

# Presenter

Mark Lindhorst – Senior Planner



David Sorenson  
7592 Potami Road  
Side Lake MN



SAINT  
**LOUIS**  
**COUNTY**  
MINNESOTA

# Request

---

- To allow an accessory structure 8 feet from the right-of-way where 10 feet is required.
- To allow a garage that will exceed the 15% overall building footprint of a non-conforming parcel. The applicant is proposing 19%.



# St. Louis County

## Zoning Map



Lake ID: 69093900  
STURGEON LAKE  
Class: GD

370-0100-00580

370-0100-00590

370-0100-00610

60-21

370-0100-00620

370-0100-00640

370-0100-00660

370-0100-00670

370-0100-00680

370-0100-00690

370-0100-00700

19

19

RES-11

370-0100-00500

370-0100-00440

Parcel 370-0100-00560

Prepared By: Planning & Community  
Development  
(218) 725-5000  
[www.stlouiscountymn.gov](http://www.stlouiscountymn.gov)

Source: St. Louis County  
Map Created: 5/7/2021

Disclaimer: This is a compilation of records as they appear in the St. Louis County Offices affecting the area shown. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies herein contained.

© Copyright St. Louis County All Rights Reserved



0 60 120 180  
Feet



St. Louis County MN

# St. Louis County

## Zoning Map



Prepared By: Planning & Community  
Development  
(218) 725-5000  
[www.stlouiscountymn.gov](http://www.stlouiscountymn.gov)

Source: St. Louis County  
Map Created: 5/7/2021

Disclaimer: This is a compilation of records as they appear in the St. Louis County Offices reflecting the area shown. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies herein contained.

© Copyright St. Louis County All Rights Reserved



Parcel 370-0100-00560



0 40 80 120  
Feet



St. Louis County MN



# St. Louis County

## Site Map



Prepared By: **Planning & Community Development**  
(218) 725-5000  
[www.stlouiscountymn.gov](http://www.stlouiscountymn.gov)

Source: **St. Louis County**  
Map Created: **5/7/2021**

Disclaimer: This is a compilation of records as they appear in the St. Louis County Offices affecting the area shown. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies herein contained.

© Copyright St. Louis County All Rights Reserved



### Parcel 370-0100-00560



0 10 20 30  
Feet

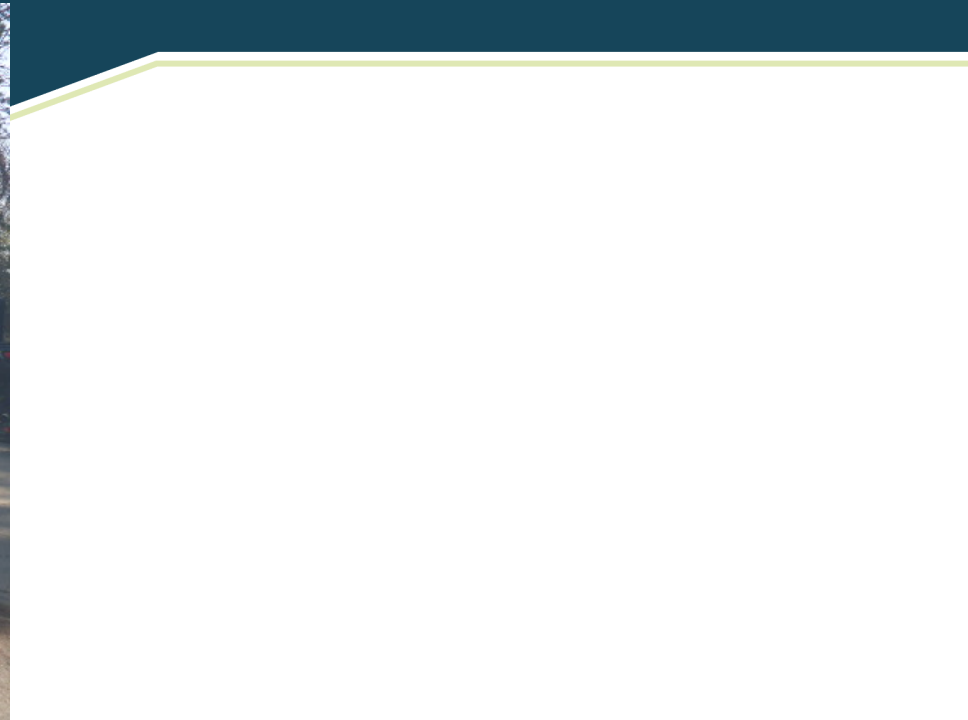


St. Louis County MN

## ST. LOUIS COUNTY, MINNESOTA















# Plans and Official Controls

1. Zoning Ordinance 62 states that Riparian lots that do not conform to the minimum area standards are allowed a maximum building footprint of 15 percent of lot area. The applicant is requesting 19%.
2. Zoning Ordinance 62 states the required setback from a right of way is 10 feet. The applicant is requesting 8 feet.
3. Objective LU-3.1 of the St. Louis County Comprehensive Land Use Plan is to base variance decisions on uniform approval criterion to ensure all applications are treated equitably, that community health and safety is protected, and that the overall character of a given area is preserved.
4. Objective LU-3.3 the St. Louis County Comprehensive Land Use Plan is to acknowledge why nonconformities are a concern and that variances should be for exceptional circumstances as noted in Minnesota Statute 394.22. Subd.10.





# Practical Difficulty

---

1. The nonconforming parcel is part of a plat that was approved in the 1920's. The entire plat consists of nonconforming parcels that do not meet dimensional district standards.
2. The size of the lot and existing structures limits building area on the property. However, the applicant has reasonable use of the property with the existing structures without applying for a variance. The ordinance language for building footprint was approved by the planning commission to limit over development of small parcels.



# Essential Character

---

- The neighborhood consists of small lakeshore parcels that are developed with seasonal and year- round homes.



# Other Factors

---

- The applicant is proposing to remove approximately 700 sq. ft of impervious area as part of the request to increase the size of the garage by 200 sq. ft.
- The property has previously been utilized as seasonal which may be a reasonable use of a small lot.





# BOARD OF ADJUSTMENT CRITERIA FOR APPROVAL OF A VARIANCE

---

1. Is the variance request in harmony with the general purpose and intent of official controls?
2. Has a practical difficulty been demonstrated in complying with the official controls?
3. Will the variance alter the essential character of the locality?
4. What, if any, other factors should be taken into consideration on this case?



# Conditions

---

Conditions that could mitigate a variance for an accessory structure 8 feet from the right-of-way and at a building footprint factor for the lot of 19%:

1. The total impervious area shall be reduced by 693 sq. ft. as proposed by the applicant.
2. Stormwater runoff from the proposed structure shall not directly discharge on adjacent lots.



# Correspondence





# Board of Adjustment

Questions?



# Public

## Questions?

