



ST. LOUIS COUNTY BOARD OF ADJUSTMENT STAFF REPORT

Case: 6258

INSPECTION DATE: 5-18-21

REPORT DATE: 5-24-21

MEETING DATE: 6-17-21

APPLICANT INFORMATION

APPLICANT NAME: John Almeida

APPLICANT ADDRESS: 14 2nd Ave SE, Cook, MN 55723

OWNER NAME: Same as above

SITE ADDRESS: 3604 Fectos Rd. Tower, MN 55790

LEGAL DESCRIPTION: Part of Lot 27, in Sundling's Cottage Sites, described as follows: All that part of Lot 27 of Sundling's Cottage Sites which lies N'yly and westerly of the following described line: From the southwest corner of said Lot 27 go northwesterly along the westerly boundary for a distance of 16.91 feet to a point, the point of beginning; thence at an angle of 85 degrees 13 minutes to the right for a distance of 263.00 feet to a point; thence at an angle of 48 degrees 30 minutes to the left to the water's edge of Lake Vermilion, S05, T62N, R16W (Greenwood)

PARCEL IDENTIFICATION NUMBER (PIN): 387-0360-00280

VARIANCE REQUEST: The applicant is requesting relief from St. Louis County Zoning Ordinance 62, Article III, Section 3.4, to allow a replacement principal structure at a reduced shoreline setback, where a minimum 75 foot shoreline setback is required, and Article IV, Section 4.3 D, to allow the height of a nonconforming principal structure located within the shore impact zone to exceed the allowed height of 25 feet.

PROPOSAL DETAILS: The applicant is requesting approval to replace an existing nonconforming dwelling at a shoreline setback of 30 feet where 75 feet is required. The applicant indicated that the proposed new dwelling will not be any closer to the shoreline than the current dwelling, but it will be larger. The existing dwelling is 896 square feet. The proposed new dwelling will be 1,536 square feet. The height of the proposed structure is 25 feet. Since proposed structure will be located within the shore impact zone, the maximum height allowed is 20 feet.

Staff measured the shoreline setback of the existing dwelling as 36 feet from the ordinary high water level (OHWL). The request to replace the structure at the same shoreline setback would place a new structure at least 36 feet from the shoreline rather than the 30 feet that was indicated by the applicant. It appears the applicant may have measured incorrectly and not at the closest point from the structure to the OHWL.

PARCEL AND SITE INFORMATION

ROAD ACCESS NAME/NUMBER: Fectos Rd.

ROAD FUNCTIONAL CLASS: Local Public

LAKE NAME: Lake Vermilion

LAKE CLASSIFICATION: GD

RIVER NAME: N/A

RIVER CLASSIFICATION: N/A

DESCRIPTION OF DEVELOPMENT ON PARCEL: Development on the parcel includes the existing dwelling, a holding tank, a well, and several accessory structures.

ZONE DISTRICT: RES 9

PARCEL ACREAGE: 0.85 ACRES

LOT WIDTH: 110 FEET

FEET OF ROAD FRONTAGE: 192 FEET

FEET OF SHORELINE FRONTAGE: 360 FEET

PARCEL AND SITE INFORMATION

VEGETATIVE COVER/SCREENING: The property has some screening, and the existing dwelling is somewhat screened from the lake. There are certain angles where the structure is visible from the lake.

TOPOGRAPHY: The property slopes towards the shoreline at approximately 14 percent.

FLOODPLAIN ISSUES: The location of the proposed replacement dwelling is approximately two feet above the base flood elevation of Lake Vermilion.

WETLAND ISSUES: There is wetland on the property. It does not appear that the proposed structure would impact wetlands on the property.

ADDITIONAL COMMENTS ON PARCEL: This property is part of a platted lot that was subdivided many years ago. Due to the lack of area where structures could meet setbacks, this split would not have been allowable under today's standards.

FACTS AND FINDINGS

A. Official Controls:

1. Zoning Ordinance 62 states that the required shoreline setback on a general development lake is 75 feet; the applicant is requesting approval to replace a dwelling located approximately 30-40 feet from the shoreline.
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.

B. Practical Difficulty:

1. There is limited area between the shoreline and the rear property line. This makes it difficult for a dwelling to meet both setbacks.
 - a. There is approximately 105 feet between the shoreline and the rear property line. This leaves an area that is approximately 15 feet in width where both setbacks could be met.
2. The proposed new structure is significantly larger than the existing dwelling.
3. There are alternatives to the variance request.
 - a. The structure could be replaced with a performance standard permit if the shoreline setback is maximized to the greatest extent possible and the size of the structure is not increased.

- b. Even with a significant increase in size, the proposed structure could meet a greater shoreline setback than what is being requested.
 - c. Maximizing or meeting the shoreline setback may require some tree removal behind the existing dwelling.
 - d. Replacing the structure at a shoreline setback of 50 feet (outside of the shore impact zone), the proposed height of the structure would not require variance.
4. The applicant has not provided sufficient evidence as to why a greater setback could not be achieved. As stated in the St. Louis County Comprehensive Land Use Plan, nonconformities are a concern and that variances should be for exceptional circumstances as noted in Minnesota Statutes.

C. Essential Character of the Locality:

- 1. This property is located in a highly developed area on Lake Vermilion.
- 2. There are several nonconforming structures in this general area.
- 3. There were many variances for new SSTS systems on lots that did not meet the minimum area and/or width requirements.
- 4. There was a dwelling replacement at a reduced shoreline setback that was allowed by Greenwood Township on the adjacent parcel to the east.

