



# ST. LOUIS COUNTY BOARD OF ADJUSTMENT STAFF REPORT

**INSPECTION DATE:** 5/16/2023

**REPORT DATE:** 1/22/2024

**MEETING DATE:** 2/8/2024

## APPLICANT INFORMATION

**APPLICANT NAME:** William Hutchins and Kathleen Nyquist

**APPLICANT ADDRESS:** 4366 E. Viking Lane Wyoming, MN 55092

**OWNER NAME:**  
(IF DIFFERENT THAN ABOVE)

**SITE ADDRESS:** 7330 NE Birch Isle Road Duluth, MN 55803

**LEGAL DESCRIPTION:** SE1/4 of SW1/4 - MN POWER LEASE #12-05, ISLAND LAKE RESERVOIR, MP 660-0010-04070, S26, T53N, R15W (Unorganized)

**PARCEL IDENTIFICATION NUMBER (PIN):** 660-6000-41220

**VARIANCE REQUEST:** The applicant is requesting relief from St. Louis County Zoning Ordinance 62, Article IV, Section 4.3 D., to allow an addition to a nonconforming principal structure located at a reduced shoreline setback to exceed square footage and height allowed.

**PROPOSAL DETAILS:** The applicant is proposing an addition to an existing nonconforming dwelling. The proposed addition is 38 foot by 32 foot (1,216 square feet). The proposed addition has a height of 30 feet where 25 feet is allowed. The existing nonconforming dwelling is 48 foot by 28 foot (1,344 square feet) located 88 feet from Island Lake where 100 feet is required. The addition will not decrease the shoreline setback.

## PARCEL AND SITE INFORMATION

**ROAD ACCESS NAME/NUMBER:** 7330 NE Birch Isle Road

**ROAD FUNCTIONAL CLASS:** Local

**LAKE NAME:** Island Lake Reservoir

**LAKE CLASSIFICATION:** RD

**RIVER NAME:** N/A

**RIVER CLASSIFICATION:** N/A

**DESCRIPTION OF DEVELOPMENT ON PARCEL:** The property is developed with a dwelling, garage, sauna, and shed per the accessor's property details report.

**ZONE DISTRICT:** SMU 7

**PARCEL ACREAGE:** 1.25 ACRES

**LOT WIDTH:** 161 FEET

**FEET OF ROAD FRONTAGE:** 145 FEET

**FEET OF SHORELINE FRONTAGE:** 170 FEET

## PARCEL AND SITE INFORMATION

**VEGETATIVE COVER/SCREENING:** There is good vegetative screening from the road and property lines. There is also good vegetation screening in the shoreland area with mature trees present.

**TOPOGRAPHY:** The property contains bluff area which is approximately 48 percent slope. The applicants proposed project will be 30 feet or more from the top of the bluff.

**FLOODPLAIN ISSUES:** N/A

**WETLAND ISSUES:** N/A

## FACTS AND FINDINGS

### A. Official Controls:

1. Zoning Ordinance 63, Article IV, Section 4.3, states addition requirements for nonconforming principal structures.
  - a. The applicant is requesting an addition of 1,216 square feet where a 400 square foot addition may be allowed through a performance standard permit.
  - b. The applicant is requesting an addition with a height of 30 feet where a height of 25 may be allowed through a performance stand permit.
2. Goal LU-3 of the St. Louis County Comprehensive Land Use Plan is to improve the integrity of the county's planning-related regulation by minimizing and improving management of nonconformities.
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 applicants 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 of the St. Louis County Comprehensive 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.

### B. Practical Difficulty:

1. A variance is not the only option, as there are alternatives.
  - a. A 400 square foot addition with a height up to 25 feet would be allowed to the existing nonconforming dwelling through a Performance Standard Permit.
  - b. If the existing dwelling is relocated to the conforming shoreline setback, an addition may be allowed with a land use permit.

### C. Essential Character of the Locality:

1. The applicant is not proposing a new use to the area. Most of the parcels on Island Lake Reservoir are utilized for seasonal or year-round residential use.
2. There have been no past variance requests within the proximity of the proposed project.

### D. Other Factors:

1. The proposal has been changed since the June 8, 2023, public hearing.
  - a. The proposed addition to the nonconforming principal structure on June 8, 2023, of 1,064 has increased to 1,216 square feet.

- b. The proposed addition height on June 8, 2023 of 32 feet has decreased to 30 feet.
2. Zoning Ordinance 62 states that it shall be the burden of the applicant to demonstrate sufficient practical difficulty to sustain the need for a variance. Absent a showing of practical difficulty as provided in Minnesota Statutes and this ordinance, the Board of Adjustment shall not approve any variance.

## **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 may mitigate the variance to allow an addition to a nonconforming principal structure located at a reduced shoreline setback to exceed square footage and height allowed as proposed include, but are not limited to:

1. The structure shall be unobtrusive earth-toned colors, including siding, trim, and roof.
2. Stormwater runoff from the proposed structure shall not discharge directly into the lake or on adjacent parcels.
3. All St. Louis County Onsite Wastewater SSTS standards shall be followed.
4. Excavation shall meet all land alteration standards in St. Louis County Zoning Ordinance 62, Article VI, Section 6.16.
5. The shore impact zone shall be preserved in a natural state and screening shall be retained.



# Variance

## Worksheet St. Louis County, Minnesota

**About** A variance allows the use of property in a manner otherwise forbidden by a zoning ordinance by varying one or more of the performance standards such as lot size, setbacks, etc.

Variances from official zoning controls are defined under Minnesota Statutes 394.27 and require the landowner to prove that the property could not otherwise be used or enjoyed in the proposed way by complying with ordinance requirements and that there will be no negative impact on surrounding properties.

