

Presenter

Mark Lindhorst – Senior Planner



David Carisch
Part of Gov't Lot 3
S21, T63N, R18 W
Beatty Twp.



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MINNESOTA

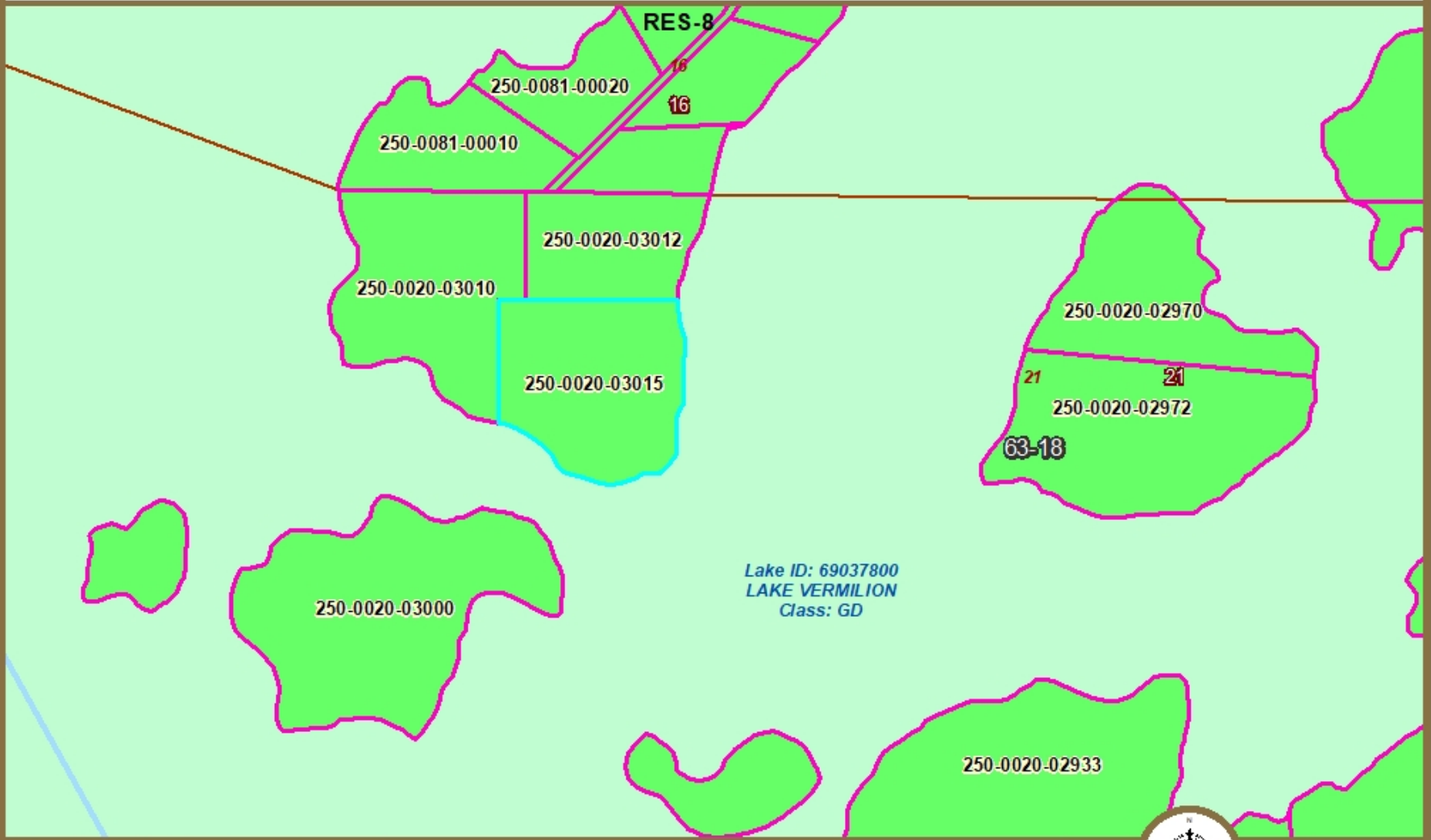
Request

To allow a sauna 10 feet from the shoreline where a 30-foot setback from the shoreline is allowed.



St. Louis County

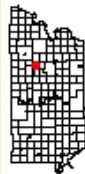
Zoning Map



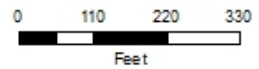
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Map Created: 5/7/2021

