



ST. LOUIS COUNTY BOARD OF ADJUSTMENT STAFF REPORT

INSPECTION DATE: 4/15/2024

REPORT DATE: 4/22/2024

MEETING DATE: 5/9/2024

APPLICANT INFORMATION

APPLICANT NAME: Ian Lewandoski

APPLICANT ADDRESS: 3810 Chambersburg Ave, Duluth, MN 55811

OWNER NAME: N/A

SITE ADDRESS: 5899 Sunny Lane, Duluth, MN 55811

LEGAL DESCRIPTION: LOT 8, BLOCK 7, Caribou Lake Tracts of Town of Canosia, S19, T51N, R15W (Canosia)

PARCEL IDENTIFICATION NUMBER (PIN): 280-0040-01250

VARIANCE REQUEST: The applicant is requesting relief from St. Louis County Zoning Ordinance 62, Article II, Section 2.4 F., to allow a principal dwelling width facing the water to exceed 55 percent of the lot width when located outside the shoreline setback, and relief from St. Louis County Zoning Ordinance 62, Article III, Section 3.2, to allow a principal structure at a reduced property line setback where 15 feet is required.

PROPOSAL DETAILS: The applicant is proposing an 86-foot by 28-foot (1,288 square feet) principal dwelling to be located 12 feet from the south property line and 10 feet from the north property line, where 15 feet is required. The dwelling will be located 152 feet from Caribou Lake where 75 feet is required. The width of the proposed principal dwelling facing the lake will exceed the maximum allowed width facing the lake of 27.5 feet (55 percent) by 0.5 feet.

PARCEL AND SITE INFORMATION

ROAD ACCESS NAME/NUMBER: 5988 Sunny Lane

ROAD FUNCTIONAL CLASS: Local

LAKE NAME: Caribou Lake

LAKE CLASSIFICATION: GD

RIVER NAME: N/A

RIVER CLASSIFICATION: N/A

DESCRIPTION OF DEVELOPMENT ON PARCEL: The parcel currently contains a garage, screenhouse, sauna, boathouse and shed.

ZONE DISTRICT: SMU 11

PARCEL ACREAGE: 0.53 ACRES

LOT WIDTH: Approx. 50 FEET

FEET OF ROAD FRONTAGE: Approx. 50 Feet

FEET OF SHORELINE FRONTAGE: 50 feet

PARCEL AND SITE INFORMATION

VEGETATIVE COVER/SCREENING: There is minimal screening from the road and adjacent properties.

TOPOGRAPHY: The property is relatively flat but slopes north towards Caribou Lake.

FLOODPLAIN ISSUES: No floodplain issues.

WETLAND ISSUES: No wetlands on the parcel.

ADDITIONAL COMMENTS ON PARCEL: N/A

FACTS AND FINDINGS

A. Official Controls:

1. The applicant is requesting relief from St. Louis County Zoning Ordinance 62, Article III, Section 3.2, to allow a principal structure at a reduced property line setback where 15 feet is required.
 - a. The applicant is proposing an 86-foot by 28-foot (1,288 square feet) principal structure to be located 12 feet from the south and 10 feet from the north property lines.
2. The applicant is requesting relief from St. Louis County Zoning Ordinance 62, Article II, Section 2.6 F., to allow a principal dwelling width facing the water to exceed 55 percent of the lot width when located outside the shoreline setback.
 - a. The width of the proposed principal structure facing the lake is 28 feet which exceeds the maximum allow width of 27.5 feet (55 percent) by 0.5 feet.
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 the 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 are 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.

B. Practical Difficulty:

1. Caribou Lake Tracts was platted in 1924 prior to the first zoning ordinance in St. Louis County.
 - a. The applicant's parcel, as well as, a majority of the parcels in Caribou Lake Tracts do not conform to current zoning requirements and many of which contain structures that do not conform to setback requirements.
2. There are alternatives that do not require a variance:
 - a. The applicant could apply for a land use permit for a structure that meets the 15-foot property line setback and the width requirement without a variance.

C. Essential Character of the Locality:

1. The applicant is not proposing a new use to the area. Sunny Lane is developed with many seasonal and year-round residential uses.
2. This area consists of many long and narrow lots with principal structures that do not conform to the required property line setback.

D. Other Factors:

1. The proposed property line setbacks for the dwelling are consistent with the accessory structure property line setback requirement of 10 feet for the SMU-11 zone district.
2. Zoning Ordinance 62 states that it shall be the burden of the applicant to demonstrate sufficient practical difficulty to sustain the need for a variance. Absent a showing of practical difficulty as provided in Minnesota Statutes and this ordinance, the Board of Adjustment shall not approve any variance.
3. The proposed principal dwelling will be constructed on an existing building pad which an old principal structure was removed in approximately 2021-2022. There are wetlands near the north property line. The proposed building shall not impact these wetlands.

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 to allow a principal dwelling at a reduced property line setback and a principal dwelling width facing the water to exceed 55 percent include, but are not limited to:

1. The stormwater runoff from the proposed structure shall not directly discharge into the lake or on adjacent lots.
2. St. Louis County Onsite Wastewater SSTS standards shall be followed.

**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 **280-0040-01250**

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: **Landowner**
Applicant Name: **Iam Lewandoswski**
Address Line 1: **3810 Chambersburg Ave**
Address Line 2: **--**
City: **Duluth**
State: **MN**
Zip: **55811**
Primary Phone: **(218)576-5224**
Cell Phone: **--**
Fax: **--**
Email: **iam@shearcore.com**
Contact Person Name: **--**
Contact Person Phone: **--**

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? ☐ Yes

Name: **Iam Lewandoswski**
Address: **3810 Chambersburg Ave**

City: **Duluth**
State/Province: **MN**
Zip: **55811**
Primary Phone: **--**
Cell Phone: **--**
Fax: **--**
Email: **iam@shearcore.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: **5899 Sunny Lane**

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**
☐ **Private Road**
☐ **Easement**

☐ **Water**

☐ Other

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?

No

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.

No

Total # of bedrooms on property after project completion.

2

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

Yes

If Yes, please explain:

home

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.

The original building, cabin, was 245 feet wide. This structure has been removed. The proposed new year round home is 28 feet in width. The lot size width is 50 feet. Request to change side lot setbacks.

Describe the intended/planned use of the property.

Proposed new year round home with attached garage. The foot print of new home would be 28 feet by 86 feet including garage and covered patio.

Describe the current use of your property.

The current use was a recreational cabin. Seasonal only. Old structure which at one time had been a year round home then used at a cabin. This structure was torn down in 2022.

Describe other alternatives, if any.

Proposed new home structure is 28 feet in width to build a two bedroom home with code compliant dimensions.

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

Will increase value of property and will fit in with the current new homes constructed on Caribou Lake. No negative impact on neighbors property.

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

No negative impact on either properties adjacent to propose new home. Will not impede access, views of lake or existing landscape.

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

There will be new holding tanks for waste water. No waste water pollution. Proper landscaping for water run off. No negative impact on lake.