It is advisable that you discuss your request with Planning and Community Development staff prior to submitting the application. Approval or denial of your request is dependent on the justification you provide in answering the questions on this application. For more information, check out our website at: [www.stlouiscountymn.gov/VarianceRequired](http://www.stlouiscountymn.gov/VarianceRequired)

### APPLICANT

Applicant Name (Last, First)

Nyquist, Kathleen & Hutchins William

### VARIANCE REQUEST *Complete this form along with the Land Use Permit Application*

1. Describe what you are varying from and the situation that makes it difficult to comply with county ordinances?

Adding on to an existing cabin that does not meet the 100' set back. It is estimated that the current cabin is at 90' from HWM and we want to add square footage to the living space including a walk out basement. Other options have been explored yet less desirable do to increase in land area disturbance. The addition would be set back 10' from the existing cabin and attached, see drawings.

2. Describe the intended/planned use of the property.

Family cabin to enjoy year round on more of permanent basis with more living space to enjoy having kids and grandkids to visit.

3. Describe the current use of your property.

Family cabin where the family does not all currently fit to enjoy dinnertime and playing games.

4. Describe other alternatives, if any.

Relocating existing cabin however that would increase disturbance of more land.

5. If approved, how will the proposed use, with the variance, fit into the character of the neighborhood/area?

Perfectly, as it will be more esthetically pleasing with neutral tone colors, cleaning up buried concrete and junk and planting new trees for fresh growth.

6. Describe how neighboring properties and the use of those properties will be impacted by the proposed use with the variance.

Minimally during construction if any. We are on a private road and will inform the neighbors. The house can not be seen from the neighbors house's only while driving down the road.

7. Describe how negative impact to the local environment and landscape will be avoided.

We will be installing silt fence and using Biologs on the down hill side of the construction/excavation. Our goal is to avoid retaining walls around the cabin, we are going to slope the ground and use grass and vegetation to stabilize and complete the landscape. We will also be planting trees to replace what has to be removed for the work and as a buffer between the cabin and the road.

8. Describe the expected benefits of a variance to use of this property.

Increase living space, functionality and ability to enjoy the gorgeous great outdoors with entire family.

9. Include additional comments that will clarify your request for the Planning and Community Development staff members and the Board of Adjustment.

We we would like to build a family retirement/vacation home to be enjoyed and be kept in the family for years to come

#### OFFICE USE ONLY

Principal Structures	Principal Structure Additions	Accessory Structures	Accessory Structures Additions	Other
<input type="checkbox"/> Shoreline Setback <input type="checkbox"/> Property Line Setback <input type="checkbox"/> Lot Width <input type="checkbox"/> Height Limit <input type="checkbox"/> 40% of Lot Width <input type="checkbox"/> 55% of Lot Width <input type="checkbox"/> Bluff <input type="checkbox"/> 2nd Principal Structure <input type="checkbox"/> % Lot Coverage <input type="checkbox"/> Road Centerline Setback <input type="checkbox"/> Road Right-of-Way Setback <input type="checkbox"/> Lot width and/or Area	<input type="checkbox"/> Shoreline Setback <input type="checkbox"/> Road Centerline Setback <input type="checkbox"/> Road Right-of-Way Setback <input type="checkbox"/> Property Line Setback <input type="checkbox"/> One Addition Allowed <input type="checkbox"/> Allowable Size Exceeded <input type="checkbox"/> 40% of Lot Width <input type="checkbox"/> 55% of Lot Width <input type="checkbox"/> Height Limit <input type="checkbox"/> Foundation from Lake <input type="checkbox"/> Lot width and/or Area	<input type="checkbox"/> Shoreline Setback <input type="checkbox"/> Road Centerline Setback <input type="checkbox"/> Road Right-of-Way Setback <input type="checkbox"/> Property Line Setback <input type="checkbox"/> Lot Width and/or Area <input type="checkbox"/> Height Limit <input type="checkbox"/> Allowable Size Exceeded <input type="checkbox"/> Bluff	<input type="checkbox"/> Shoreline Setback <input type="checkbox"/> Road Centerline Setback <input type="checkbox"/> Road Right-of-Way Setback <input type="checkbox"/> Property Line Setback <input type="checkbox"/> Allowable Size Exceeded <input type="checkbox"/> Height Limit <input type="checkbox"/> Lot width and/or Area	<input type="checkbox"/> Subdivision Plat <input type="checkbox"/> Exceeding Lot Coverage <input type="checkbox"/> Exceeding Maximum Buildable Area <input type="checkbox"/> Other Standard Not Listed (Explain below)

#### CONTACT: Planning and Community Development Department

**Technical Assistance**  
Toll Free: 1-800-450-9777  
Land Use Information  
[www.stlouiscountymn.gov/land-use](http://www.stlouiscountymn.gov/land-use)

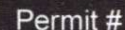
**Duluth**  
Government Services Center  
320 West 2<sup>nd</sup> Street,  
Suite 301  
Duluth, MN 55802  
(218) 725-5000

**Virginia**  
Government Services Center  
201 South 3<sup>rd</sup> Avenue West  
Virginia, MN 55792  
(218) 749-7103

#### Office Use Only

Receipt # \_\_\_\_\_  
Receipt Date \_\_\_\_\_  
Payment Amount \_\_\_\_\_  
Paid By \_\_\_\_\_





## Permit #

\*Indicates required field. Incomplete applications will be returned.





