

Presenter

John Otterbein
Environmental Specialist



Northern Environmental Solutions

1484 Melrude Road
Cotton, MN



SAINT
LOUIS
COUNTY
MINNESOTA

Variance Request

The applicant is requesting relief from St. Louis County SSTS Ordinance 61 adopted Technical Standards 7080.2150, Subpart 2 (F),

- To allow a subsurface sewage treatment system installation at a reduced shoreline setback, a reduced property line setback, and a reduced structure setback.



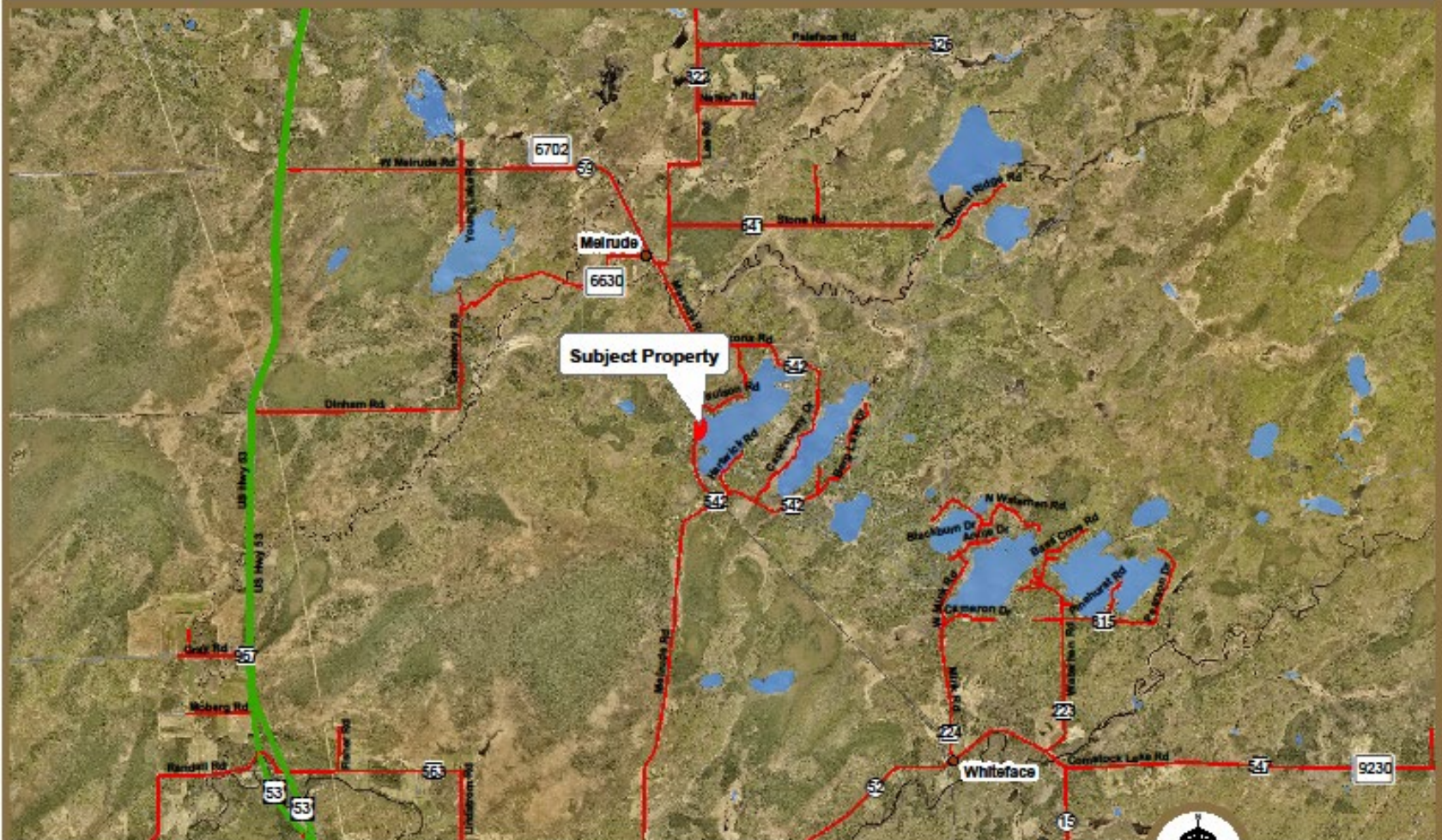
Proposal Details

- The applicant is requesting to replace a subsurface sewage treatment system at a reduced shoreline setback of 48 feet where 75 feet is required.
- To replace a subsurface sewage treatment system at a reduced property line setback of nine feet where 10 feet is required.
- To replace a subsurface sewage treatment system at a reduced structure setback of two feet where 10 feet is required.
- This system is a replacement to abandon an existing failing system.



