

Presenter:  
Jared Ecklund-Senior Planner

# Ken & Jennifer Allen

2375 Finn Bay Rd.  
Babbitt, MN

Birch Lake

# Request

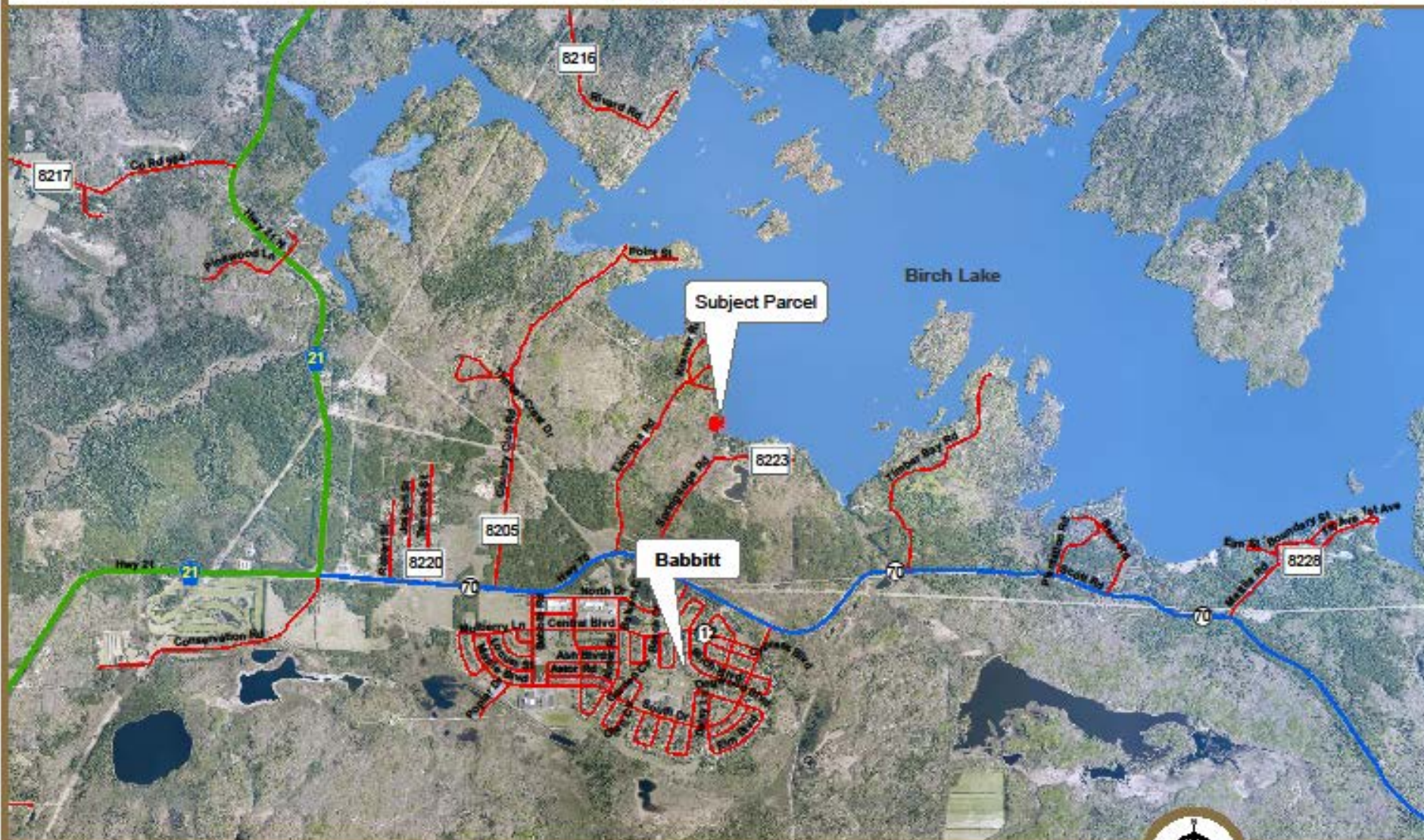
- ▶ The applicant is requesting approval to build an accessory structure at a reduced shoreline setback where 100 feet is required.
  - ▶ The proposed structure is 12' x 16'
  - ▶ The structure is proposed at 60-65 feet from the shoreline.