# Land Use Permit WORKSHEET St. Louis County, Minnesota

**About:** Land Use Permits are required for most building construction activities. They are also required for a variety of other uses. For more information, check out our website at: [www.stlouiscountymn.gov/land-use](http://www.stlouiscountymn.gov/land-use)

## WHAT ARE YOU APPLYING FOR Check all that apply to the project. PLEASE MAKE CHECKS TO: ST. LOUIS COUNTY AUDITOR

### #1 New Buildings Less than/equal to 1,200 square feet-\$165 Greater than 1,200 square feet-\$325

- ☐ Dwelling-Home, Mobile Home, Hunting Shack, or Cabin. (Includes attached deck, if applicable.)
- ☐ Replacement of Existing Dwelling-Home, Mobile Home, Hunting Shack, or Cabin.  
Will the old dwelling be removed from the property? ☐ Yes ☐ No

*If yes, an affidavit must be filled out stating when the old dwelling will be removed.*

*If this dwelling is a mobile home, there is a special mobile home affidavit to be filled out.*

- ☐ Accessory Dwelling-Guest cottage or bunkhouse. Must follow administrative standards.
- ☐ Accessory Structure- Garage, Pole Building, shed, sauna, screenhouse or gazebo that either meets lake or river setback or not located in a shoreland area.
- ☐ Water-oriented Accessory Structure-Boathouse, Sauna, Screenhouse/gazebo on a lake or river located at reduced shoreline setback. Must follow administrative standards.
- ☐ Commercial Structure
- ☐ Other Principal Structure

### #2 Other Construction/Change in Use-\$85

- ☒ Addition(s) to Dwelling  
Is the dwelling location on a lake or river? ☐ Yes ☐ No  
If Yes above, does the structure meet the required shoreline setback? ☐ Yes ☐ No If No, structure does not meet the shoreline setback, a performance standard permit or variance may be required. See box #4 or #7.
- ☐ Addition(s) to Accessory Structure
- ☐ New Deck Only or Deck Replacement
- ☐ Combination Addition(s) & Deck on the same structure
- ☐ Moving a Structure
- ☐ Sign
- ☐ Structure Alteration or Component Replacement
- ☐ Change in Use (i.e. converting an old cabin to storage)
- What will the new use of the structure be?  
Explain the current and proposed use.  
Current: \_\_\_\_\_ Proposed: \_\_\_\_\_

### Other-\$60 ☐ Permit extension beyond 2 years

### #3 Subdivisions/Parcel Reviews Additional Worksheets Required

- ☐ Plat-Minor Subdivision-\$650
- ☐ Conventional or Conservation Plat-Less than or equal to 3 lots-\$650
- ☐ Conventional or Conservation Plat-Greater than 3 Lots-\$1,300
- ☐ Lot Line Adjustment-\$85
- ☐ Parcel Review-\$85
- ☐ Performance Standard Subdivision-\$385

### #4 Performance Standard-\$385 Additional Worksheets Required

- ☐ Borrow/Gravel Pit
- ☐ Home Business
- ☐ Land Alteration
- ☐ Nonconforming Structure Replacement
- ☐ Addition to a structure that does not meet shoreline setback
- ☐ Other

### #5 Site Evaluation ☐ Site Visit/Evaluation-\$165

### #6 Wetland Reviews Additional Worksheets Required

☐ No Loss/Exemption/Replacement Plan-\$165

☐ Wetland Delineation Review-\$385

☐ Wetland Banking Plan Review-\$1,140

### #7 Public Hearings Additional Worksheets Required

- ☐ Administrative Appeal-\$1,275
- ☐ Environmental Assessment-\$1,140
- ☐ Conditional Use Permit-\$650
- ☐ Conditional Use Permit Rehearing-\$210
- ☐ Interim Use Permit-\$650
- ☐ Interim Use Permit Rehearing-\$210
- ☐ General Purpose Borrow Pit-\$650
- ☐ Variance-\$650
- ☒ Variance Rehearing-\$210 - \$200 enclosed for use)-\$980
- ☐ Rezoning-\$650

## TYPE OF PROPOSED STRUCTURES Check all that apply to the project.

<input type="checkbox"/> New Structure(s)	*Structure Type (Same as box #1 or 2 above)	*Foundation Type (Basement, Slab, Pier, etc)	*Maximum Length (Exterior Footprint Only)	*Maximum Width (Exterior Footprint Only)	*Maximum Sq. ft (Exterior footprint only)	*Maximum Height (Ground Level to Roof Peak)
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
<input checked="" type="checkbox"/> Structure Additions	*Structure Type (Same as box #2 above)	*Foundation Type (Basement, Slab, Pier, etc)	*Maximum Length (Exterior Footprint Only)	*Maximum Width (Exterior Footprint Only)	*Maximum Sq. ft (Exterior footprint only)	*Maximum Height (Ground Level to Roof Peak)
	Addition	Basement	32 Feet	38 Feet	1216 Sq. ft.	29-10" Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet

\*Indicates required field. Incomplete applications will be returned.

**CONTACT:** Planning and Community Development Department

**Technical Assistance**  
Toll Free: 1-800-450-9777  
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**Duluth**  
Government Services Center  
320 West 2<sup>nd</sup> Street, Suite 301  
Duluth, MN 55802  
(218) 725-5000

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201 South 3<sup>rd</sup> Avenue West  
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(218) 749-7103

### Office Use Only

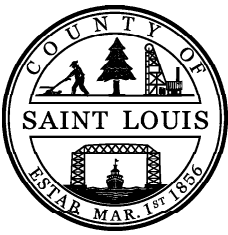
Receipt # \_\_\_\_\_

Receipt Date \_\_\_\_\_

Payment Amount \_\_\_\_\_

Paid By \_\_\_\_\_ JAN 02 2024





# Saint Louis County

Planning and Community Development Department  
On-Site Wastewater Division  
[www.stlouiscountymn.gov](http://www.stlouiscountymn.gov)  
Matthew Johnson · Director

## NOTICE OF NONCONFORMING

**CURTIS BENSON**  
**7330 NE BIRCH ISLE RD**  
**DULUTH MN, MN 55803**

Site **CURTIS BENSON**  
Address: **7330 NE BIRCH ISLE RD**  
  
**DULUTH MN, MN 55803**

**Permit #** : 380  
**Date of** : 04/02/2021  
**Date of Notice** : 04/22/2021  
**Parcel** : 660-6000-41220  
**Township** : UNORGANIZED 53 15  
**Inspector** : Swampthing  
Environmental Inc

Based on the Compliance Inspection of your MPCA I - Trench/Rock System shown below and the information on file, this ISTS has been classified as nonconforming for the following reason(s):

- \_ System is undersized

**MPCA System Type:** MPCA I - Trench/Rock

Residential - Dwelling

**Design Flow Rate:** 0

**Dwelling:**

**Bedrooms:** 3

<b>Below Ground</b>	<b>Width:</b> 3	<b>Length:</b> 280	<b>Tank Type</b>	<b># of Tank</b>	<b>Gallons</b>
<b>Media Type</b>	: Rock		Septic Tank	1	1000
<b>Cover Depth</b>	: 12				
<b>Distribution Method</b>	:				
<b>Media</b>	: 12				

Although the ISTS is classified as nonconforming the system may continue to be used. This notice is valid for a period of three years and must be disclosed to any buyer.