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

To build a code compliance new home which replaces an outdated structure. Increase the value of property. Proper landscaping for water run off. Increase in property value.

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

The request is to approve a 28 foot new house on a 50 foot lot. Changes side yard setback from 15 feet to 10 feet on east side and 12 feet on west side. Both neighbors have not objected. See copies of letters. Property has been in family for decades.

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: --

Address: --

City: --

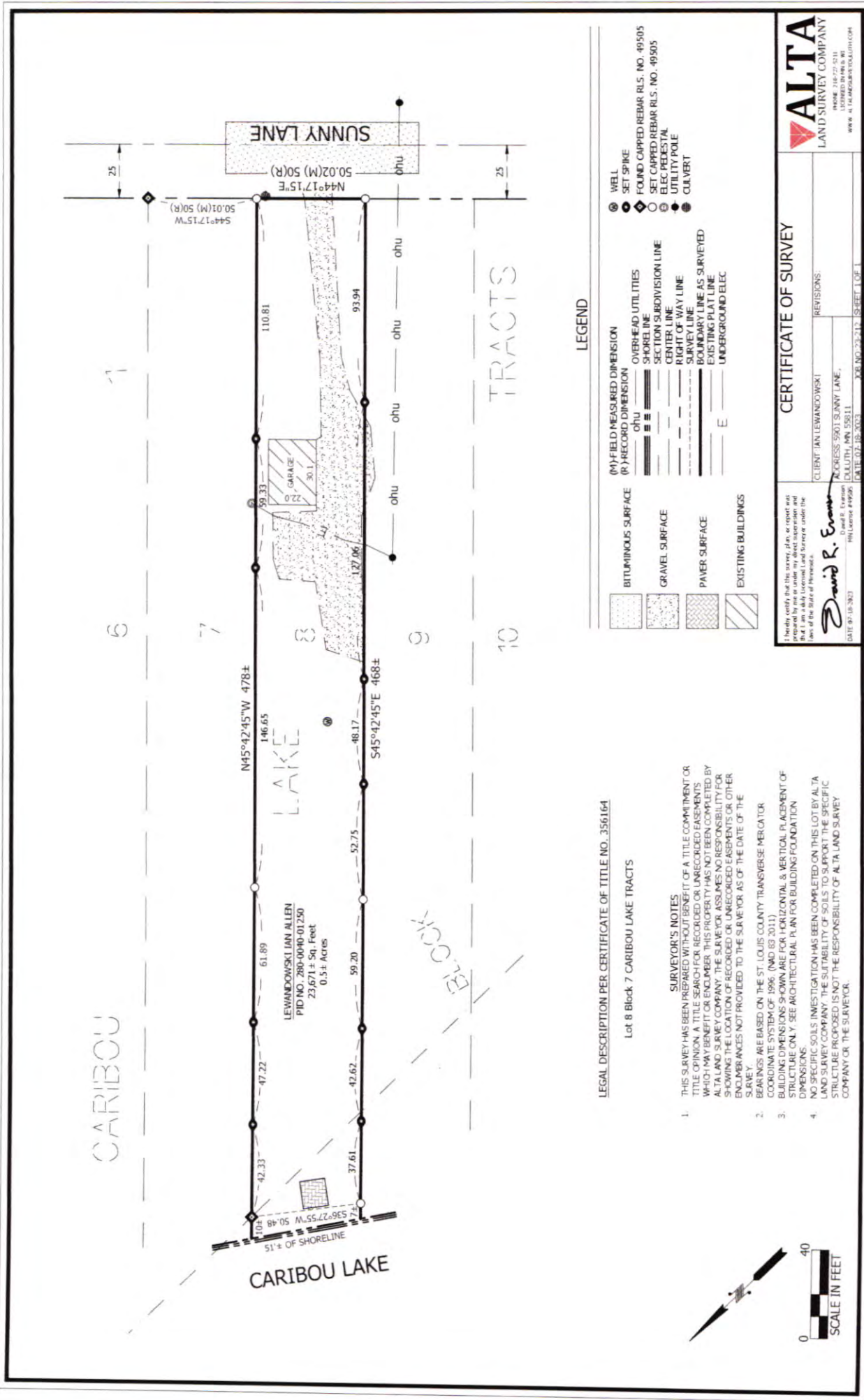
State: --

Postal Code: --

Email Address: --

I have read and agree to the statement above.

☐ I agree



LEGEND

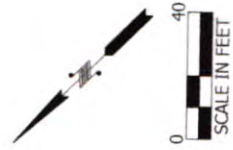
(M) FIELD MEASURED DIMENSION	
BITUMINOUS SURFACE	ohu
GRAVEL SURFACE	ohu
PAVER SURFACE	ohu
EXISTING BUILDINGS	ohu
(R) RECORD DIMENSION	
OVERHEAD UTILITIES	ohu
SHORELINE	ohu
SECTION SUBDIVISION LINE	ohu
CENTER LINE	ohu
RIGHT OF WAY LINE	ohu
SURVEY LINE	ohu
BOUNDARY LINE AS SURVEYED	ohu
EXISTING PLAT LINE	ohu
UNDERGROUND ELEC	ohu
WELL	ohu
SET SPIKE	ohu
FOUND CAPPED REBAR RLS. NO. 49505	ohu
ELEC PEDESTAL	ohu
UTILITY POLE	ohu
CULVERT	ohu

LEGAL DESCRIPTION PER CERTIFICATE OF TITLE NO. 356164

Lot 8 Block 7 CARIBOU LAKE TRACTS

SURVEYOR'S NOTES

- THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT OR TITLE OPINION. A TITLE SEARCH FOR RECORDED OR UNRECORDED EASEMENTS WHO MAY BENEFIT OR ENCUMBER THIS PROPERTY HAS NOT BEEN COMPLETED BY ALTA LAND SURVEY COMPANY. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR SHOWING THE LOCATION OF RECORDED OR UNRECORDED EASEMENTS OR OTHER ENCUMBRANCES NOT PROVIDED TO THE SURVEYOR AS OF THE DATE OF THE SURVEY.
- BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1986 (NAD 83 2011).
- BUILDING DIMENSIONS SHOWN ARE FOR HORIZONTAL & VERTICAL PLACEMENT OF STRUCTURE ONLY. SEE ARCHITECTURAL PLAN FOR BUILDING FOUNDATION DIMENSIONS.
- NO SPECIFIC SOILS INVESTIGATION HAS BEEN COMPLETED ON THIS LOT BY ALTA LAND SURVEY COMPANY. THE SUITABILITY OF SOILS TO SUPPORT THE SPECIFIC STRUCTURE PROPOSED IS NOT THE RESPONSIBILITY OF ALTA LAND SURVEY COMPANY OR THE SURVEYOR.



