEN JANICE K  
1602 MINNESOTA AVE

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Duluth GIS Mapping



0 10 20 Feet  
1 inch = 20 feet

photo date: 2011

Printed: 2/8/2013



Photo: Tibenack, V.

RECEIVED MAR 13 2013

March 12, 2013

Re: The attached petition for an Interim Use Permit from Heather Pitschka for 1535 S Lake Ave.

To: The City of Duluth, Planning Division, Kyle Deming, Planner

My husband and I, Bryan Johnson and Barbara Maki, live next door to the above rental property. We object to the issuance of this permit for the following reasons:

1. Having a vacation rental next door reduces our property value. It makes our property difficult, if not impossible, to sell. After all, who would want to live so close to a summer rental with a continual parade of strangers checking in and out. Summers in particular are a nightmare.
2. Our house is so close to the above rental that renters sitting on the back deck keep us awake long into the night-weekdays and weekends.
3. When we bought this house 20 years ago, we moved into a neighborhood, not a commercial district.

Regards,

*Barbara Maki*  
*Bryan Johnson*

Barbara Maki  
Bryan Johnson  
1531 Lake Ave S  
Duluth, Mn 55802  
218-726-1924

G-7



City of Duluth  
Planning Division

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An Equal Opportunity Employer

## INTERIM USE PERMIT FOR VACATION DWELLING UNIT

**Permit Number:** PL13-029

**Issued Date:** April 22, 2013

**Permit Holder:**

Heather Pitschka

Steven Pitschka

2440 S. Lake Ave.

[hpitschka@yahoo.com](mailto:hpitschka@yahoo.com)

218-591-5667

**Permit Location:**

1535 S. Lake Ave.

Lot 62, Upper Duluth, Lake Avenue

PID 010-4380-01530

**Permit Terms:**

1. The number of vacation dwelling units issued under this permit is 1.
2. The vacation dwelling unit consists of 4 bedrooms.
3. The total number of persons that may occupy the vacation dwelling unit is 9.
4. The number of off-street parking spaces provided for the vacation dwelling unit is 2.
5. Only one motorhome (or pickup-mounted camper) and/or one trailer either for inhabiting or for transporting recreational vehicles (ATVs, boat, personal watercraft, snowmobiles, etc.) may be parked at the site, on or off the street.
6. The minimum rental period shall not be less than 5 nights during the period from June 15 to September 15. The minimum rental period shall not be less than 2 nights during the rest of the year.
7. The property owner must maintain all licenses and permits from the City of Duluth and State of Minnesota required for guest occupancy on the property for 3 to 21 days.
8. The interim use permit shall expire upon change in ownership of the property or in six years from the "issue date" listed above, whichever occurs first.
9. Permit holder must keep a guest record including the name, address, phone number, and vehicle (and trailer) license plate information for all guests and must provide a report to the City upon 48 hours' notice.
10. Permit holder must designate a managing agent or local contact who resides within 25 miles of the City and who has authority to act for the owner in responding 24-hours-a-day to any complaints from neighbors or the City. The permit holder must notify the Land Use Supervisor within 10 days of a change in the managing agent or local contact's contact information.
  - a. Managing agent: Heather Pitschka  
2440 S. Lake Ave.  
Duluth, MN 55802  
[hpitschka@yahoo.com](mailto:hpitschka@yahoo.com)  
218-591-5667
11. Permit holder must provide the name, address, and phone number for the managing agent or local contact to all property owners within 100' of the property boundary. The permit holder must notify neighboring properties within 10 days of a change in the managing agent or local contact's contact information.
12. Permit holder must disclose in writing to their guests the following rules and regulations:
  - a. The managing agent or local contact's name, address, and phone number;
  - b. The maximum number of guests allowed at the property;

- c. The maximum number of vehicles, recreational vehicles, and trailers allowed at the property and where they are to be parked;
  - d. Property rules related to use of exterior features of the property, such as decks, patios, grills, recreational fires, pools, hot tubs, saunas and other outdoor recreational facilities;
  - e. Applicable sections of City ordinances governing noise, parks, parking and pets;
13. If a permit holder is cited for any nuisance event as described in Chapter 40, Article III of the Duluth Legislative Code, the Land Use Supervisor may suspend the Interim Use Permit for 90 days. If the permit holder is cited for any nuisance event a second time, the Interim Use Permit shall be revoked.
  14. Permit holder must post the permit number on all print, poster or web advertisements;
  15. Prior to rental, the building must be inspected and an Operational Permit issued by the Fire Prevention office. Permit holder must maintain the property in conformance with this permit and be granted permit renewals as required by the Fire Department.
  16. Prior to rental, the building must be inspected and the appropriate lodging license issued by the State of Minnesota and such licensure must be maintained.
  17. Permit holder must apply for and be granted State and local sales tax numbers, including Hotel and Motel Use Sales Tax. Permit holder must make required sales tax payments to State and local governments according to the terms established by each taxing authority.
  18. Permit holder must apply for and be granted a Hotel/Motel/B&B License from the City Clerk and must maintain licensure.
  19. Permit holder agrees that (a) approval of the permit will not result in increased costs to the City if the property is later acquired by the City through eminent domain; (b) the use will be terminated at the permit holder's expense upon change in ownership of the property or 6 years from the permit issue date, whichever occurs first, (c) the termination of the interim use as stated in the permit will create no rights to a nonconforming use and no rights to compensation for termination of the use or for the value of any structures of improvements related to the use, and (d) the applicant agrees to all conditions imposed by the City.
  20. The permit holder must disclose to all guests in writing the location of the nearest legal access to the Lake Superior beach.
  21. The permit holder must disclose to all guests in writing that quiet hours shall be observed between the hours of 10 p.m. and 8 a.m.

**Attachments:**

Site Plan

\_\_\_\_\_  
Permit Holder

\_\_\_\_\_  
Land Use Supervisor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

**Please note:**

Interim Use Permits approved by the City Council shall lapse if the project or activity authorized is not begun within 1 year of the permit date. The building official may extend this period one time for a period of up to 1 year if the property owner presents a written request showing the reasons for the delay was outside the owner's control (UDC Sec. 50-37.1.N).