Jason Walsh  
218-725-5251  
OSW Environmental Specialist Senior

Government Services Center  
320 West 2nd Street, Suite 301  
Duluth, MN 55802  
218-725-5200



# Construction & Earthwork Request Form

Rent Due: \$0.00  
Taxes Due: \$0.00

You should note that completion of this form and your proposed construction request are both governed by the terms of your Lease.

WALK OUT

\*In the event Minnesota Power grants approval for construction and/or earthwork, the responsibility remains with the applicant/leaseholder to obtain local, State, and/or Federal, authorizations or permits as required by law and to comply with building codes and ordinances.

## CONSTRUCTION & EARTHWORK REQUEST UPON MINNESOTA POWER LEASED PROPERTY

MP Lot No.: STLO05315261205

County Parcel No.: 660600041220

Account No.: 5693858957

MP Map Number: MA-18032

Site Address: 7330 NE Birch Isle Rd.

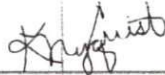
Township: Unog 710

Kathleen A. Nyquist  
4366 E. Viking Ln  
Wyoming, MN 55092

Telephone : Home:  
Work: (651) 329-8530  
Cell:  
Email: kathleen.nyquist@gmail.com

Minnesota Power Parcel Number 05, in that portion of SE/SW, Section 26,  
Township 053 North, Range 15 West, Island Lake Reservoir, St Louis County,  
Minnesota.

1. Requested by:

  
Kathleen A. Nyquist

April 17, 2023  
Date

2. Preliminary Approval\* to Seek  
Governmental Permits:

  
Minnesota Power

4/17/2023  
Date

3. Approved by:

County, Township, MN DNR or other Agency

Date

4. Final Construction Approval\*:

Minnesota Power

Date

5. Authorization for Work Under this Permit Expires On:

Date

### OFFICE USE ONLY

Project Walk Out Basement

Initial \_\_\_\_\_

Date Received \_\_\_\_\_ Archaeology Check \_\_\_\_\_ Proceed \_\_\_\_\_

Initial BN

Notes \_\_\_\_\_

## Site sketch requirements

### Purpose, description and dimensions of project

Describe whether your project will involve any of the following:

- ▶ Construction of structure(s), dumping, filling or removing of earthen material, drilling, draining, excavating, install or repair.
- ▶ Excavating, dredging or discharging (placing fill material) into a wetland or other water body (including the temporary placement of material). If so, explain the specific purpose of the placement of the material (such as erosion control) and indicate how it will be done (such as with a backhoe or dragline). If dredged material is to be discharged on an upland site, identify the location of the site.
- ▶ Construction of an access path, bridge, culvert, dam, ditch, dock, driveway, riprap, road, sand blanket, or shore protection.
- ▶ If requesting permission for pole building construction, please include height and color of building, in addition to the length and width dimensions.

### Include the following in a sketch of project

1. Draw lot boundaries with all dimensions
2. Draw roads with names and any lakes/rivers etc.
3. Draw and identify existing structures and structure dimensions (if any)
4. Draw and identify location of proposed construction including dimensions
5. Draw and identify driveways and all property accesses
6. Identify distances of existing and proposed construction/structures from the shoreline, side yard far, side yard near, and road center line
7. Draw and identify existing or proposed septic location and future expansion area
8. Draw and name any drinking water well locations and dimensions from any septic systems (including neighbors)
9. Identify existing power poles, overhead power lines and the name of the utility provider that said power poles and lines belong to
10. Identify existing and proposed fencing, berms or other natural barriers
11. Identify setbacks for all structures (sides, rear and shore)
12. Show erosion/sediment control measures (if any)

### Contractor contact information

If you are working with a contractor on this project, please provide their contact information.

Contractor (company) name \_\_\_\_\_ Contact (person) name \_\_\_\_\_

Business phone \_\_\_\_\_ Cell phone \_\_\_\_\_ Email \_\_\_\_\_

### Detailed explanation of construction plans

State what you propose to do and why it is needed.

We want to add a 28'X38'X 33' tall addition with basement on the West side of our cabin. We will be removing/abandoning existing non-conforming septic and installing a new system. The walkout levels off approx. 60' from HWM and 15' above HWM. We would need to add earth tone retaining walls at the walkout to taper as the grade slopes. The new septic is being designed to meet county requirements