D. Other Factor(s):

- 1. The shoreline setback of the existing structure was measured by staff to be 36 feet.
 - a. The applicant indicated that the setback is 30 feet.
 - b. Based on staff's measurement, placing the new structure at 30 feet would be reducing the shoreline setback.
- 2. The applicant has been in contact with planning department staff over the last several months and is aware of the alternatives to the request.
- 3. The structures that are labeled as bunk houses on the applicant's sketch are not classified by the assessor's office as bunk houses. One of them could be considered a screen house, but the others are dilapidated storage structures.
- 4. If shoreline averaging applied to this proposal, the setback allowed with the shoreline averaging formula would be approximately 55 feet.

Attachments: 1. Zoning/location map 2. Air photo 3. Site sketch 4. Project picture (if applicable) 5. Other pertinent pictures or maps

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 a variance for a 1,536 square foot replacement dwelling 25 feet in height located at a 36 foot shoreline setback as proposed include but are not limited to:

1. The structure shall be unobtrusive (earth-tone) colors, including siding, trim, and roof.
2. The stormwater runoff from the proposed structure shall not directly discharge into the lake or on adjacent lots.
3. The setback for the proposed structure shall be maximized to the greatest extent possible.
4. Waste shall be disposed of in a manner acceptable to St. Louis County Solid Waste Ordinance 45.
5. St. Louis County On-Site Wastewater SSTS standards shall be followed.
6. The shore protection zone shall be preserved in a natural state and screening shall be retained.
7. The applicant shall have the property surveyed and an as-built certificate shall be provided to document that all minimum allowed setbacks have been met.

**ST. LOUIS COUNTY, MN
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT**

Duluth

Government Services Center

320 West 2nd Street, Suite 301
Duluth, MN 55802
(218) 725-5000

VirginiaGovernment Services
Center

201 South 3rd Avenue West
Virginia, MN 55792
(218) 749-7103

VARIANCE REQUEST PERMIT APPLICATION

General - This application is used to apply for a Land Use Permit. Applicants will need to attach the appropriate worksheet(s) in order to process. Incomplete applications will be returned. Note that the 'clock' does not begin until after payment has been processed for the application. For more information, see our website at:

www.stlouiscountymn.gov/BuildingStructures

Enter the Primary PIN and Associated PIN (if applicable) of the property to be reviewed.

PIN is found on your Property Tax Statement. For example, 123-1234-12345. Primary PIN: Parcel where Structure/SSTS are located. Associated PIN: Additional and/or adjacent property that you own or that is related to the project.

County Land Explorer: <https://www.stlouiscountymn.gov/explorer>

Property Lookup: <http://apps.stlouiscountymn.gov/auditor/parcelInfo2005Iframe>

Primary PIN **387-0360-00280**

Associated PINs

Is this application being submitted for a Rehearing?

If this application is being submitted because a previous Variance Permit application was denied or disapproved, please select Yes.

No

Enter Applicant Information

I am a: **Contractor**
Applicant Name: **John Almeida**
Address Line 1: **14 2nd Ave SE**
Address Line 2: **--**
City: **Cook**
State: **MN**
Zip: **55723**
Primary Phone: **(218)235-7305**
Cell Phone: **--**
Fax: **--**
Email: **pingajt@gmail.com**
Contact Person Name: **John Almeida**
Contact Person Phone: **(218)235-7305**

Mailing Address Information.

This address can default from the address you selected. If the values defaulted are not correct, please enter the correct information.

Same as Applicant address? **No**

Name: **John Almeida**

Address: **PO Box 516**

City: **Tower**
State/Province: **MN**
Zip: **55790**
Primary Phone: **(218)235-7305**
Cell Phone: **--**
Fax: **--**
Email: **pingajt@gmail.com**

Site Information

If there is no site address, the application will be forwarded to 911/Communications to assign one.

Is there a site address for this property? **Yes**

Site Address: **3604 Fectos Rd Tower, MN 55790**

Is this leased property? **No**

Leased From? **--**

US Forest Service

US Forest Service
Superior National Forest
8901 Grand Avenue Place
Duluth, MN 55808

MN Power

MN Power
Shore Land Traditions
30 West Superior Street
Duluth, MN 55802

MN DNR, Area Hydrologist

MN DNR, Area Hydrologist
7979 Highway 37
Eveleth, MN 55734

MN DNR Land and Minerals

MN DNR Land and Minerals
1201 East Highway 2
Grand Rapids, MN 55744

St. Louis County - Duluth

St. Louis County - Duluth
Government Services Center
320 West 2nd Street, Suite 301
Duluth, MN 55802
(218) 725-5000

St. Louis County - Virginia

St. Louis County - Virginia
Land and Minerals
7820 Highway 135
Virginia, MN 55792
(218) 749-7103

Do you have written authorization from the leased property owner?

If Yes, you must attach written authorization form.

--

How is the property accessed?

Public Road

No

No

No

No

Enter Project Information.

If you answered 'Yes' to any of the questions below, it is required that you submit a copy of a septic permit to construct or certificate of compliance approval or municipal/sanitary district approval when applying for a land use permit.

Is this project on a parcel less than 2.5 acres?

Yes

Is this project within 300 feet of a stream/river or 1,000 feet of a lake?

Yes

Is this project adding a bedroom?

Include home, garage, and accessory dwelling.

Yes

Total # of bedrooms on property after project completion.

3

Does this project include plumbing or pressurized water in proposed structure?

Yes

If Yes, please explain:

septic system, well

Is this project connected to a municipal or sanitary district system?

