



Property Split Review Application

Directions

1. Fill out this Township Application.
2. Complete the St. Louis County Subdivision Parcel Review Application (www.stlouiscountymn.gov) and attach it to this application.
3. Submit both the Township Application and the St. Louis County Application to the Town of Duluth via any of the following:
 - a. Drop off at the Town Hall: 6092 Homestead Rd
 - b. U.S. Mail to the Town Hall: 6092 Homestead Rd, Duluth, MN 55804
 - c. Email: PlanningZoning@duluthtownship.org
4. Planning staff will review the proposed parcel split and, if it meets Town Zoning requirements, will sign the St. Louis County Subdivision Parcel Review and return the document to you.
5. Submit the signed St. Louis County Subdivision Parcel Review Application to St. Louis County as instructed on the Application.

General Requirements for Splitting a Parcel

The fee for Town review of a parcel split is \$80 and must be submitted with this application.

1. There must be access to a public road for both parent parcel and the split parcel(s).
2. Each parcel must meet the minimum lot size for the zone district.
3. Each parcel must meet the minimum lot width for the zone district.
4. The impervious surface area on each parcel must not exceed the maximum allowed for the zone district.

SECTION 1: Applicant Information				
Owner Name		Mailing Address		
Phone - Home	Phone - Work		Phone - Cell	
Email				
Applicant Name (if other than Owner)	Relationship to Owner: Agent, Contractor, etc.	Address	Phone	Email
			Cell: Land Line:	

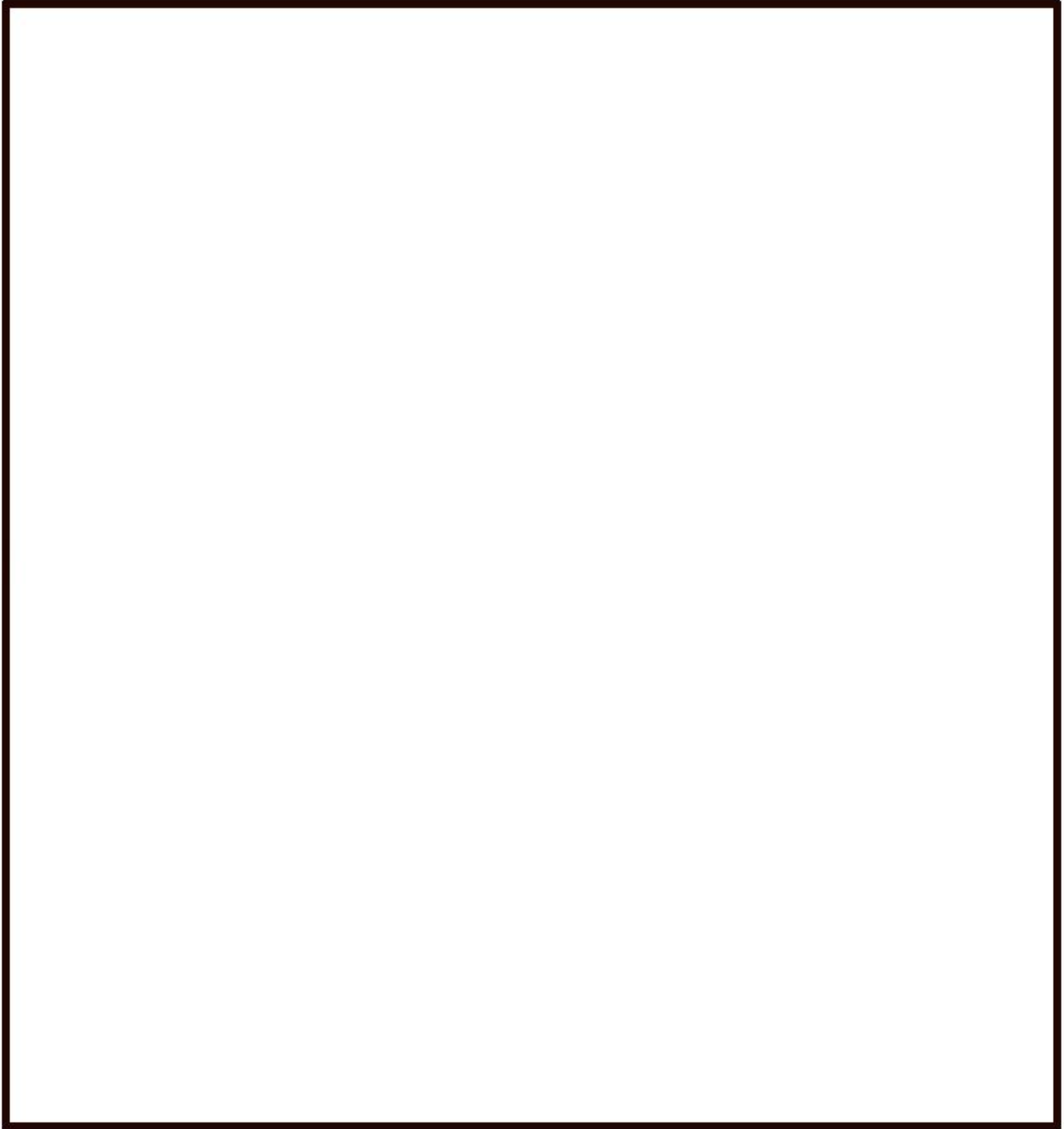
SECTION 2: Property Information			
Address		City	State Zip
Parcel ID			
Legal Description of Parent Parcel			


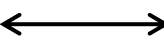
SECTION 3: Access to Public Road			
Does Property have Access to a Public Road?		Name of Road	
Yes	No		
Is there an easement to access the property?		If Yes, include copy of easement	
Yes	No		

SECTION 4: Lot Size, Lot Width, and Impervious Surface (If parcel is split into more than three add to table)				
Zoning District Property Located In		Parent Parcel(s) Acreage		
Dimensional Requirements	Zoning District Requirement	Split Parcel A	Split Parcel B	Split Parcel C
Lot Size				
Lot Width				
Impervious Surface (Lot Coverage)				
Legal Description				

For Office Information Only			
Received By		Date Received	

Sketch or Map of Parcel Split



1. Indicate North 
2. Show parent parcel
3. Show location of parcel split and designate parcels A, B, etc.
4. Indicate and show lot width for each parcel | 
5. Display acreage for each parcel
6. Show access to road and name of road