CERTIFICATE OF SURVEY

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

David R. Evans
David R. Evans
Professional Land Surveyor
DATE: 07-18-2023

CLIENT: IAN LEWANDOWSKI

ADDRESS: 5901 SUNNY LANE,
DULUTH, MN 55811

REVISIONS:

DATE: 07-18-2023 X-8 NO. 23-212 15-SHEET 1 OF 1

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*

[illegible]

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/parcelInfo20051frame/>

APPLICANT

*Applicant Name Ian Lewandowski		I am a... <input type="checkbox"/> Contractor <input checked="" type="checkbox"/> Homeowner <input type="checkbox"/> Other		*Daytime # 218-576-5224	Date 3-24-24
*Applicant Address <i>Where to send permit.</i> 3810 Chambersburg Ave.		*City Duluth	*State MN	*ZIP 55811	
Applicant Email ian@shearcore.com					
Contact Person <i>If applicable.</i> Same as above			Contact Person # MAR 29 2024		
Mailing Address <i>If different than above.</i>			City	State	ZIP
Email Address <i>Where to email permit. Providing an email address will expedite the time in which a permit is received by an applicant.</i>					

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:		5099 Sunny Lane
<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 type="checkbox"/> Yes	<input checked="" 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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	*Is this project adding a bedroom? Include home, garage, & accessory dwelling.
#	2	*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:
<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-\$175
Greater than 1,200 square feet-\$345

☒ 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 **Removed**

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-\$90

☐ 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-\$65

☐ Permit extension beyond 2 years

#3 Subdivisions/Parcel Reviews

Additional Worksheets Required

☐ Plat-Minor Subdivision-\$685

☐ Conventional or Conservation Plat-Less than or equal to 3 lots-\$685

☐ Conventional or Conservation Plat-Greater than 3 lots-\$1,375

☐ Lot Line Adjustment-\$90

☐ Parcel Review-\$90

☐ Performance Standard Subdivision-\$410

#4 Performance Standard-\$410
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-\$175

#6 Wetland Reviews

Additional Worksheets Required

☐ No Loss/Exemption/Replacement Plan-\$175

☐ Wetland Delineation Review-\$410

☐ Wetland Banking Plan Review-\$1,340

#7 Public Hearings

Additional Worksheets Required

☐ Administrative Appeal-\$1,350

☐ Environmental Assessment-\$1,200

☐ Conditional Use Permit-\$685

☐ Conditional Use Permit Rehearing-\$220

☐ Interim Use Permit-\$685

☐ Interim Use Permit Rehearing-\$220

☐ General Purpose Borrow Pit-\$685

☒ Variance-\$685

☐ Variance Rehearing-\$220

☐ Multiple Hearing (Variance/conditional use)-\$1,020

☐ Rezoning-\$685

TYPE OF PROPOSED STRUCTURES

Check all that apply to the project.

☒ New Structure(s)

See Plan attached

***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

Shallow

86 Feet

28 Feet

House 1288 Sq. ft.

20 Feet

attached

Frost Wall

— Feet

28 Feet

garage 784 Sq. ft.

20 Feet

garage

— Feet

— Feet

Feet

Total 2072 Sq. ft.

Feet

☐ 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

Feet

Feet

Sq. ft.

Feet

Feet

Feet

Feet

Feet

Sq. ft.

Feet

Feet

Feet

Feet

Feet

Sq. ft.

Feet

***Indicates required field. Incomplete applications will be returned.**

CONTACT: Planning and Zoning Department

Technical Assistance

Toll Free: 1-800-450-9777

Land Use Information

www.stlouiscountymn.gov/landuse

Duluth

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

Virginia

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

Office Use Only

Receipt # _____

Receipt Date _____

Payment Amount _____

Paid By _____



Variance

Worksheet St. Louis County, Minnesota

About 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.

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www.stlouiscountymn.gov/departments-a-z/planning-zoning/land-use/apply-for-a-land-use-permit#la-101571440-variance.

APPLICANT

Applicant Name (Last, First)

Ian Lewandowski

VARIANCE REQUEST Complete this form along with the Land Use Permit Application

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

The original building, cabin, was 24 feet wide. This structure has been removed. The proposed new year round home is 28 feet in width. The lot size width is 50 feet. Request to change side lot setbacks.

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4. Describe other alternatives, if any.

Proposed new home structure is 28 feet in width to build a Two bedroom home with code compliant dementions.

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

Will increase value of property and will fit in with the current new homes constructed on Caribou Lake. No negative impact on neighbors property.

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

No negative impact on either properties adjacent to proposed new home. Will not impede access, views or views of lake or existing landscape.

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

There will be new holding tanks for waste water. No waste water pollution. Proper landscaping for water run off. No negative impact on lake.

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

To build a code compliance new home which replaces an outdated structure. Increase the value of property. Proper landscaping for water run off. Increase in property value.

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

The request is to approve a 28 foot new house on a 50 foot lot. Changes side yard set back from 15 to 10 feet on east side and 12 feet on west side. Both neighbors have not objected. See copies of letters. Property has been in family for decades.

OFFICE USE ONLY

Principal Structures	Principal Structure Additions	Accessory Structures	Accessory Structures Additions	Other
<input type="checkbox"/> Shoreline Setback <input type="checkbox"/> Property Line Setback <input type="checkbox"/> Lot Width <input type="checkbox"/> Height Limit <input type="checkbox"/> 40% of Lot Width <input type="checkbox"/> 55% of Lot Width <input type="checkbox"/> Bluff <input type="checkbox"/> 2nd Principal Structure <input type="checkbox"/> % Lot Coverage <input type="checkbox"/> Road Centerline Setback <input type="checkbox"/> Road Right-of-Way Setback <input type="checkbox"/> Lot width and/or Area	<input type="checkbox"/> Shoreline Setback <input type="checkbox"/> Road Centerline Setback <input type="checkbox"/> Road Right-of-Way Setback <input type="checkbox"/> Property Line Setback <input type="checkbox"/> One Addition Allowed <input type="checkbox"/> Allowable Size Exceeded <input type="checkbox"/> 40% of Lot Width <input type="checkbox"/> 55% of Lot Width <input type="checkbox"/> Height Limit <input type="checkbox"/> Foundation from Lake <input type="checkbox"/> Lot width and/or Area	<input type="checkbox"/> Shoreline Setback <input type="checkbox"/> Road Centerline Setback <input type="checkbox"/> Road Right-of-Way Setback <input type="checkbox"/> Property Line Setback <input type="checkbox"/> Lot Width and/or Area <input type="checkbox"/> Height Limit <input type="checkbox"/> Allowable Size Exceeded <input type="checkbox"/> Bluff	<input type="checkbox"/> Shoreline Setback <input type="checkbox"/> Road Centerline Setback <input type="checkbox"/> Road Right-of-Way Setback <input type="checkbox"/> Property Line Setback <input type="checkbox"/> Allowable Size Exceeded <input type="checkbox"/> Height Limit <input type="checkbox"/> Lot width and/or Area	<input type="checkbox"/> Subdivision Plat <input type="checkbox"/> Exceeding Lot Coverage <input type="checkbox"/> Exceeding Maximum Buildable Area <input type="checkbox"/> Other Standard Not Listed (Explain below)

CONTACT: Planning and Zoning Department

Technical Assistance

Toll Free: 1-800-450-9777

Land Use Information

www.stlouiscountymn.gov/land-use

Duluth

Government Services Center

320 West 2nd Street,
Suite 301

Duluth, MN 55802
(218) 725-5000

Virginia

Government Services Center

201 South 3rd Avenue West
Virginia, MN 55792

(218) 749-7103

Office Use Only

Receipt # _____

Receipt Date _____

Payment Amount _____

Paid By _____

MAR 28 2024



Residential Construction Application

Subsurface Sewage Treatment System

3000

Rev. 12-28-2021

MAR 29 2024

This permit application form is used to apply for a Permit to Construct. Additional Information: www.stlouiscountymn.gov/septic.