No

VARIANCE REQUEST WORKSHEET

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, please check our website at: www.stlouiscountymn.gov/VarianceRequired

VARIANCE REQUEST INFORMATION

Complete this form along with the Land Use Permit Application

What kind of variance request is this?

If this is a Variance After the Fact, you must answer additional questions below.

Variance Request

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

If your proposal includes a structure, please also list the length, width and height of the structure.

There is an existing 28'x32' x20' high year round home sitting at 30' from the shoreline. We would like to replace it with a 32'x48'x25'high home with the same 30' shoreline setback. Using the same setback will

also not encroach on the septic system. The septic is in the proper location to meet all setbacks in its current location. The property has many large White and Red pines (and others) situated around the existing cabin. Leaving the setback at 30' will allow these trees to stay. The proposed home will meet the lot line setback and not affect the trees .

Describe the intended/planned use of the property.

year round single family

Describe the current use of your property.

year round single family

Describe other alternatives, if any.

In speaking with the permitting office all additions will require a variance. Building in the same location is the most logical plan due to the narrow lot.

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

There is a beautiful new home at 3602 Fectos Rd (next door) that is 28'x75'x25' high. We are proposing a smaller home but it will greatly improv the look of the neighborhood and fits in nicely. The neighbors house is on a much narrower lot than the proposed lot.

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

The neighboring properties will not be negatively impacted by the proposed use of this variance. Each neighboring property has its own view of the lake. The existing home was built in 1929 and a new home is welcome.

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

We are seeking a variance to protect the beauty of this property. The large trees greatly improve the neighborhoods aesthetic. By using the same location as the existing home we can use the same driving area and disturb the land as little as possible.

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

Using a similar footprint will allow us to save many trees, improve the beauty of the neighborhood, not disturb the area greatly during construction, meet all septic setbacks, meet the lot line setbacks, add living space,

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

The area and location of the existing home has a nice pocket in the trees for a new home. The proposed structure fits into the area nicely. we will be able to get equipment in which will help the time of construction.

IF YOU ARE RESPONDING TO A PERMIT VIOLATION, PLEASE ANSWER THESE ADDITIONAL QUESTIONS

Describe your reasons county zoning ordinance requirements were not followed.

--

Describe your effort to comply with the ordinance and to obtain a land use permit and/or other required permits.

--

Describe any substantial investments, construction and/or repairs made to the property before you discovered you needed a variance.

--

If there was construction or repair, on what date did it begin? What date did it end?

Start Date --

End Date --

Who performed the construction or repair work?

--

Was a survey of your property boundaries obtained?

--

Prior to the construction or repair work, did you speak with anyone from the Planning and Community Development Department?

--

By submitting this application, I certify and agree that I am the owner or the authorized agent of the owner of the above property, and that all uses will conform to the provisions of St. Louis County. I further certify and agree that I will comply with all conditions imposed in connection with the approval of the application. Applicants may be required to submit additional property descriptions, property surveys, site plans, building plans, and other information before the application is accepted or approved. **Intentional or unintentional falsification of this application or any attachments thereto will make the application, any approval of the application and any result invalid.** I authorize St. Louis County staff to inspect the property to review the application and for compliance inspections. Furthermore, by submitting this application, I release St. Louis County and its employees from any and all liability and claims for damages to person or property in any manner or form that may arise from the approval of the application or any related plans, the issuance of any resulting permit or the subsequent location, construction, alteration, repair, extension, operation or maintenance of the subject matter of the application.

If your name, contact information or email address have changed, you should update your contact information in the portal by selecting 'Maintain Contact Information' at the top of this page.

Submitted By: **John Almeida**
Address: **PO Box 516**
City: **Tower**
State: **MN**
Postal Code: **55790**
Email Address: **pingajt@gmail.com**

I have read and agree to the statement above.

I agree



Land Use Permit

APPLICATION St. Louis County, Minnesota

Permit #

Permit #

About: This application is used to apply for a Land Use Permit. Applicants will need to attach the appropriate worksheet(s) in order to process. For more information, see our website at: www.stlouiscountymn.gov/land-use

PROPERTY IDENTIFICATION NUMBER (PIN) PIN is found on your Property Tax Statement

*Primary PIN	387-0360-00280	Associated PIN	
Associated PIN		Associated PIN	

E.g. 123-1234-12345. Primary PIN: Parcel where Structure/SSTS are located. Associated PIN: Additional and/or adjacent property that you own or that is related to the project. County Land Explorer: <https://gis.stlouiscountymn.gov/landexplorer/> Property Lookup: <http://apps.stlouiscountymn.gov/auditor/parcelInfo2005iframe/>

APPLICANT

*Applicant Name John Almeida	I am a... <input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Homeowner <input type="checkbox"/> Other	*Daytime # 218-235-7305	Date 5-20-21
*Applicant Address <small>Where to send permit.</small> PO Box 514		*City Tower	*State MN
Applicant Email Pingajta@gmail.com		*ZIP 55790	
Contact Person <small>If applicable.</small>	Contact Person #		
Mailing Address <small>If different than above.</small>	City	State	ZIP
Email Address <small>Where to email permit. Providing an email address will expedite the time in which a permit is received by an applicant.</small>			