CADD DRAWING - FOR REPRODUCTION ONLY

NO.	DATE	BY	ENG.	REVISION DESCRIPTION	
				NAME CHANGE LOT 2	
19	8/3/2020	JSH			

DR. KWD	CHK.
APPROVED	
DATE	06/19/01



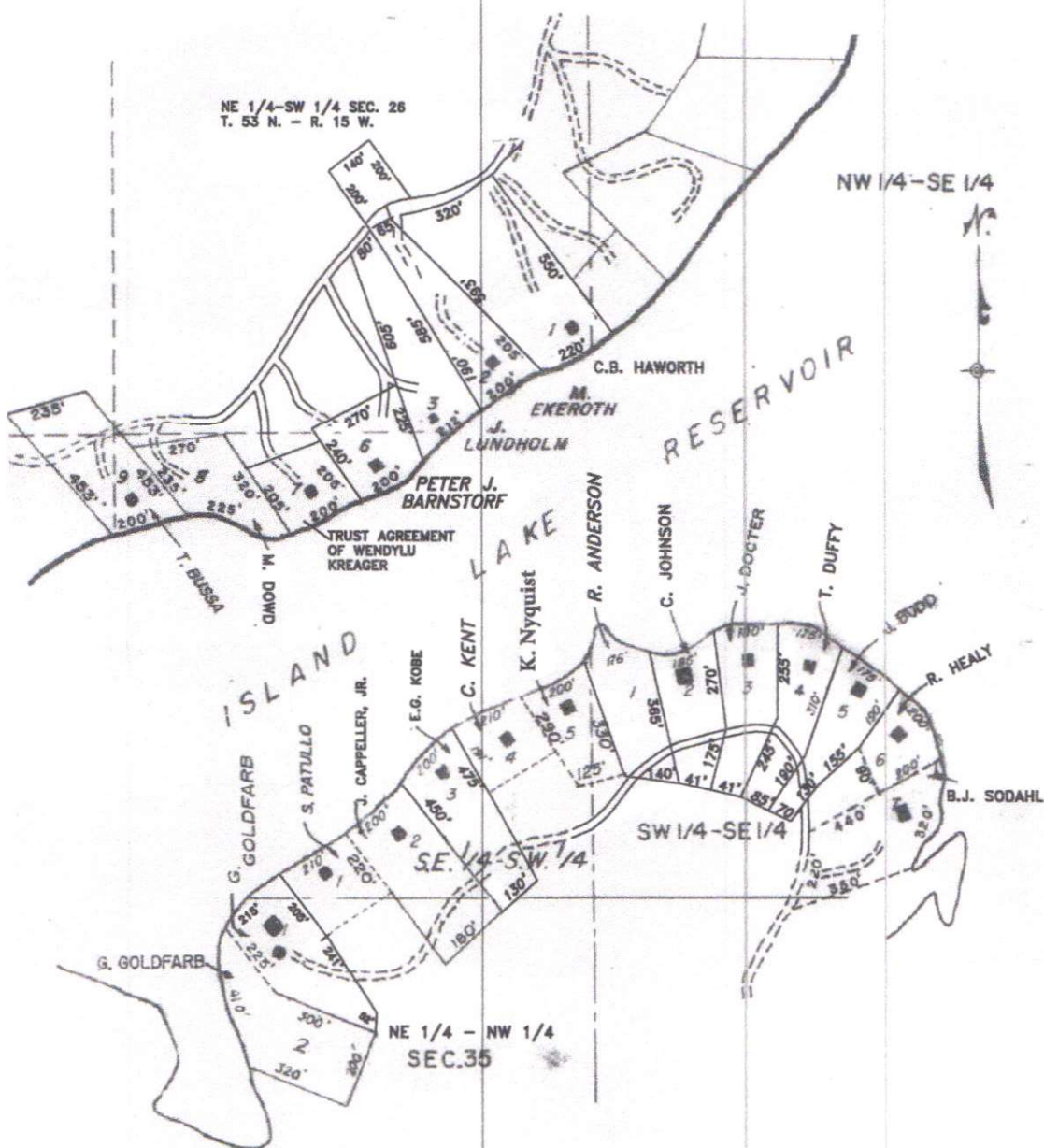
minnesota power

ISLAND LAKE RESERVOIR LEASE PLAT  
E1/2-SW1/4 - W1/2-SE1/4  
SEC. 26, T. 53 N. - R. 15 W.

SH. 1 OF 1 REV. 19

MA-18032

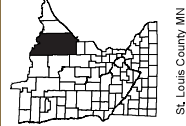
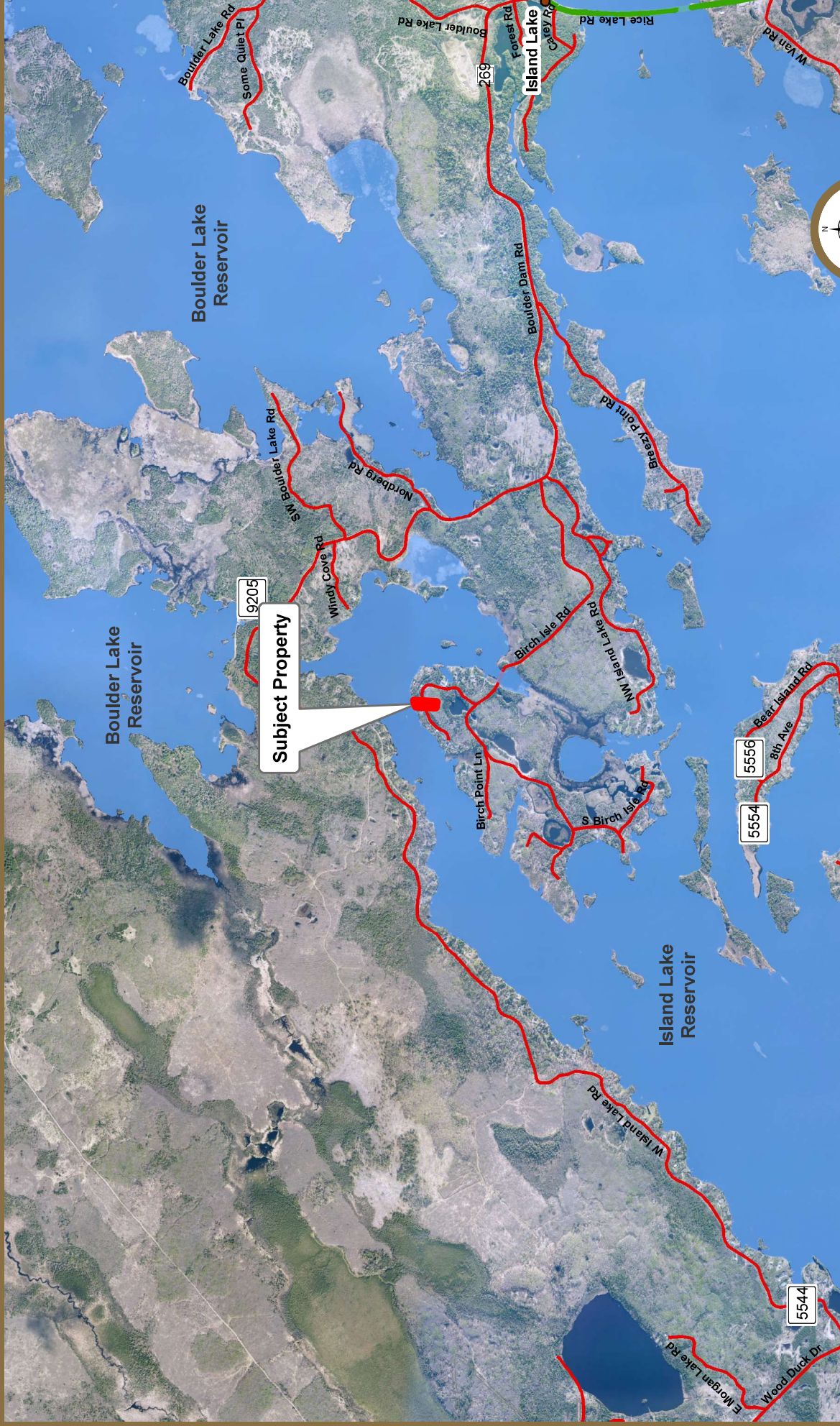
MICROFILMED