Primary PIN	2	8	0	-	0	0	4	0	-	0	1	2	5	0	Associated PIN			-				-				
-------------	---	---	---	---	---	---	---	---	---	---	---	---	---	---	----------------	--	--	---	--	--	--	---	--	--	--	--

PIN is found on your Property Tax Statement (E.g. 123-1234-12345), searching the County Land Explorer at <https://gis.stlouiscountymn.gov/landexplorer/>, or searching the Property Lookup at <http://apps.stlouiscountymn.gov/auditor/parcelInfo2005Iframe/>.

Zip **55811**

☐ Check to request a 911 address number and sign. Visit <https://www.stlouiscountymn.gov/departments-a-z/sheriff/emergency/911-emergency#5143571-obtaining-a-911-address> for addressing information.

Name	Ian Lewandowski			Date	09/12/2022
Address	5899 Sunny Lane	City	Duluth	State	MN
				Zip	55811
Email		Phone	218-576-5224	Phone	

Name		
Email	Phone	Phone

<input checked="" type="checkbox"/> US Mail	Address	City	State	Zip
<input type="checkbox"/> Email	Email			

✓ New SSTS	<input type="checkbox"/> Replacing the Existing SSTS Why	<input type="checkbox"/> Point of Sale Requirement
------------	-----------------------------------------------------------------	----------------------------------------------------

[illegible]

Please make checks payable to: St. Louis County Auditor

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Is the SSTS within 1,000 feet of a lake or 300 feet of a river? Lake/River Name Caribou Lake
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Is the property used year round?
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Is the property part of a CIC (Common Interest Community)? If yes, include the Associated PIN on this Application.
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Is this property serving multiple dwellings sharing a SSTS component?
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Is this leased property? If yes, you must obtain & attach the Lessor's written authorization for this project.
Leased From		<input type="checkbox"/> MN Power <input type="checkbox"/> St. Louis County <input type="checkbox"/> MN DNR <input type="checkbox"/> US Forest Service <input type="checkbox"/> Other

Water Source	<input type="checkbox"/> Proposed Well	<input checked="" type="checkbox"/> Existing Well	<input type="checkbox"/> Hand Carried	<input type="checkbox"/> Surface/Lake Water	<input type="checkbox"/> Municipal
Well Type	<input checked="" type="checkbox"/> Drilled	<input type="checkbox"/> Sandpoint	<input type="checkbox"/> Dug	Is there one or more wells? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Well #		Well Depth Feet >50		Case Depth Feet >50	



St. Louis County, MN

PERMIT

Residential Construction Application

Subsurface Sewage Treatment System

Form

3000

Rev. 12-28-2021

DESIGNERLicensed Business Name **Northern Environmental Solutions**License # **4072**Certification # **1789**

Designer's Comments (To On-Site Wastewater Staff)

STRUCTURE**Building Type and Water Uses**

Check all that apply

		# of Bedrooms	Seasonal Use Only	Plumbing	Basement Plumbing	Garbage Disposal	Clothes Washer	Dishwasher	Water Conditioning Unit	Furnace w/Humidifier	Bathtub > 40 gal	Sewer Grinder Pump
<input checked="" type="checkbox"/> Dwelling	Home, mobile home, hunting shack, cabin, RV	2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Multi-Family	Multiple units		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Accessory Dwelling	Guest cottage, bunk house		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Accessory Structure	Garage, pole building, shed, sauna, gazebo screen-house	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Other			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other information to be considered for this application

AGREEMENT

By submitting this application, the entire contents of which are considered to be public data, 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.

CONTACT Planning and Community Development (On-Site Wastewater Division)**Duluth Office**

Government Services Center
320 W 2nd Street, Suite 301
Duluth, MN 55802

Phone (218) 725-5200
Toll Free (800) 450-9777
www.stlouiscountymn.gov/septic

Virginia Office

Government Services Center
201 South 3rd Avenue West
Virginia, MN 55792

Phone (218) 749-0625
Toll Free (800) 450-9777
www.stlouiscountymn.gov/septic

OFFICE USE ONLY

Amount Paid	Paid by	Cash	Check #	Permit #
Revenue Code	Received By	<input type="checkbox"/> Mail <input type="checkbox"/> IP	Date RIO	



St. Louis County, MN

PERMIT

SSTS Dwelling Classification Worksheet
Subsurface Sewage Treatment System

Form

3011

Rev. 12-28-2021

This form is used to complete a SSTS Design. Additional Information: www.stlouiscountymn.gov/septic**SITE INFORMATION**Site Address **5899 Sunny Lane**City **Duluth**Zip **55811**Parcel ID **280-0040-01250****DWELLING INFORMATION**Dwelling dimensions (ft) **30** x **40**Finished Square Feet **1200**Number of Bedrooms **2**Finished Square Feet per Bedroom **600**Information provided by **Homeowner****WATER USING DEVICES (check all that apply)**☒ Clothes Washing Machine☐ Bathtub > 40 gallons☒ Dishwasher☐ Garbage Disposal☐ Water Conditioning Unit☐ Self-cleaning Humidifier in Furnace**CLASSIFICATION**☐ I More than 800 finished square feet per bedroom and/or more than 2 water using devices☒ II Between 500 and 800 finished square feet per bedroom and not more than 2 water using devices☐ III Less than 500 finished square feet per bedroom and not more than 2 water using devices☐ IV Dwellings with wastewater systems designed under part 7080.2240*Extracted from SLC Ordinance 61 Technical Standards***7080.1860 DESIGN FLOW (GALLONS PER DAY).**

TABLE IV

Classification of dwelling

	I**	II	III	IV
Number of bedrooms	Gallons per day			
2 or less	300	225	180	*
3	450	300	218	*
4	600	375	256	*
5	750	450	294	*
6	900	525	332	*

* Flows for Classification IV dwellings are 75 percent of the values as determined for Classification I, II, or III systems.

** Design flows for Class I dwellings wastewater systems with design flows at a minimum 100 gallons per day per bedroom must meet the requirements of 7080.2300, Item I.