SITE INFORMATION

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	*Is there a site address for this property? (If no, the application will be forwarded to 911/Communications to assign one.)
If yes above, please list site address: 3604 Fectas Rd Tower MN 55790	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	*Is this leased property? If yes, leased from: <input type="checkbox"/> MN Power <input type="checkbox"/> MN DNR <input type="checkbox"/> US Forest Service <input type="checkbox"/> St Louis County <input type="checkbox"/> Other
<input type="checkbox"/> Yes <input type="checkbox"/> No	*Do you have written authorization from the leased property owner? If yes, you must attach written authorization form.
*How is the property accessed? <input checked="" type="checkbox"/> Public Road <input type="checkbox"/> Private Road <input type="checkbox"/> Easement <input type="checkbox"/> Water <input type="checkbox"/> Other	

PROJECT INFORMATION

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	*Is this project on a parcel less than 2.5 acres?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	*Is this project within 300 feet of a stream/river or 1,000 feet of a lake?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	*Is this project adding a bedroom? Include home, garage, & accessory dwelling.
# 3	*Total # of bedrooms on property after project completion. Include home, garage, & accessory dwelling.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	*Does this project include plumbing or pressurized water in proposed structure? If yes, please explain: Septic well
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	*Is the property connected to a municipal or sanitary district system?

● If you answered "Yes" to any of the project information questions above, it is required that you submit a copy of a septic permit to construct or certificate of compliance approval or municipal/sanitary district approval when applying for a land use permit.

AGREEMENT

By submitting this application, I certify and agree that I am the owner or the authorized agent of the owner of the above property, and that all uses will conform to the provisions of St. Louis County. I further certify and agree that I will comply with all conditions imposed in connection with the approval of the application. Applicants may be required to submit additional property descriptions, property surveys, site plans, building plans and other information before the application is accepted or approved. **Intentional or unintentional falsification of this application or any attachments thereto will make the application, any approval of the application and any resulting permit invalid.** I authorize St. Louis County staff to inspect the property to review the application and for compliance inspections. Furthermore, by submitting this application, I release St. Louis County and its employees from any and all liability and claims for damages to person or property in any manner or form that may arise from the approval of the application or any related plans, the issuance of any resulting permit or the subsequent location, construction, alteration, repair, extension, operation or maintenance of the subject matter of the application.

***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

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-\$160 Greater than 1,200 square feet-\$315

☐ 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-\$80

☐ 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-\$55

☐ Permit extension beyond 2 years

#3 Subdivisions/Parcel Reviews Additional Worksheets Required

☐ Plat-Minor Subdivision-\$630
☐ Conventional or Conservation Plat-Less than or equal to 3 lots-\$630
☐ Conventional or Conservation Plat-Greater than 3 lots-\$1,260
☐ Lot Line Adjustment-\$80
☐ Parcel Review-\$80
☐ Performance Standard Subdivision-\$370

#4 Performance Standard-\$370 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-\$160

#6 Wetland Reviews
Additional Worksheets Required
☐ No Loss/Exemption/Replacement Plan-\$160
☐ Wetland Delineation Review-\$370
☐ Wetland Banking Plan Review-\$1,100

#7 Public Hearings Additional Worksheets Required

☐ Administrative Appeal-\$1,100
☐ Environmental Assessment-\$1,100
☐ Conditional Use Permit-\$630
☐ Conditional Use Permit Rehearing-\$200
☐ Interim Use Permit-\$630
☐ Interim Use Permit Rehearing-\$200
☐ General Purpose Borrow Pit-\$630
☐ Variance-\$630
☐ Variance Rehearing-\$200
☐ Multiple Hearing (Variance/conditional use)-\$950
☐ Rezoning initiated by individual - \$630
☐ Rezoning initiated by Township - \$0

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

<input checked="" 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)
	Home	per existing block	32 Feet	48 Feet	1536 Sq. ft.	25 Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
<input 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)
			Feet	Feet	Sq. ft.	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
Land Use Information
www.stlouiscountymn.gov/landuse

Duluth-Planning & Community Development Department
Government Services Center
320 West 2nd Street, Suite 301
Duluth, MN 55802
(218) 725-5000

Virginia-Planning & Community Development Department
Government Services Center
201 South 3rd Avenue West
Virginia, MN 55792
(218) 749-7103

Office Use Only

Receipt # _____
Receipt Date _____
Payment Amount _____
Paid By _____

Site Sketch Form

The sketch is to graphically illustrate your proposed project(s)

Draw and Label on Sketch (in feet)

- ☒ *All Structures on the Property and Dimensions
- ☒ *All Driveways, Access Roads, and Wetlands
- ☒ *All Proposed Structures and Dimensions