# Development

- ▶ Current development on the property consists of:
  - ▶ A seasonal dwelling
  - ▶ Sauna (WOAS)
  - ▶ Holding tank
  - ▶ Two small temporary structures.
    - ▶ There are no permits on file for these.
    - ▶ They would be removed in the request is approved.

# St. Louis County

October BOA Meeting



Prepared By: Planning & Community Development  
(218) 725-5000  
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Source: St. Louis County  
Map Created: 9/14/2020

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## Ken Allen Location Map

PIN:625-0069-00180



0 0.25 0.5 0.75  
Miles



St. Louis County MN



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October BOA Meeting



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## Ken Allen Zoning Map

PIN:625-0069-00180



0 400 800 1,200



Feet



St. Louis County MN



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625-0011-05070

625-0069-00170

625-0069-00180

2375 Finn  
Bay Rd

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## Site Map



0 10 20 30  
Feet



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## Site Map



0 10 20 30  
Feet

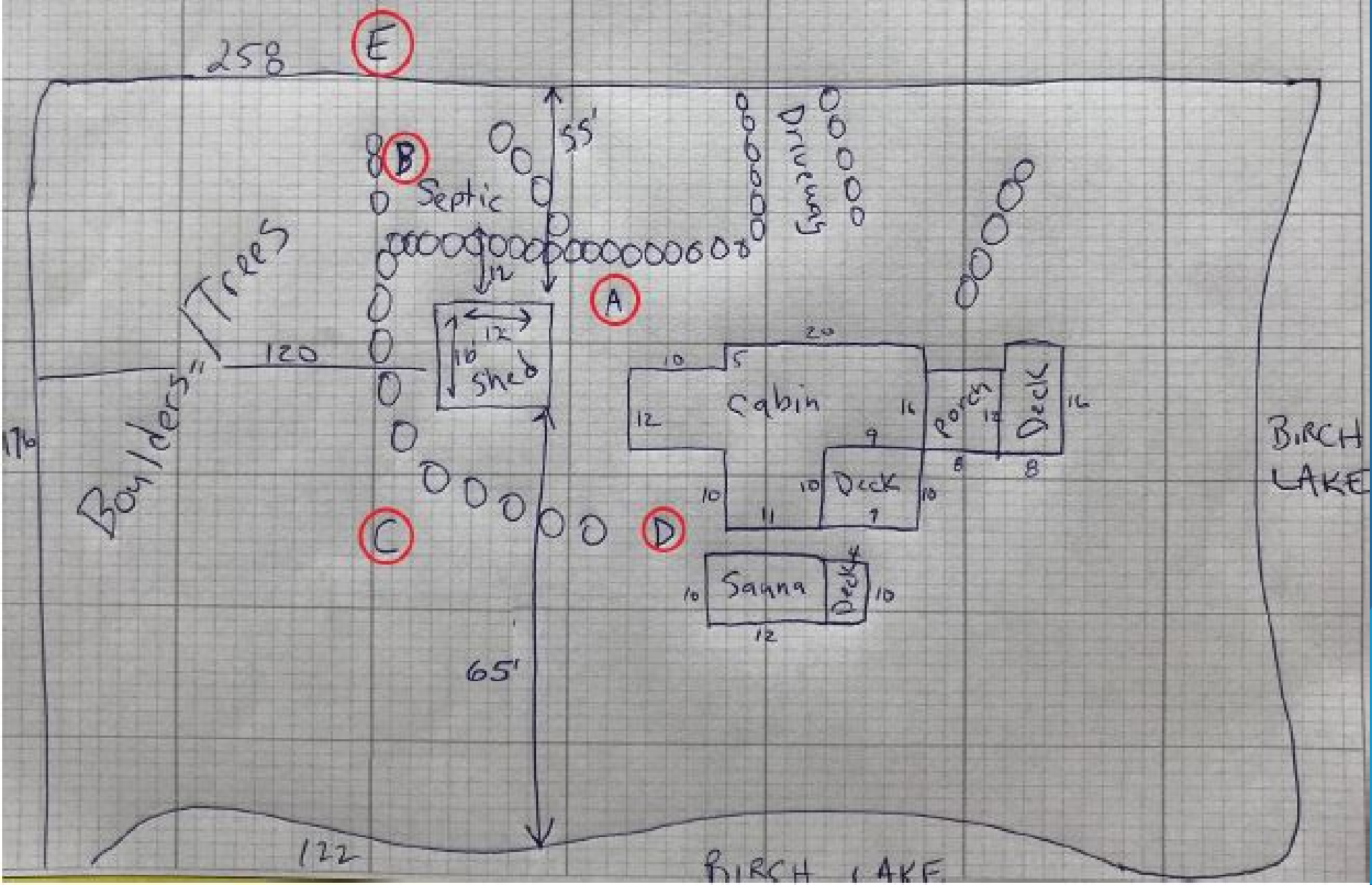


St. Louis County MN





# Applicant sketch



## Subject Property





Subject Property





## Subject Property





Subject Property





## Subject Property





## Subject Property



# Facts and Findings

The background of the slide features abstract, overlapping geometric shapes in various shades of blue, ranging from light sky blue to deep navy blue. These shapes are primarily located on the right side and bottom of the slide, creating a modern, dynamic feel. The main area of the slide is a solid, very light blue-grey color.



# Official Controls

- ▶ Zoning Ordinance 62 states that the required shoreline setback on a recreational development lake is 100 feet; the applicant is proposing an accessory structure located approximately 60-65 feet from the shoreline.
- ▶ 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.
- ▶ 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.
- ▶ The property is located in one of the least restrictive zone districts.

# Practical Difficulty

- ▶ The property is somewhat unique because there is limited buildable area due to the steep slopes and drainage on the property.
  - ▶ The shoreline being located on the south and east sides of the property combined with the steep slopes and drainage on the property limit the buildable area on the property.