For more than six bedrooms, the design flow is determined by the following formulas:

Classification I: Classification I dwellings are those with more than 800 square feet per bedroom, when the dwelling's total finished floor area is divided by the number of bedrooms, or where more than two of the following water-use appliances are installed or anticipated: clothes washing machine, dishwasher, water conditioning unit, bathtub greater than 40 gallons, garbage disposal, or self-cleaning humidifier in furnace. The design flow for Classification I dwellings is determined by multiplying 150 gallons by the number of bedrooms.

Classification II: Classification II dwellings are those with 500 to 800 square feet per bedroom, when the dwelling's total finished floor area is divided by the number of bedrooms, and where no more than two of the water-use appliances listed in Classification I are installed or anticipated. The design flow for Classification II dwellings is determined by adding one to the number of bedrooms and multiplying this result by 75 gallons.

Classification III: Classification III dwellings are those with less than 500 square feet per bedroom, when the dwelling's total finished floor area is divided by the number of bedrooms, and where no more than two of the water-use appliances listed in Classification I are installed or anticipated. The design flow for Classification III dwellings is determined by adding one to the number of bedrooms, multiplying this result by 38 gallons, then adding 66 gallons.

Classification IV: Classification IV dwellings are dwellings with wastewater systems designed under part 7080.2240.



St. Louis County, MN

PERMIT

SSTS Design Summary
Subsurface Sewage Treatment System

Form

3002

Rev. 02-25-2022

This form is used to complete a SSTS Design. Additional Information: www.stlouiscountymn.gov/septic**SITE INFORMATION**Site Address **5899 Sunny Lane**City **Duluth**Zip **55811**Parcel ID **280-0040-01250****DESIGNER**Name **Northern Environmental Solutions**Date **09/12/2022**Email **mparrot.nes@gmail.com**Phone **218-600-8808**

Phone

SYSTEM INFORMATIONMPCA Type ☐ Type I ☒ Type II ☐ Type III ☐ Type IV ☐ Type V Dwelling Classification ☐ I ☒ II ☐ III ☐ IV☒ Residential ☐ Commercial ☐ Seasonal ☐ Other# Bedrooms **2** # Water using devices **2** Total Finished Sq ft **1200** Sq ft / Bedroom **600**Design Flow **300** Water Meter **Yes** Pressure Test **NO** Grinder or Disposal **NO**CLR SLR Limiting Soil Type Limiting Layer Depth (in) **0**

SSTS Flow Description

2 bedroom cabin to two 2500gal holding tanks.**TANK INFORMATION**

Type (Septic, Pump, Holding etc.)	Size (gallons)	Status (New, Existing)	Material (Precast, Plastic)	Alarm (Yes, No)	Insulated (Yes, No)	Bedded (Yes, No)	Building Sewer (Gravity, Pressure, Both)
Holding	2500	New	Precast	Yes	Yes	Yes	Gravity
Holding	2500	New	Precast	Yes	Yes	Yes	Gravity

Gallons per inch of pump tank

Tank Installation & Pumping comments

DISTRIBUTION INFORMATION☐ Gravity ☐ Drop Box ☐ Distribution Box☐ Pressure Gal/Min Ft Head Pump Model☐ Event Counter ☐ ETM Time Dose Panel Timer On Timer Off

Max Dose Min. Dose Drainback Dose + Drainback Float Tether (in)

Manifold

Laterals

Location ☐ Center ☐ End Number

Size (in) Size (in)

Insulated Orifices

Size (in) # Per lateral

Spacing (in) Shields



St. Louis County, MN

PERMIT

SSTS Design Summary
Subsurface Sewage Treatment System

Form

3002

Rev. 02-25-2022

DRAINFIELD INFORMATION

Trench			
Number	Width (ft)	Length (ft)	Media Type
Max Depth (in)	Rock (in)	Cover (in)	Sand Liner (in)

Bed			
Number	Width (ft)	Length (ft)	Media Type
Max Depth (in)	Rock (in)	Cover (in)	Sand Liner (in)

At-Grade				
Width (ft)	Length (ft)	Number	Up Berm (ft)	Down Berm (ft)

Mound				
Number	Bed Width (ft)	Bed Length (ft)	Media Type	
Sand (in) to	Rock (in)	Cover (in)	Total Width (ft)	
Up Berm (ft)	Down Berm (ft)	Sand (yd ³)	Total Length (ft)	

Registered Filter Product

Filter Class	<input type="checkbox"/> Intermittent/Single Pass	<input type="checkbox"/> Recirculating	<input type="checkbox"/> Subsurface Flow	<input type="checkbox"/> Other
Media Type	<input type="checkbox"/> Sand	<input type="checkbox"/> Peat	<input type="checkbox"/> Textile/Synthetic	<input type="checkbox"/> Constructed Wetlands
No. of Filters	Rock Bed Dimensions (ft)	x	Bed Media Depth (in)	
Manufacturer				

Registered Aerobic Treatment System

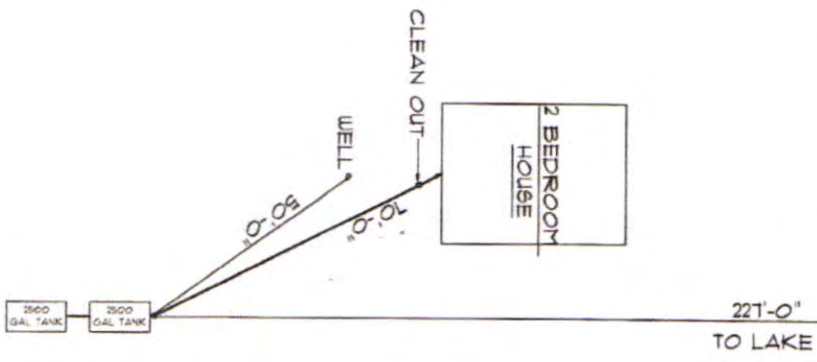
Type	<input type="checkbox"/> Suspended Growth	<input type="checkbox"/> Fixed Film	<input type="checkbox"/> Sequencing Batch	<input type="checkbox"/> Other
Gallons/day	No. of Units	Disinfection (yes or no)	If yes, chemical or UV	
Manufacturer				

Designer Comments**CONTACT** Planning and Community Development (On-Site Wastewater Division)**Duluth Office**Government Services Center
320 W 2nd Street, Suite 301
Duluth, MN 55802Phone (218) 725-5200
Toll Free (800) 450-9777
www.stlouiscountymn.gov/septic**Virginia Office**Government Services Center
201 South 3rd Avenue West
Virginia, MN 55792Phone (218) 749-0625
Toll Free (800) 450-9777
www.stlouiscountymn.gov/septic



HOLDING TANK DESIGN FOR:
IAN LEWANDOWSKI
5899 SUNNY LANE
DULUTH, MN
280-0040-01250
PLAN # 22-85
DATE: 9/12/2022

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





Subsurface Sewage Treatment System

Rev. 09-07-2021

Phone (218) 749-0625
Toll Free (800) 450-9278
www.stlouiscountymn.gov/septic

Advanced Services, Inc.