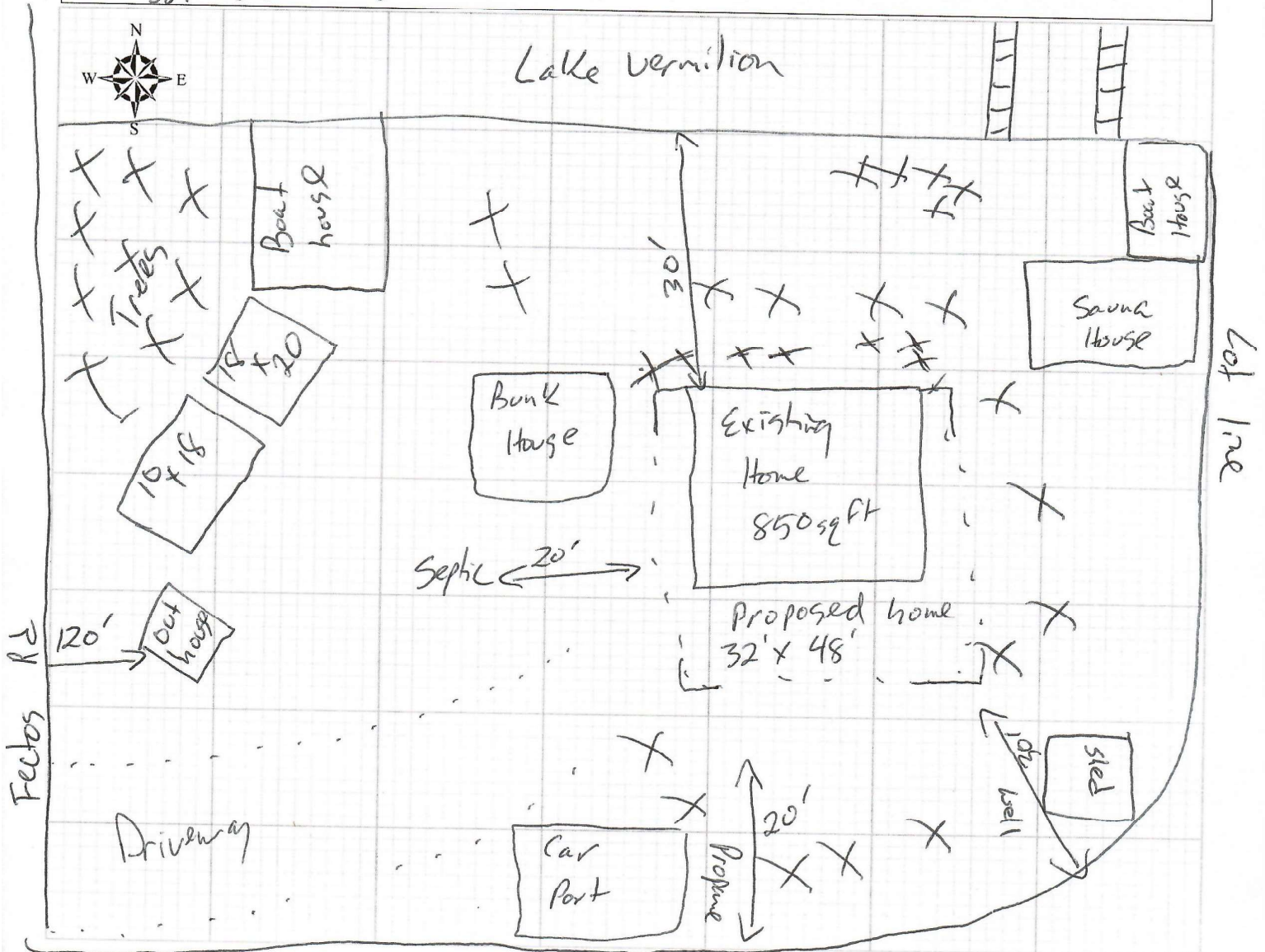
- ☒ *Distance of Proposed Structures to Shoreline (Closest Point)
- ☒ *Distance of Proposed Structures to Septic System and Tank
- ☒ *Distance of Proposed Structures to Property Lines
- ☒ *Distance of Proposed Structures to Road Centerline and Right-of Ways

You may submit your own site sketch **IF** it has the required information indicated above.

*Applicant Name: John Almeida

*Site Address: 3604 Fectos Rd, Tower MN 55790

*PIN: 387-0360-00280



Sanitary Authority Use Only

Sanitary Review: (To be determined by appropriate sanitary authority.)

Will the proposal, as shown above, negatively impact the SSTS/sanitary line or replacement area? ☐ Yes ☐ No

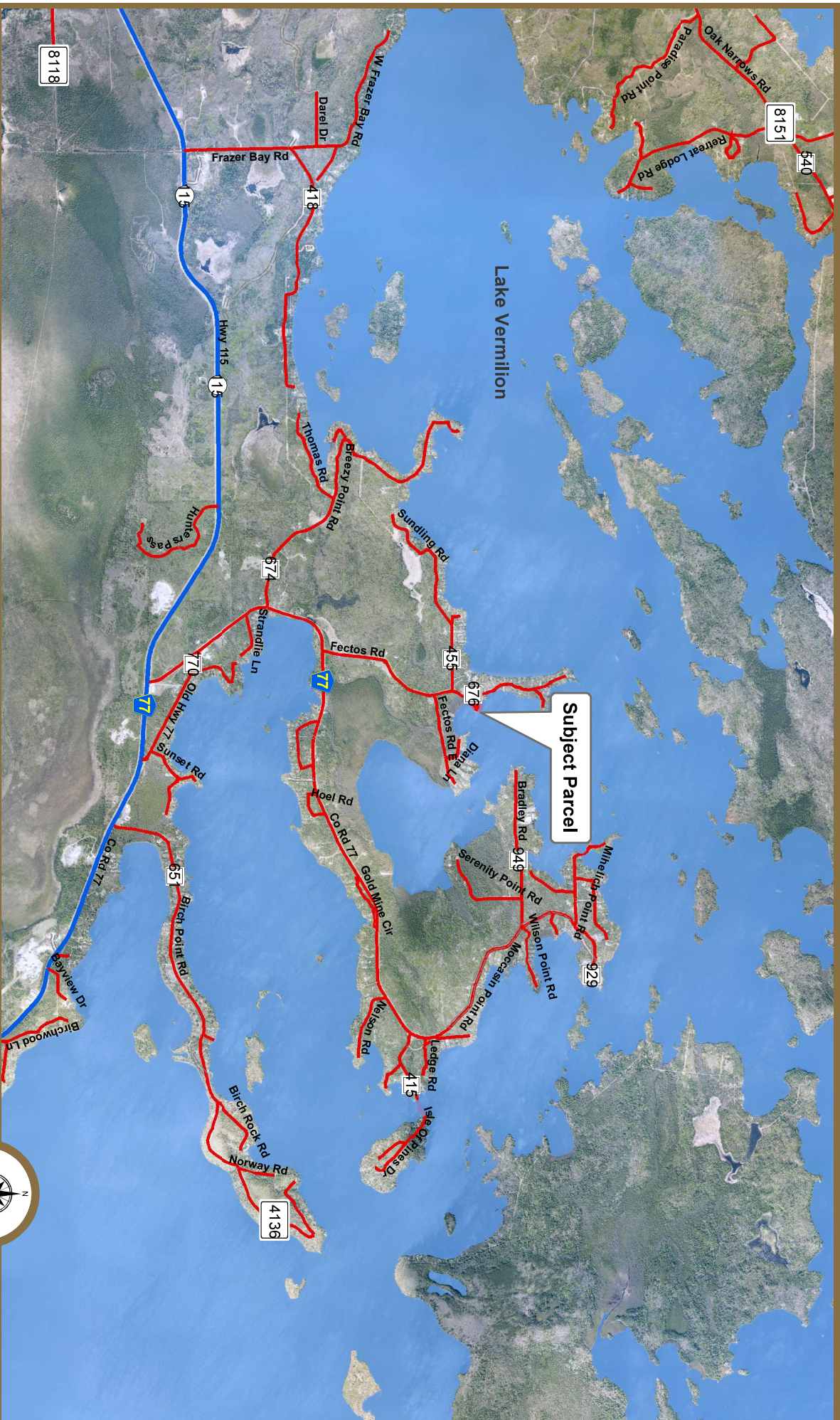
Sign off:

Signature _____

Title _____

St. Louis County

June BOA Meeting



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

Source: St. Louis County

Map Created: 5/19/2021

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.

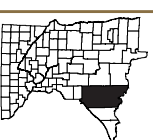
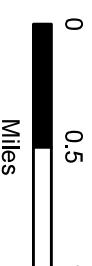
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John Almeida

Location Map

PIN:387-0360-00280



St. Louis County MN

St. Louis County

June BOA Meeting



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

Source: St. Louis County

Map Created: 5/19/2021

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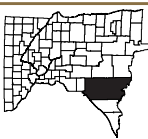
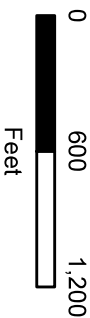
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John Almeida

Zoning Map

PIN:387-0360-00280



St. Louis County MN

**Individual Sewage Treatment System
Operating Permit
For Wastewater Treatment & Dispersal**

Site: JOHN ALMEIDA
3604 FECTOS RD
Address: TOWER MN 55790

Operating Permit Number: 22401

Issuance Date of Permit: 04/28/2020

Expiration Date of Permit: 06/01/2021

Parcel Code: 387-360-280

Township: GREENWOOD (6216)

Type: Original

Operator:

JOHN ALMEIDA
PO BOX 516
TOWER, MN 55790

Legal Description:

PART LYING NLY AND WLY OF THE FOLLOWING LINE BEGINNING ON W LINE 16 91/100 FT NLY OF SW CORNER THENCE 85 DEG 13 MIN TO THE RIGHT 263 FT THENCE 48 DEG 30 MIN TO

The permit was granted for:

**A New Holding Tank System
ONE 2,000 Gallon Holding Tank(s)**

Sections of Ordinance #61 pertaining to Holding Tanks:

Annual Submittal of Records. Upon notice from the Department, property owners shall submit to the Department water usage records for the previous 12 months, pumping records by pumping episode for the previous 12 months, and a copy of a valid contract with a maintenance business licensed under Rule 7083.0770.

Operating Permits must be renewed every five years. At the time of renewal, the owner must submit to the Department an Operating Permit renewal application and application fee, water usage records for the previous 12 months, pumping records by pumping episode for the previous 12 months, Holding Tank Inspection Form 5-1 completed by a licensed service provider or maintainer, and a copy of a valid contract with a maintenance business licensed under Minnesota Rule 7083.0770.

OPERATING PERMIT PARAMETER/REQUIREMENTS:

PLEASE NOTE THAT THIS HOLDING TANK WILL REQUIRE A PERMIT RENEWAL INSPECTION NEXT YEAR (JUNE 2021).

REQUIRED FREQUENCY OF MAINTENANCE 1 TIME PER YEAR

Comments:

The Environmental Services Department authorizes the Permittee to operate a treatment and dispersal system at the facility named above in accordance with the requirements of this permit.

This permit is effective on the issuance date identified above. If you have a question on this permit including the specific requirements, please call our office.