# St. Louis County

June BOA Meeting



0 0.25 0.5  
Miles

**Nyquest - Hutchins**  
Location Map  
600-6000-41220



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

Map Created: 5/17/2023

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# St. Louis County

June BOA Meeting



Island Lake Reservoir

**Nyquest - Hutchins**  
Location Map  
600-6000-41220

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

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St. Louis County MN

0 250 500 Feet



# St. Louis County

June BOA Meeting



SMU-7

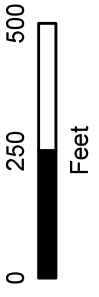
Island Lake  
Reservoir

Otter River Rd

Subject Property

E Birch  
Isle Rd

Birch Isle Rd



**Nyquest - Hutchins**  
Zoning Map  
600-6000-41220

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

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# St. Louis County

June BOA Meeting



ISLAND LAKE RESERVOIR



Prepared By: Planning & Community Development  
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## Kathleen Nyquist & William Hutchins

### Site Map

Lease PIN: 660-6000-41220



0 40 80  
Feet



St. Louis County MN

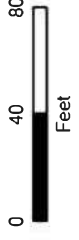
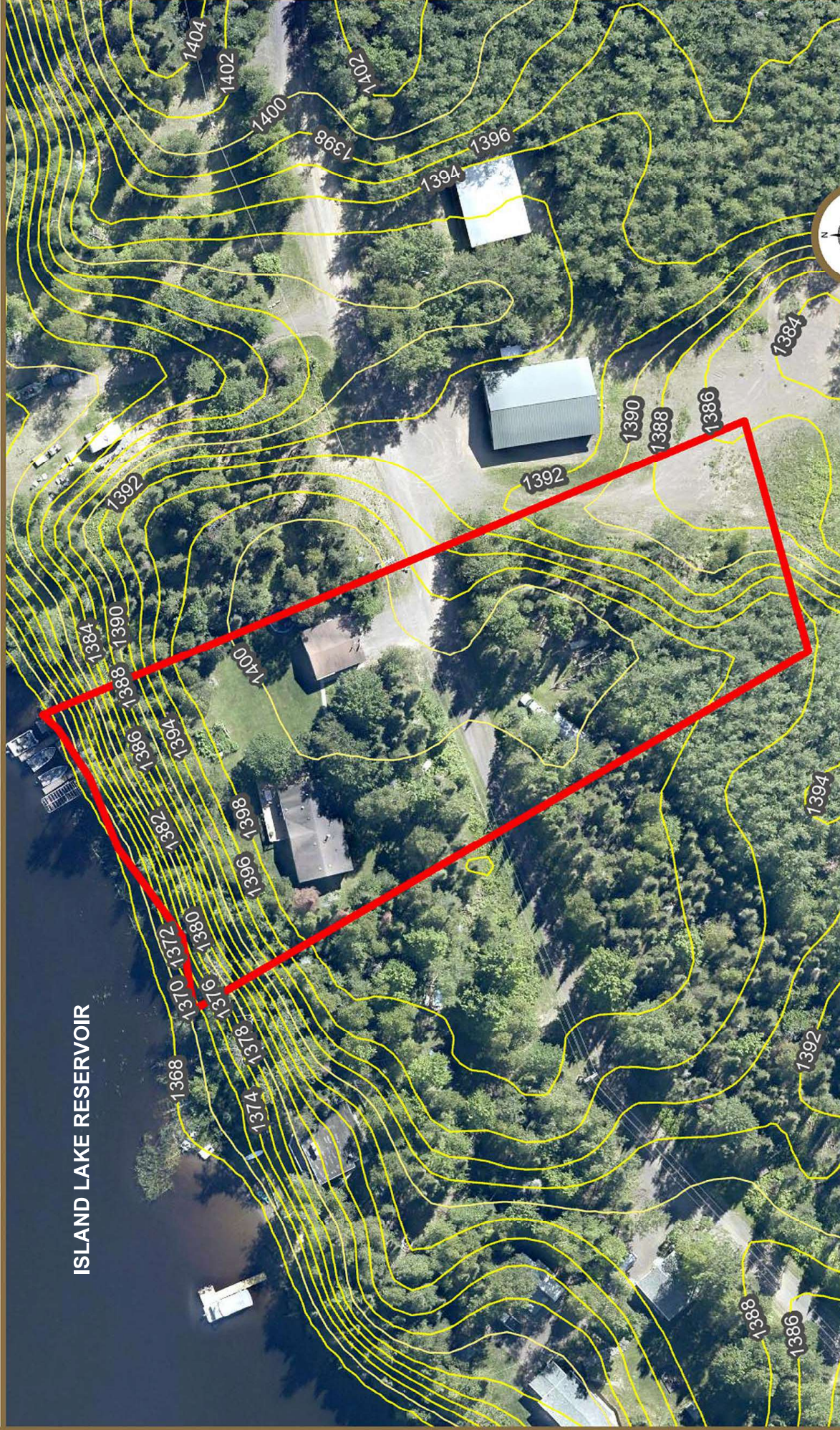