- ▶ The only location on the property where a structure could meet the shoreline setback, avoid the steep slopes, and avoid the drainage area is near the north boundary where the driveway enters the property.
  - ▶ This small area appears to be an area to pull off of the driveway before going down the hill to the cabin location.
  - ▶ This location is likely one of the limited parking spaces on the property.



# Practical Difficulty

- ▶ Had it not already been developed, the property may not be considered suitable for development.
  - ▶ The unique features of the property would make it difficult to develop and meet all current standards.
- ▶ The proposal would meet the criteria for a Water Oriented Accessory Structure (WOAS), if the landowners did not already have a sauna at a reduced shoreline setback.
  - ▶ Only one WOAS would be allowed on this property.

# Essential Character of the Locality

- ▶ This property is located on the southern end of Spring Ridge First Addition, platted in 1990.
  - ▶ There are not any similar variance requests in this plat or the adjacent plat to the east.
- ▶ The proposed structure would not be very visible due to the proposed location behind the dwelling.
- ▶ This proposal would have limited effect on the surrounding area.



# Other Factors

- ▶ The applicant is currently using two small, temporary structures near the location of the proposed structure.
  - ▶ There are not any permits on file for these structures.
- ▶ The holding tank on the property is located in a slightly different location than the SSTS permit sketch indicates.
  - ▶ The SSTS sketch shows the holding tank in the location of the proposed structure.
  - ▶ A compliance inspection of the holding tank may be required to document the location of the tank for SSTS records.

# 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?**



# Recommended Conditions, if Approved

In the event that the Board of Adjustment determines that the proposal meets the criteria for granting a variance to allow an accessory structure at a reduced shoreline setback where 100 feet is required, the following conditions shall apply:

1. The structure shall be unobtrusive (earth-tone) colors, including siding, trim and roof.
2. The shoreline setback shall be maximized to the greatest extent possible, and shall be no closer than 50 feet from the shoreline.
3. All standards of St. Louis County SSTS Ordinance 61 shall be met.
4. There shall be no other accessory structures allowed on the property.

# Correspondence



# Board of Adjustment

► Questions?

# Public

► Questions?