This permit and the authorization to treat and disperse shall expire on the above date. The Permittee is not authorized to discharge after the above date of expiration. The permittee shall submit such information and forms as

Individual Sewage Treatment System Operating Permit For Wastewater Treatment & Dispersal

Site: CATHY S BATTAGLIA
3604 FECTOS RD
Address: TOWER MN 55790

Operating Permit Number: 22401

Issuance Date of Permit: 04/28/2020

Expiration Date of Permit: 06/01/2021

Parcel Code: 387-360-280

Township: GREENWOOD (6216)

Type: Annual

Operator:

CATHY BATTAGLIA
1940 IVY LANE
WHITE BEAR LAKE, MN 55110

Legal Description:

PART LYING NLY AND WLY OF THE FOLLOWING LINE BEGINNING ON W LINE 16 91/100 FT NLY OF SW CORNER THENCE 85 DEG 13 MIN TO THE RIGHT 263 FT THENCE 48 DEG 30 MIN TO THE LEFT TO THE LAKE SHORE

The permit was granted for:

A New Holding Tank System
ONE 2,000 Gallon Holding Tank(s)

Sections of Ordinance #61 pertaining to Holding Tanks:

Annual Submittal of Records. Upon notice from the Department, property owners shall submit to the Department water usage records for the previous 12 months, pumping records by pumping episode for the previous 12 months, and a copy of a valid contract with a maintenance business licensed under Rule 7083.0770.

Operating Permits must be renewed every five years. At the time of renewal, the owner must submit to the Department an Operating Permit renewal application and application fee, water usage records for the previous 12 months, pumping records by pumping episode for the previous 12 months, Holding Tank Inspection Form 5-1 completed by a licensed service provider or maintainer, and a copy of a valid contract with a maintenance business licensed under Minnesota Rule 7083.0770.

OPERATING PERMIT PARAMETER/REQUIREMENTS:

PLEASE NOTE THAT THIS HOLDING TANK WILL REQUIRE A PERMIT RENEWAL INSPECTION NEXT YEAR (JUNE 2021).

REQUIRED FREQUENCY OF MAINTENANCE 1 TIME PER YEAR

Comments:

The Planning and Community Development Department authorizes the Permittee to operate a treatment and dispersal system at the facility named above in accordance with the requirements of this permit. This permit is effective on the issuance date identified above. If you have a question on this permit including the specific requirements, please call our office.

This permit and the authorization to treat and disperse shall expire on the above date. The Permittee is not authorized to discharge after the above date of expiration. The permittee shall submit such information and forms as are required by the Department no later than 30 days prior to the above date of expiration.

TL-gk

TYLER LAMPELLA 218-749-0627
Environmental Specialist Senior

St Louis County Planning & Community Development



St. Louis County

INDIVIDUAL SEWAGE TREATMENT SYSTEM DRAWING

Name: Cathy Battaglia Address: 3604 Fectus City: TOWER ZIP 55790

Sketch # _____
(FOR OFFICE USE ONLY)

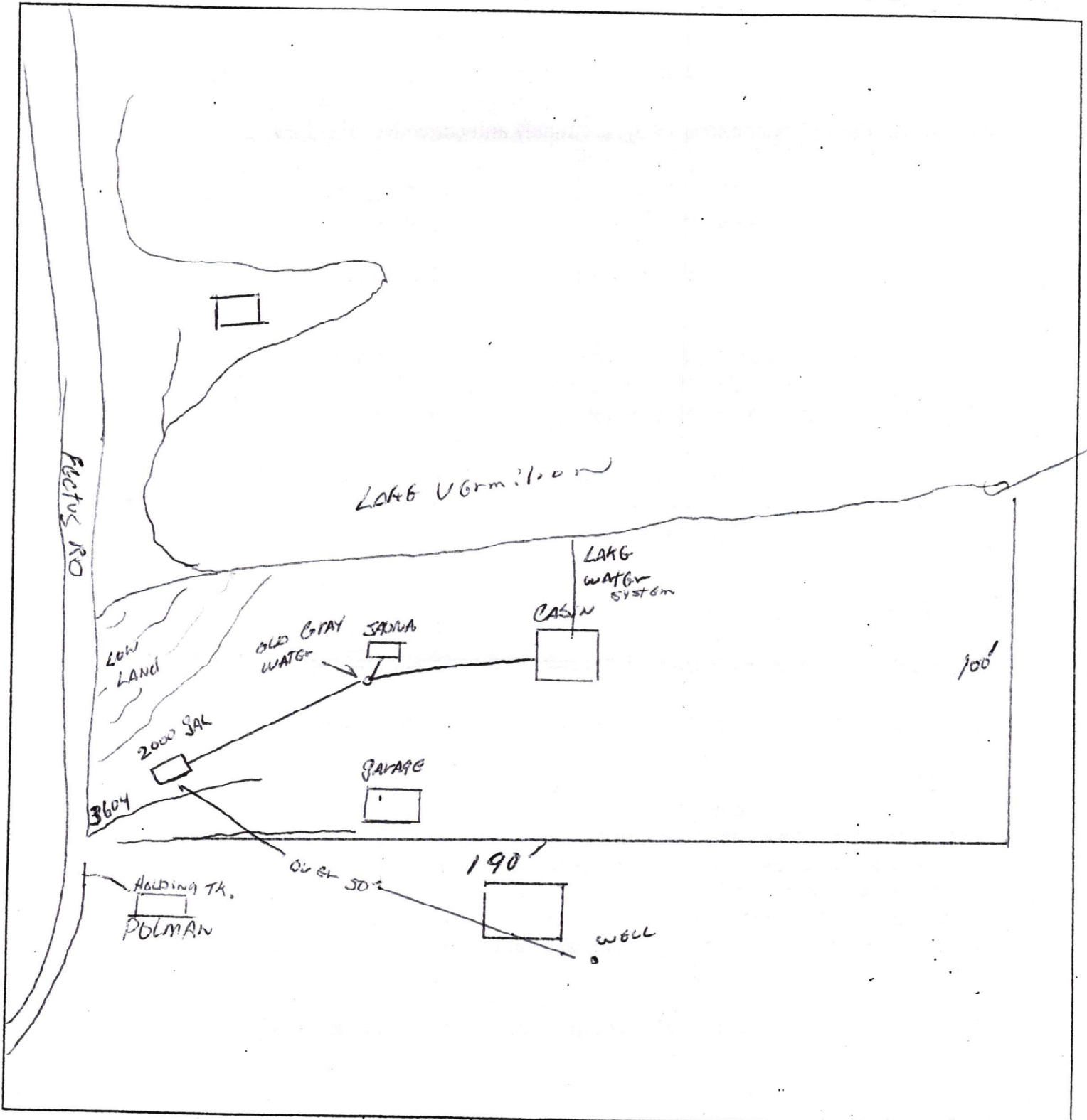
CVT PLAT PARCEL # 387 .0360 .00280 TWN # 62 RNG # 16