St. Louis County

March BOA Meeting



Prepared By: Planning & Zoning Department

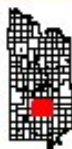
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Map Created: 2/14/2024

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Location Map

320-0010-04705



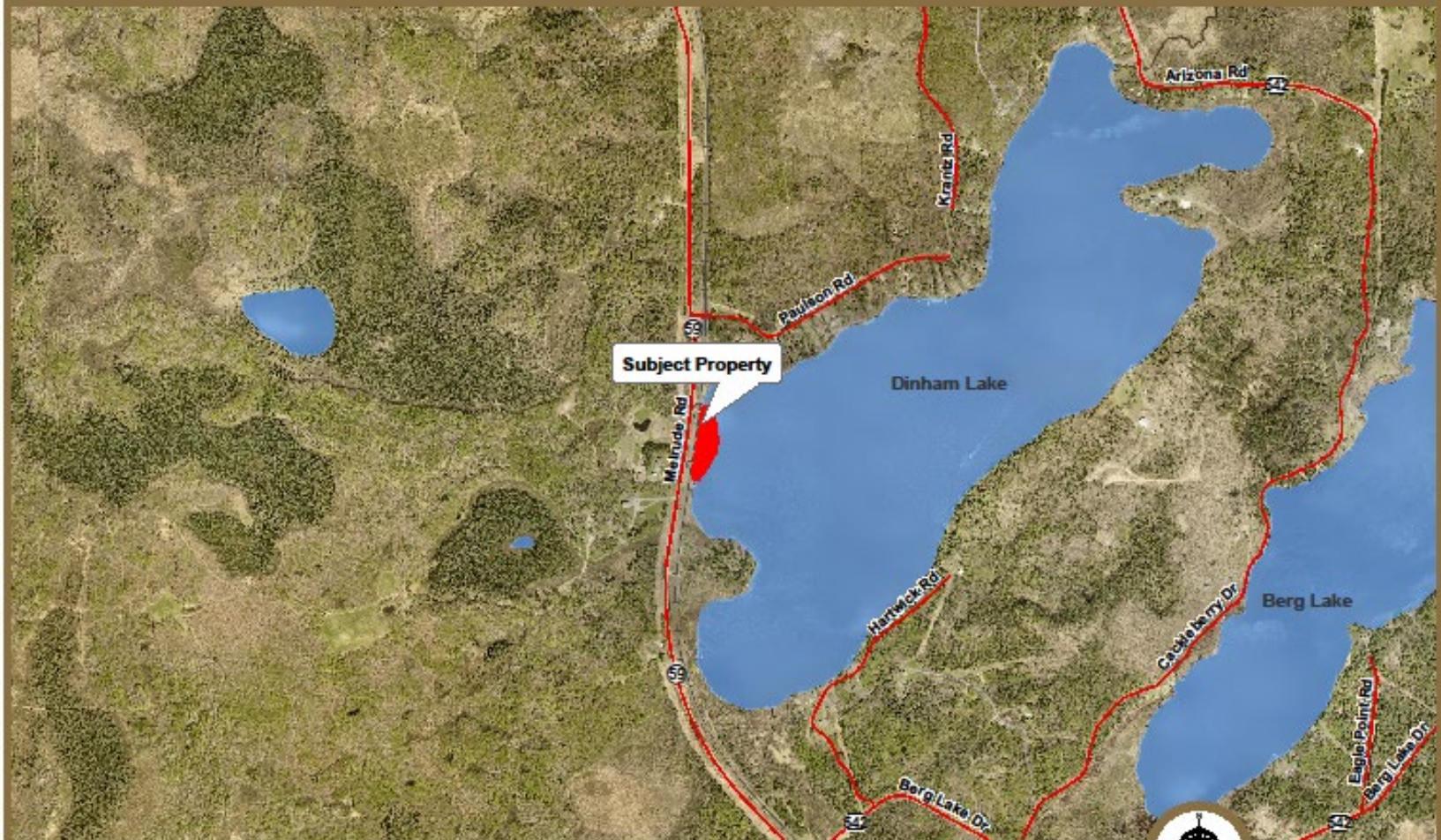
0 0.75 1.5
Miles



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March BOA Meeting

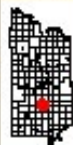


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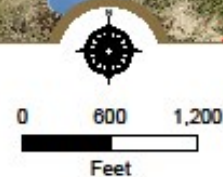
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Location Map
320-0010-04705



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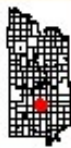


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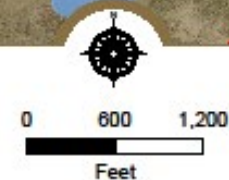
