

# Presenter

## Mark Lindhorst- Senior Planner



# David Koski

12914 Sturgeon Road,  
Side Lake MN 55781



SAINT  
**LOUIS**  
**COUNTY**  
MINNESOTA

# Variance Request

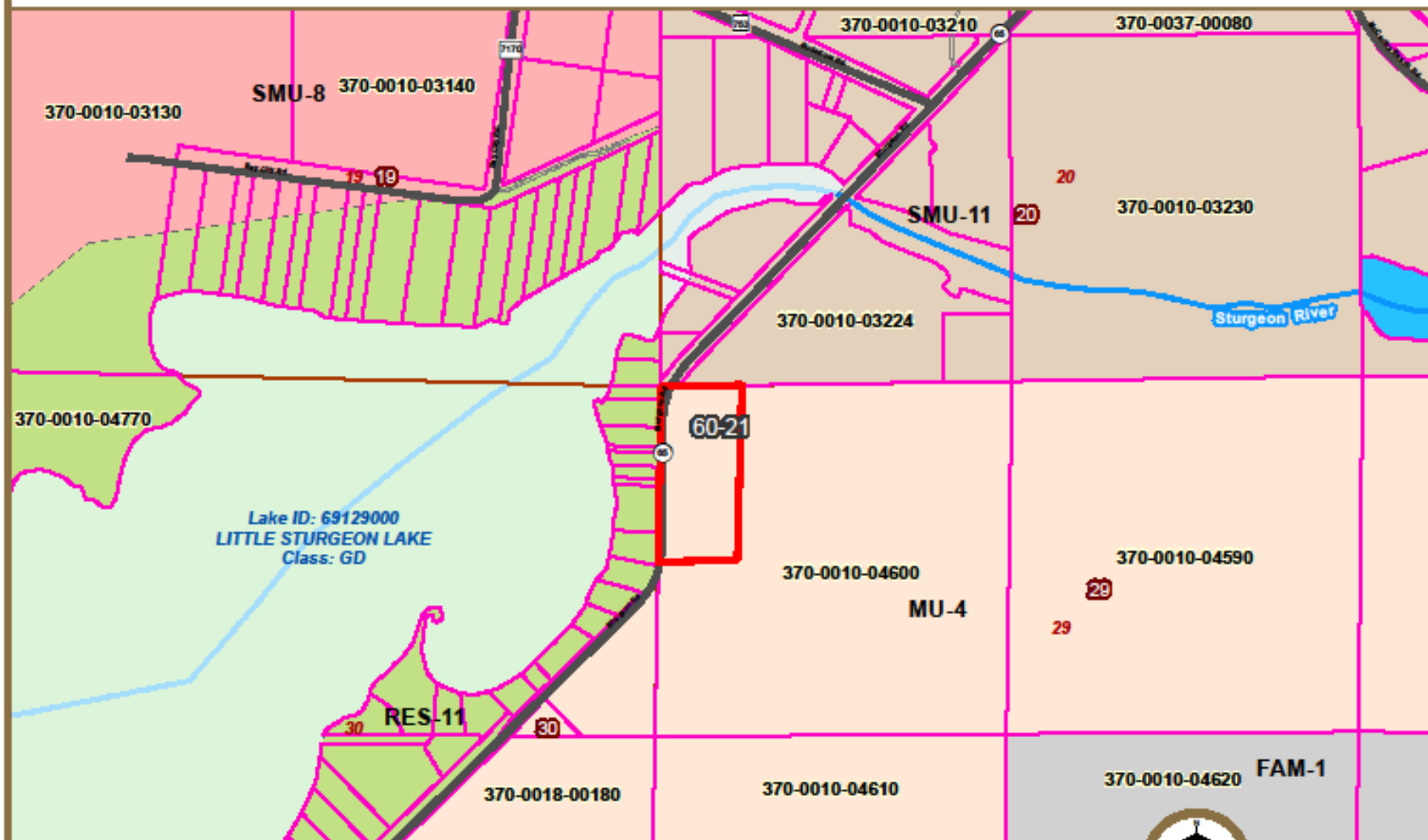
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- To allow an existing storage business to exceed the maximum lot coverage. The required lot coverage for property zoned MU-4 is 10 percent the applicant is requesting 47 percent.
- To allow a principal structure 25 feet from the property line where 50 feet is required.