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Parcel 250-0020-03015



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Location Map



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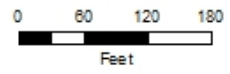
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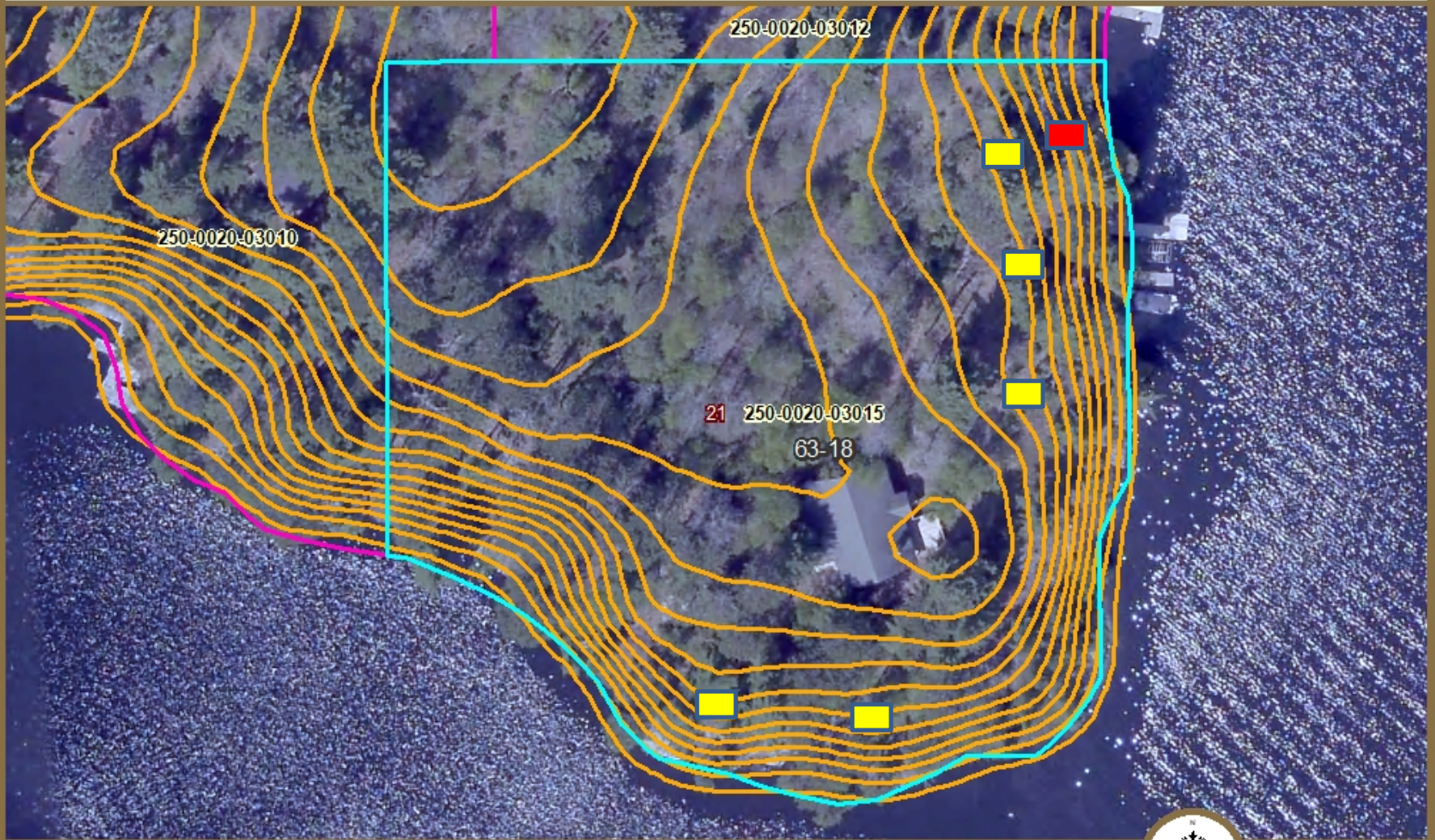
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Site Map

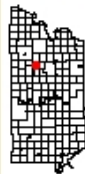


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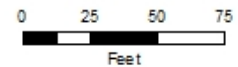
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Parcel 250-0020-03015

-  Alternate site locations
-  Proposed site



St. Louis County MN



Proposed Locations







Conforming Sauna location



Plans and Official Controls

1. Zoning Ordinance 62 states that water oriented accessory structures shall be no closer than 30 feet to the shoreline. The applicant is requesting 10 feet.
2. 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.
3. 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 applicant has suitable area for development that meets all setback requirements eliminating the need for a variance.
2. The property has steep slope of up to 30% near the shoreline. Building at the minimum setback would move the structure out of the steep slope.



Essential Character

1. The neighborhood consists of seasonal island cabins. No similar variance requests have been approved in the area.



Other Factors

1. The property has multiple building areas to meet minimum setbacks allowed by ordinance. Building within a steep slope has potential to cause erosion and increased runoff to the lake. A conforming structure would not be in the steep slope minimizing potential impacts to the lake.
2. The applicant has not met the burden of demonstrating practical difficulty to justify granting a variance when suitable area exists for a structure to meet ordinance requirements. Per St. Louis County Zoning Ordinance, Article VIII, Section 8.6 B. 4. (b.) iv, absent a showing of practical difficulty as provided in Minnesota Statutes and Ordinance 62, the Board of Adjustment shall not approve any variance.
3. Allowing a structure at a reduced setback when an applicant has not demonstrated a practical difficulty may set a precedent on future building requests.



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 a 120 sq. ft. sauna 10 feet from the shoreline:

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.



Correspondence



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M I N N E S O T A

Board of Adjustment

Questions?



Public

Questions?



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