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Zoning Map
320-0010-04705



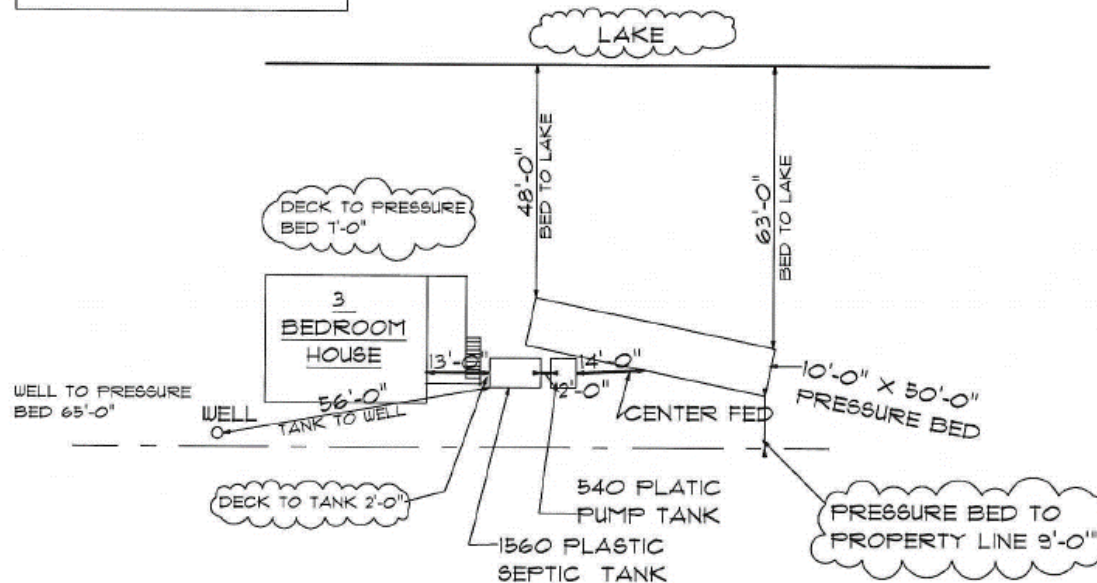
St. Louis County MN

DESIGNED BY:
NORTHERN ENVIRONMENTAL SOLUTIONS
LICENCE # 4072
218-600-8808

SEPTIC DESIGN FOR:
BRETT HIEMENZ
1448 MELRUDE RD
COTTON, MN 55124
PID: 320-0010-4705
PLAN # 23-139
DATE: 12/28/2023

SET BACK:
TANK TO WELL: MINIMUM OF 50'-0"
BED TO WELL: MINIMUM OF 50'-0" FOR WELLS WITH MORE THAN
50'-0" OF CASING
BED TO WELL: MINIMUM OF 100'-0" FOR WELLS WITH LESS THAN
50'-0" OF CASING
DWELLING TO TANK: NEEDS VARIANCE
DWELLING TO BED: NEEDS VARIANCE
BED TO PROPERTY LINE: NEEDS VARIANCE
LAKE TO SEPTIC SYSTEM: NEEDS VARIANCE

THIS SITE DRAWING IS NOT A SURVEY
LAND OWNER TO VERIFY PROPERTY LINES
AND CONFIRM SETBACKS



SEPTIC DESIGN

SCALE: 1" = 30'-0"