# St. Louis County

## June BOA Meeting



ISLAND LAKE RESERVOIR



**Kathleen Nyquist & William Hutchins**

Site & Elevation Map

Lease PIN: 660-6000-41220

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

Source: St. Louis County

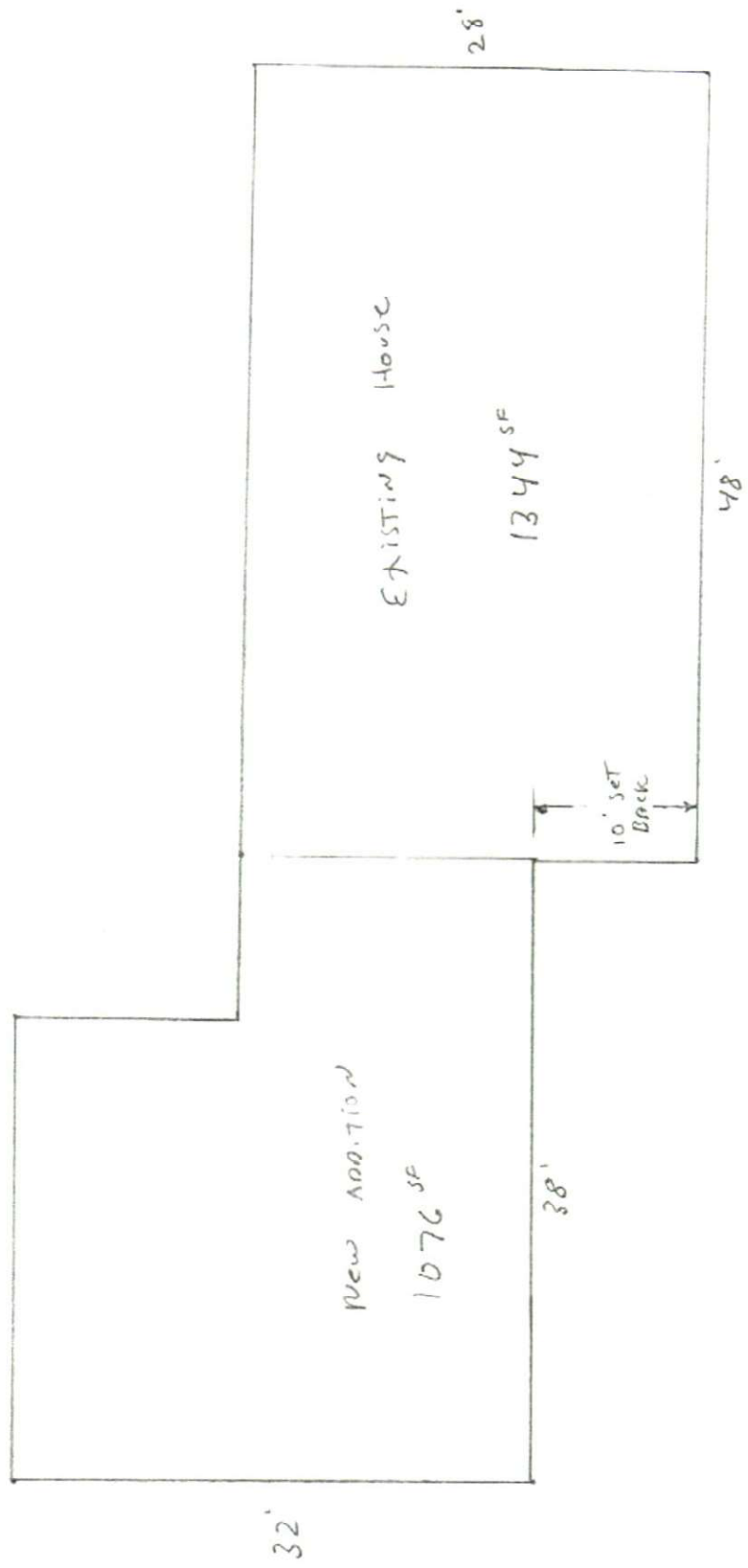
Map Created: 5/11/2023

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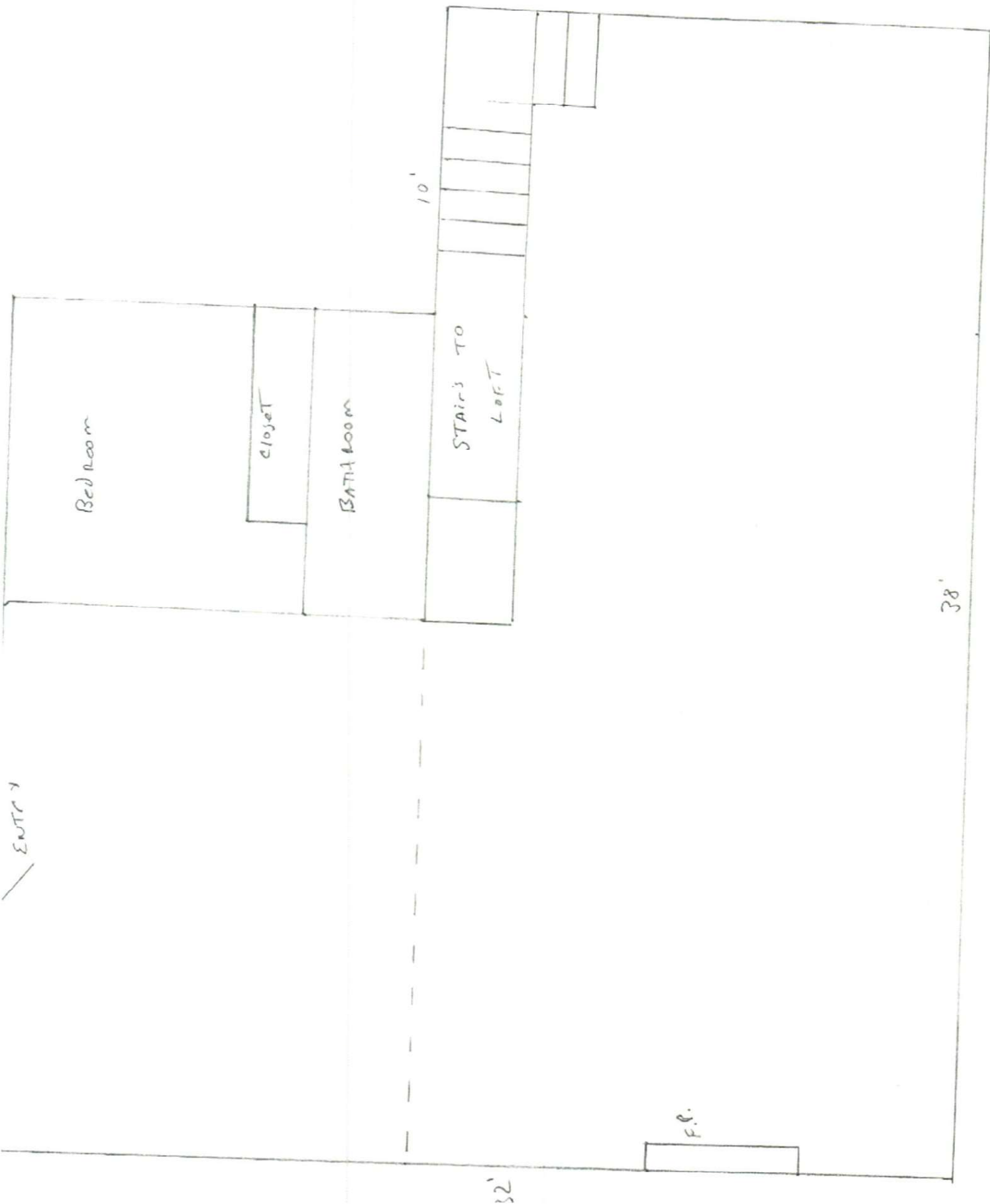




Lake side



ENTRY



EXISTING HOUSE

32'

38'

10'

STAIRS TO  
LOFT

BATHROOM

CLOSET

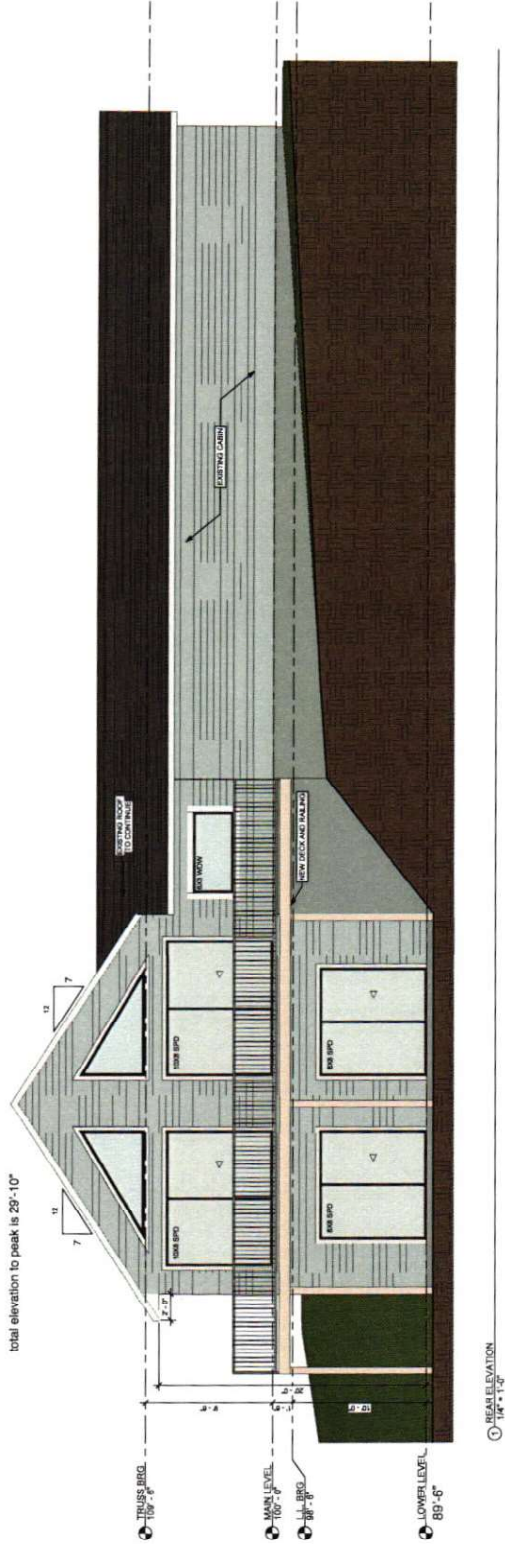
Bedroom

F.P.



② 3D/LOFT RENDERING

total elevation to peak is 29'-10"



① ELEVATION  
1/4" = 1'-0"

ARCHITECT

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PROJECT NAME

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# Land Use Map

St. Louis County, Minnesota



## Proposal Map



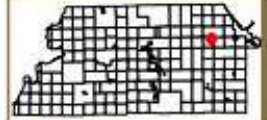
Prepared By: Planning & Community Development  
(218) 725-5000  
[www.stlouiscountymn.gov](http://www.stlouiscountymn.gov)  
Source: St. Louis County, MN

Map Created: 1/22/2024

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