Drawing Type: A (A) Design (B) Final Inspection (C) As-Built (D) Site Eval. (E) Other _____

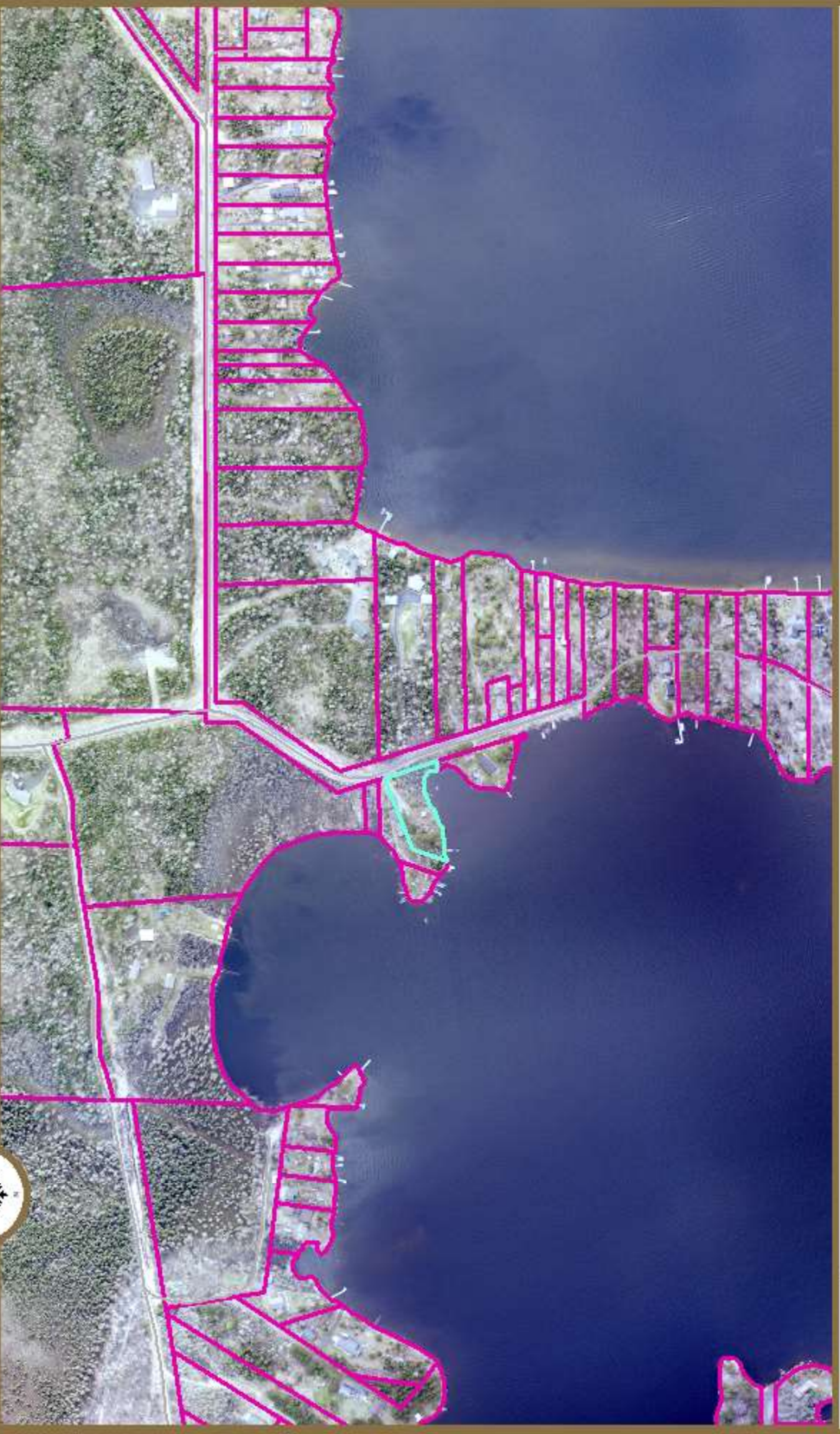
Submitted By: B (A) Owner (B) Designer (C) Installer (D) SLCHD (E) Other _____

Signature: Jerry Holmes Date: 12/10/09

Checklist of items to be included on drawing is on reverse side of this page



St. Louis County



Prepared By: **Planning & Community Development**

Source: **St. Louis County**
231.61.725-5000
www.stlouisco.org/mn.gov

Map Created: **5/19/2021**

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Site Map



0 200 400 600
Feet



St. Louis County



Prepared By: **Planning & Community Development**

Source: **St. Louis County**
2161 725-5000
www.stlouiscounty.mo.gov

Map Created: **5/19/2021**

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Site Map



St. Louis County



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Site Map