# St. Louis County

May BOA



Prepared By: Planning & Community Development  
(218) 725-6000  
[www.stlouiscountymn.gov](http://www.stlouiscountymn.gov)

Source: St. Louis County

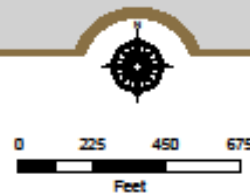
Map Created: 4/8/2004

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## Dan Koski Zoning Map

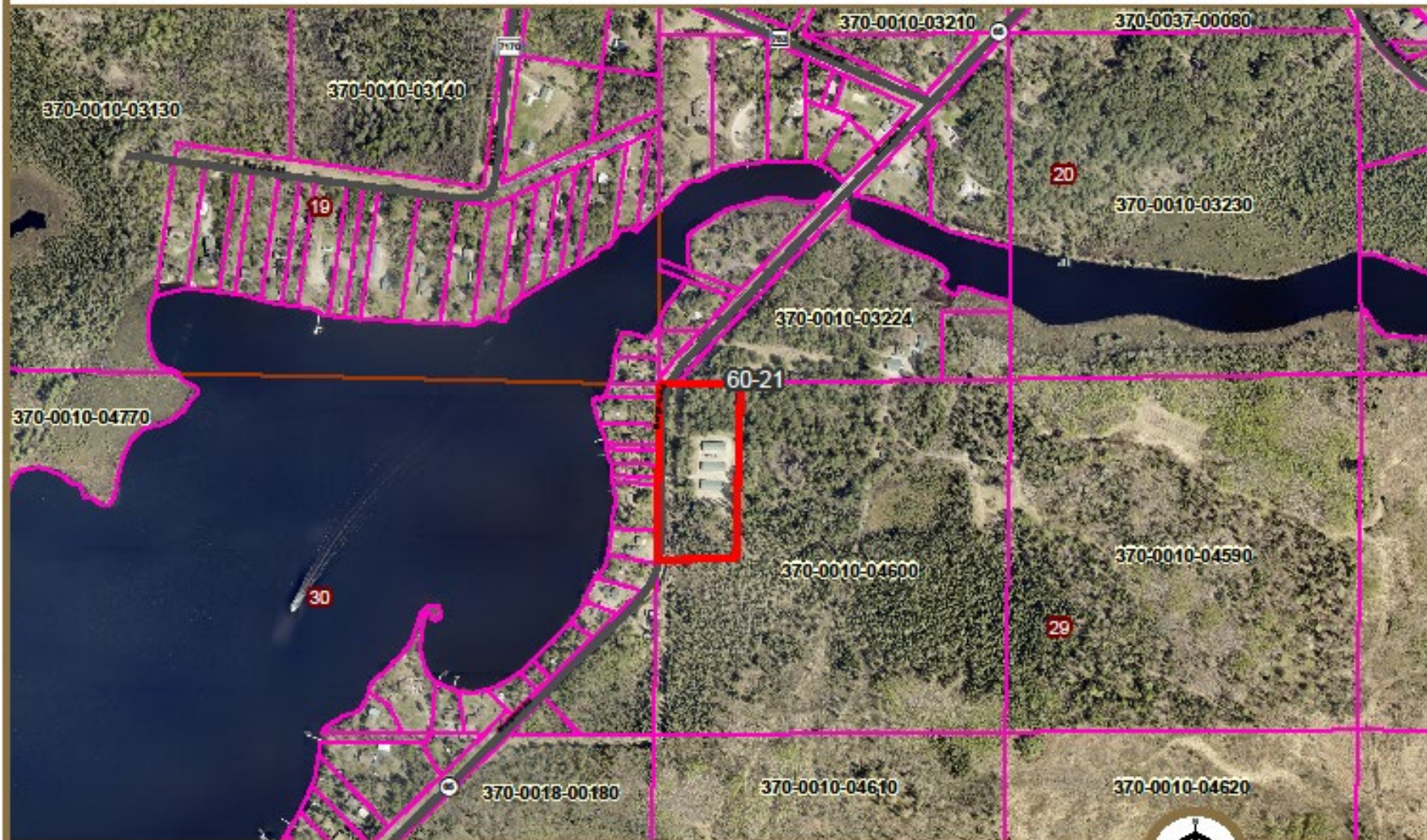


St. Louis County MN



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Source: St. Louis County

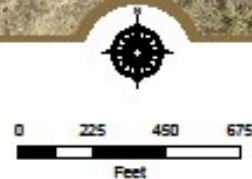
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## Dan Koski Location Map



St. Louis County MN



# St. Louis County

May BOA



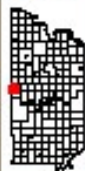
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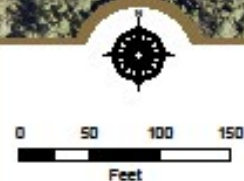
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## Dan Koski Site Map