6552 Hwy 2 / Cloquet, MN 55720
218-591-1736

Contract / Agreement for Holding Tank Pumping Services

Pumping Service:

Advanced Services Inc

Name of Pumping Service

6552 Hwy 2 Cloquet MN 55720
Address City State Zip Code

State License Number: 13682

Contact Person: Laura Walsh Phone No: 218-591-1736

Has been retained by:

Jan Lewandowski

Owner

5899 Sunny Lane Duluth MN 55811
Address City State Zip Code

To provide holding tank pumping services.

Capacity of Holding Tank 2 x 2500 = 5,000 gallons

Schedule of Pumping _____
(Monthly) (Quarterly) (on-call)

Each time of the holding tank is pumped, the Owner agrees to:

- Read the water meter
- Submit the water meter readings, and
- Submit the pumping receipts from the pumping service to St. Louis County.

Jan Walsh
Signature of Pumper

[Signature]
Signature of Owner

Date: 9/12/2022

Date: _____



Septic System Management Plan for Holding Tank Systems

The goal of a septic system is to protect human health and the environment by properly treating wastewater before returning it to the environment. Your holding tank system is designed to store your used water before it is recycled back into our lakes, streams and groundwater.

This **management plan** will identify the operation and maintenance activities necessary to ensure compliance with applicable rules and regulations. Some of these activities must be performed by you, the homeowner. Other tasks must be performed by a licensed septic maintainer. However, it is YOUR responsibility to make sure all tasks get accomplished in a timely manner.

The University of Minnesota's *Septic System Owner's Guide* contains additional tips and recommendations designed to extend the effective life of your system and save you money over time.

Proper septic system design, installation, operation and maintenance means safe and clean water!

Property Owner: **Ian Lewandowski**

Property Address: **5899 Sunny Lane**

Property ID: **280-0040-01250**

System Designer: **Mike Parrot/NES**

License #: **4072**

System Installer: **Hacker Construction**

License #:

Service Provider/Maintainer: **ASI**

Phone:

Permitting Authority: **St. Louis County**

Phone:

Permit #:

Date Inspected:

Keep this Management Plan with your Septic System Owner's Guide. The Septic System Owner's Guide includes a folder to hold maintenance records including pumping, inspection and evaluation reports. Ask your septic professional to also:

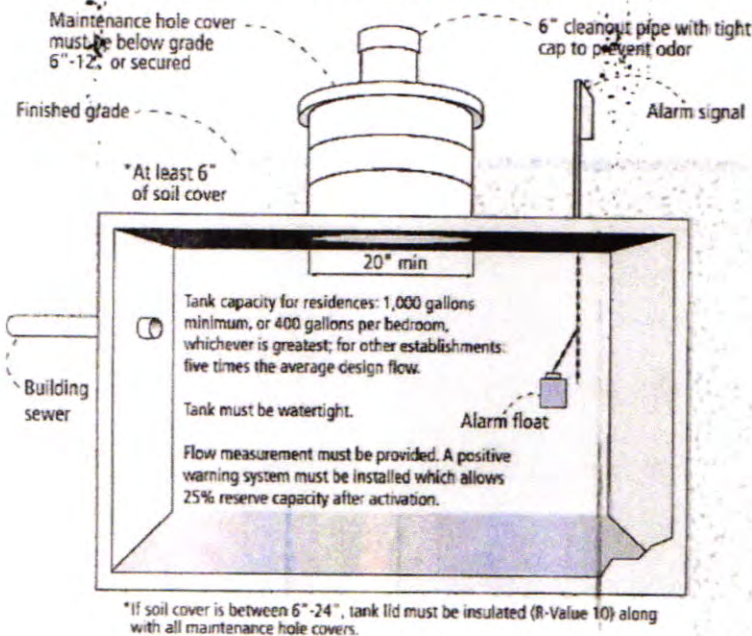
- Attach permit information, designer drawings and as-builts of your system, if they are available.
- Keep copies of all pumping records and other maintenance and repair invoices with this document.
- Review this document with your maintenance professional at each visit; discuss any changes in product use, activities, or water-use appliances.

For a copy of the *Septic System Owner's Guide*, call 1-800-876-8636 or go to <http://shop.extension.umn.edu/>

<http://septic.umn.edu>



Your Holding Tank



Dwelling Type	Well Construction
Number of bedrooms: <u>2</u>	Well depth (ft): <u>>50</u>
System capacity/ design flow (gpd): <u>225</u>	<input type="checkbox"/> Cased well Casing depth: <u>>50</u>
Anticipated average daily flow (gpd): <u>169</u>	<input type="checkbox"/> Other (specify): _____
Comments _____	Distance from septic (ft): <u>50</u>
In-home business? <u> </u> What type? <u> </u>	Is the well on the design drawing? <input checked="" type="radio"/> Y <input type="radio"/> N
Number of occupants <u>2</u>	

Holding Tank	
<input type="radio"/> One tank: Tank volume: _____ gallons	<input type="checkbox"/> Flow measurement device: <u>Yes</u>
<input checked="" type="radio"/> Two tanks: Tank volume: <u>2500</u> gallons	<input type="checkbox"/> Location: <u>Home</u>
<input type="checkbox"/> Tank is constructed of <u>Precast</u>	<input type="checkbox"/> Alarm <input checked="" type="checkbox"/> visual <input type="checkbox"/> audible
	<input type="checkbox"/> Reserve %: <u>25</u>
<input type="checkbox"/> Service contract held by: <u>ASI</u>	
<input type="checkbox"/> Service contract is attached to this management plan	



Homeowner Management Tasks

These operation and maintenance activities are your responsibility. Use the chart on page 6 to track your activities.

Identify the service intervals recommended by your system designer and your local government. The tank assessment for your system will be the **shortest interval of these three intervals**. Your pumper/maintainer will determine if your tank needs to be pumped.

Tank capacity ÷ (# of occupants X 50 Gallons/day) = # of days between cleaning

OR

Within 24 hours of alarm signal

System Designer: check every TBD days

Local Government: check every TBD days

My tank needs to be emptied
every TBD days

Seasonally

- ☐ Monitor alarm daily – make sure the alarm has not signaled. Alarms signal when your holding tank is nearly full; contact your maintainer.
- ☐ Measure and note your average daily water usage on page 5. Conserving water saves you money!
- ☐ Leaks. Check (listen, look) for leaks in toilets and dripping faucets. Repair leaks promptly.

Annually

- ☐ Establish a contract for tank cleaning services with a state licensed maintenance business.
- ☐ Caps. Make sure that all caps and lids are intact and in place. Inspect for damaged caps at least every fall. Fix or replace damaged caps before winter to help prevent freezing issues.
- ☐ Water conditioning devices. See Page 5 for a list of devices. When possible, discharge clear water sources to another location. Program the recharge frequency based on water demand (gallons) rather than time (days). Recharging too frequently will result in increased pumping costs.
- ☐ Review your water usage rate. Review the Water Use Appliance chart on Page 5. Discuss any major changes with your pumper/maintainer.