Applicant Site Sketch



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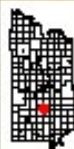


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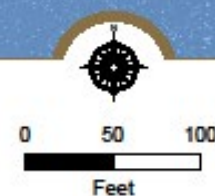
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Northern Environmental Solutions Site Map 320-0010-04705



St. Louis County MN



Site Pictures



Site Pictures





Site Pictures



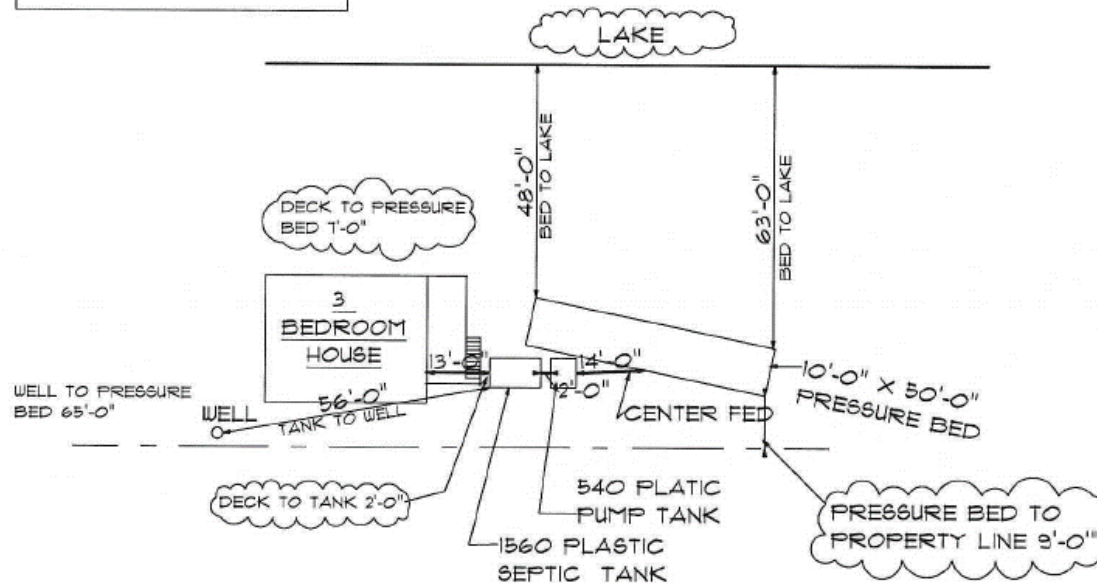
Site Pictures

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Applicant Site Sketch



Staff Facts & Findings



Official Controls

1. Ordinance 61 states that all SSTS components must be setback in accordance with Table VII of the SSTS Technical standards.
2. The required shoreline setback on a Recreational Development lake is 75 feet. The applicant is requesting a reduced shoreline setback of 48 feet.
3. The required property line setback is 10 feet. The applicant is requesting a reduced property line setback of nine feet.
4. The required setback from an existing structure is 10 feet. The applicant is requesting a reduced structure setback of two feet.



Practical Difficulty

1. The parcel is zoned Shoreland Multiple Use - 7. The lot is 0.60 acres and 88 feet wide where 1.0 acre and 150 feet lot width is required.
2. There is minimal conforming area for replacement, due to the parcel's narrow width and acreage.
3. The parcel contains a drilled well which requires a 50 foot setback, which limits replacement area for the system.



Essential Character of the Locality

1. The area is zoned Shoreland Multiple Use (SMU) - 7 consisting of conforming and nonconforming residences.
2. There have been no similar variance requests within the area.



Other Factors

1. There is limited septic replacement area due to the lot width and acreage.



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 for relief from St. Louis County SSTS Ordinance 61 adopted Technical Standards 7080.2150 Subpart 2 (F) to allow the replacement of a subsurface sewage treatment system at a reduced shoreline setback, at a reduced property line setback, and at a reduced structure setback, include, but are not limited to:

1. All other Onsite Wastewater SSTS standards shall be met.
2. Following system installation, an inspection shall be performed by a qualified inspector to ensure setbacks are met prior to issuing Certificate of Compliance.
3. All other local, county, state and federal regulations shall be met.



Correspondence



Board of Adjustment

Questions?



Public

Questions?



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