St. Louis County MN



# 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

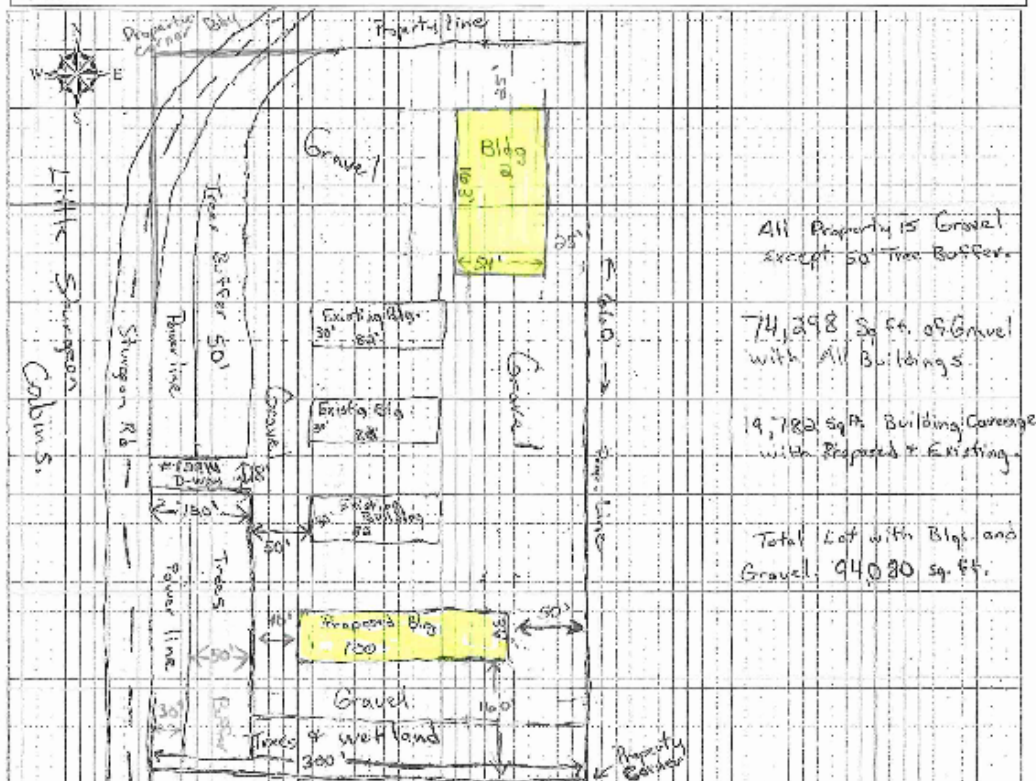
- ☐ \*Distance of Proposed Structures to Shoreline (Closest Point)
- ☐ \*Distance of Proposed Structures to Septic System and Tank
- ☐ \*Distance of Proposed Structures to Property Lines
- ☐ \*Distance of Proposed Structures to Road Centerline and Right-of Ways

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

\*Applicant Name: Daniel Koski

\*Site Address: 12914 Sturgeon Rd. side Lake, MN 55181

\*PIN:



All Property is Gravel  
except 50' Tree Buffer.

74,298 Sq. Ft. of Gravel  
with All Buildings.

19,782 Sq. Ft. Building Coverage  
with Proposed & Existing.

Total Lot with Bldg. and  
Gravel: 94,080 sq. ft.

\*\*\*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: \_\_\_\_\_





South building area





## South Building area







North Building area





## North Building area









# Staff Facts & Findings



# Official Controls

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1. St. Louis County Zoning Ordinance 62, Article III, Section 3.2, states the maximum lot coverage is 10 percent; the applicant is proposing 47 percent.
2. St. Louis County Zoning Ordinance 62, Article III, Section 3.2, requires a minimum property line setback of 50 feet; the applicant is proposing 25 feet.





# Official Controls

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3. 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.
4. 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.
5. Objective LU-3.3 of 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

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1. There are no alternatives that exist because the applicant already exceeds the lot coverage for the current approved business. The storage business has been in existence since 1994. The applicant is proposing to expand the business which will increase the impervious surface even more.
2. Proposed structure orientation and size can be adjusted to meet setback requirements reducing the request for variance.





# Essential Character of the Locality

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1. The storage business has been in existence since 1994.
2. There are 17 residential properties within the notification area several of which are located across the road from the proposal.
3. Vegetative screening along the road will be retained.



# Other Factors

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1. Implementing a stormwater management plan will ensure that no runoff impacts will affect neighboring properties or adjacent wetlands.
2. The applicant has already started construction of the increased impervious area.



# BOARD OF ADJUSTMENT CRITERIA FOR APPROVAL OF A VARIANCE

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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

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Conditions that may mitigate the variance for maximum lot coverage of 47 percent and a property line setback of 25 feet as proposed include, but are not limited to:

1. Stormwater management plan shall be submitted, approved by the Director prior to issuance of a land use permit, and implemented concurrent with development of each permitted structure.
2. The MN Wetland Conservation Act shall be followed.



# Correspondence





# Board of Adjustment

Questions?



# Public

## Questions?