During each visit by a pumper/maintainer

- ☐ Ask if your pumper/maintainer is licensed in Minnesota.
- ☐ Make sure that your pumper/maintainer has clear access to the holding tank and completely empties the tank
- ☐ Ask your pumper/maintainer to accomplish the tasks listed on the Professional Tasks on Page 4.



Professional Management Tasks

These are the operation and maintenance activities that a pumper/maintainer performs to help ensure long-term performance of your system. Professionals should refer to the O/M Manual for detailed checklists for tanks, pumps, alarms and other components. Call 800-322-8642 for more details.

- ☐ Written record provided to homeowner after each visit.

Plumbing/Source of Wastewater

- ☐ Review the Water Use Appliance Chart on Page 5 with homeowner. Discuss any changes in water use and the impact those changes may have on the frequency of maintenance.
- ☐ Review and document water usage rates with homeowner.

Holding Tanks

- ☐ *Maintenance hole lid.* A riser is recommended if the lid is not accessible from the ground surface. Insulate the riser cover for frost protection.
- ☐ *Liquid level.* Check to make sure the tank is not leaking.
- ☐ *Inspection pipes.* Replace damaged caps.
- ☐ *Alarm.* Verify that the alarm works and that there is at least 25% reserve capacity.
- ☐ *End of year seasonal property pumping.* Remind homeowner of most frequent causes of tank and building sewer freeze-ups. Ensure that there are no "micro sources" of water such as a high efficiency furnace or other dripping devices. Determine a logical winter water use plan that will not result in need for emergency visit(s).

All other components – inspect as listed here:



Water-Use Appliances and Equipment in the Home

Appliance	Impacts on Holding Tank	Management Tips
Garbage disposal	<ul style="list-style-type: none"> Uses water and increases pumping frequency and expense. 	<ul style="list-style-type: none"> Use of a garbage disposal is not recommended. Minimize garbage disposal use. Compost instead.
Washing machine	<ul style="list-style-type: none"> Uses water and increases pumping frequency and expense. 	<ul style="list-style-type: none"> Choose a front-loader or water-saving top-loader, these units use less water than older models. Wash only full loads. Do laundry off site.
Dishwasher	<ul style="list-style-type: none"> Uses water and increases pumping frequency and expense. 	<ul style="list-style-type: none"> Wash only full loads.
Large bathtub (whirlpool)	<ul style="list-style-type: none"> Uses water and increases pumping frequency and expense. 	<ul style="list-style-type: none"> Take short showers to conserve water.
Clear Water Uses	Impacts on Holding Tank	Management Tips
High-efficiency furnace	<ul style="list-style-type: none"> Drip may result in frozen pipes during cold weather. 	<ul style="list-style-type: none"> Re-route water into a sump pump or directly out of the house. Do not route furnace recharge to your holding tank.
Water softener Iron filter Reverse osmosis	<ul style="list-style-type: none"> Uses water and increases pumping frequency and expense. 	<ul style="list-style-type: none"> These sources produce water that is not sewage and should not go into your holding tank. Reroute water from these sources to another outlet, such as a dry well, drain tile or old drainfield.
Surface drainage Footing drains	<ul style="list-style-type: none"> Uses water and increases pumping frequency and expense. 	<ul style="list-style-type: none"> When replacing, consider using a demand-based recharge vs. a time-based recharge. Check valves to ensure proper operation; have unit serviced per manufacturer directions

Maintenance Log

Track maintenance activities here for easy reference. See list of management tasks on pages 3 and 4.

Activity	Date accomplished/measured water usage									
<i>Check daily for a period of time and weekly once average use is determined:</i>										
Water usage rate (gallons per day)										
Leaks: check for plumbing leaks										
<i>Annually:</i>										
Establish and maintain contract for holding tank pumping services										
Water use appliances – review use										



Water Meter Reading and Tank Evacuation Schedule			
Date	Water Meter Reading (in gallons)	Tank Contents Removed?	Total Gallons Removed

Notes:

Mitigation/corrective action plan:

"As the owner of this SSTS, I understand it is my responsibility to properly operate and maintain the sewage treatment system on this property, utilizing the Management Plan. If requirements in this Management Plan are not met, I will promptly notify the permitting authority and take necessary corrective actions."

Property Owner Signature:

[Handwritten Signature]

Date

3/28/24

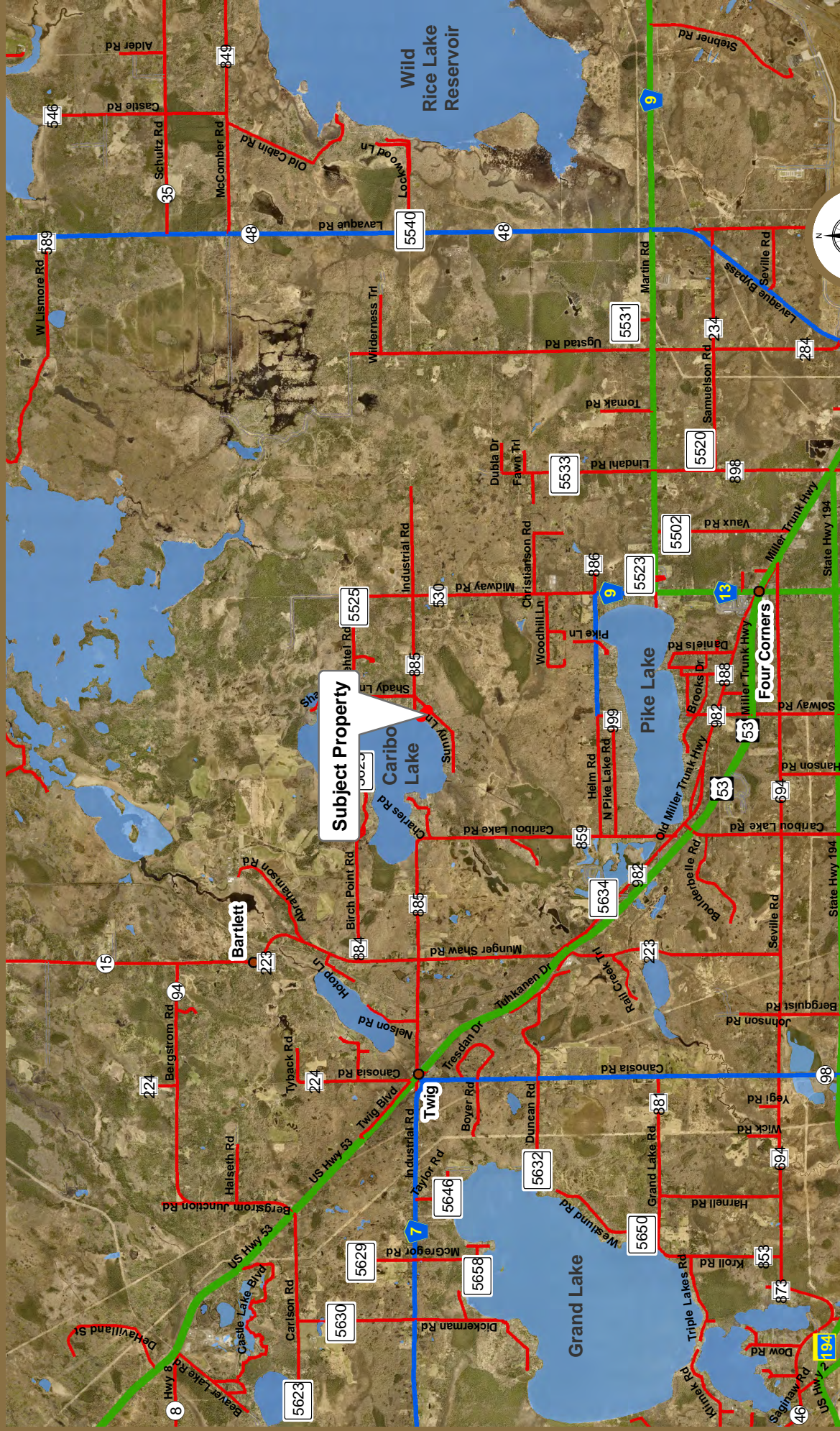
Management Plan Prepared By: ASI

Certification # 3682

Permitting Authority: St. Louis County

St. Louis County

May BOA Meeting



Prepared By: Planning & Zoning Department
(218) 725-5000
www.stlouiscountymn.gov

Source: St. Louis County

Map Created: 4/16/2024

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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Ian Lewandowski

Location Map

280-0040-01250

0 0.75 1.5 Miles

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

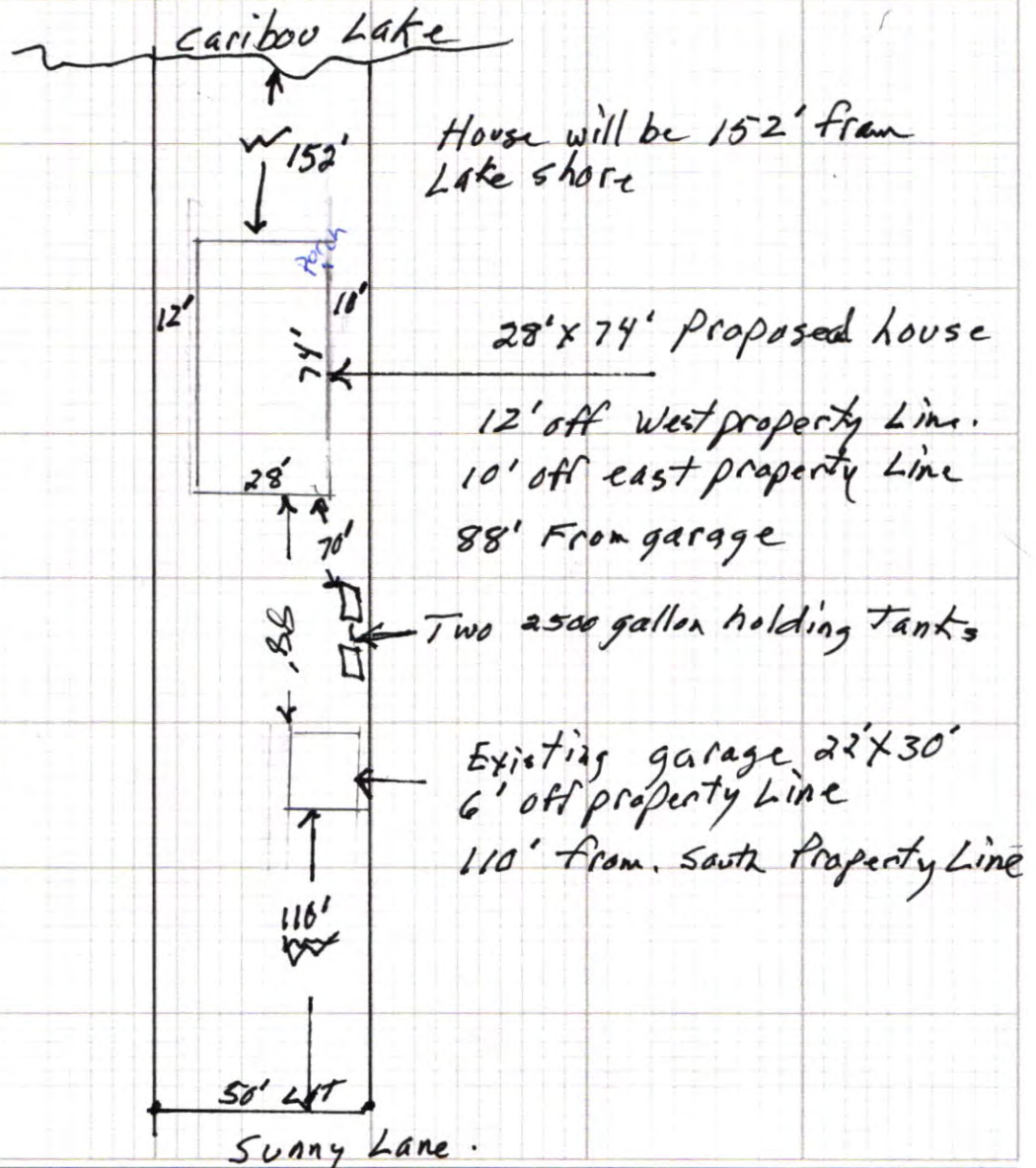
- ☐ *Distance of Proposed Structures to Shoreline (Closest Point)
- ☐ *Distance of Proposed Structures to Septic System and Tank
- ☐ *Distance of Proposed Structures to Property Lines
- ☐ *Distance of Proposed Structures to Road Centerline and Right-of Ways

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

*Applicant Name: Tan Lewendowski
 *Site Address: 5899 Sunny Lane
 *PIN: 280 0040 01250



see Survey map
for scale



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:

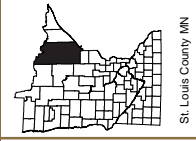
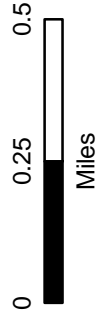
Signature _____

Title _____

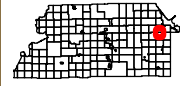


St. Louis County

May BOA Meeting



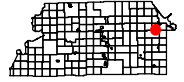
Ian Lewandowski
Location Map
280-0040-01250



Prepared By: **Planning & Zoning Department**
(218) 725-5000
www.stlouiscountymn.gov
Source: St. Louis County
Map Created: 4/16/2024
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St. Louis County

May BOA Meeting

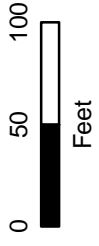


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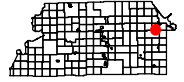
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Elevation Map
280-0040-01250



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May BOA Meeting



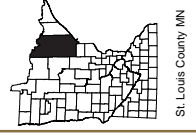
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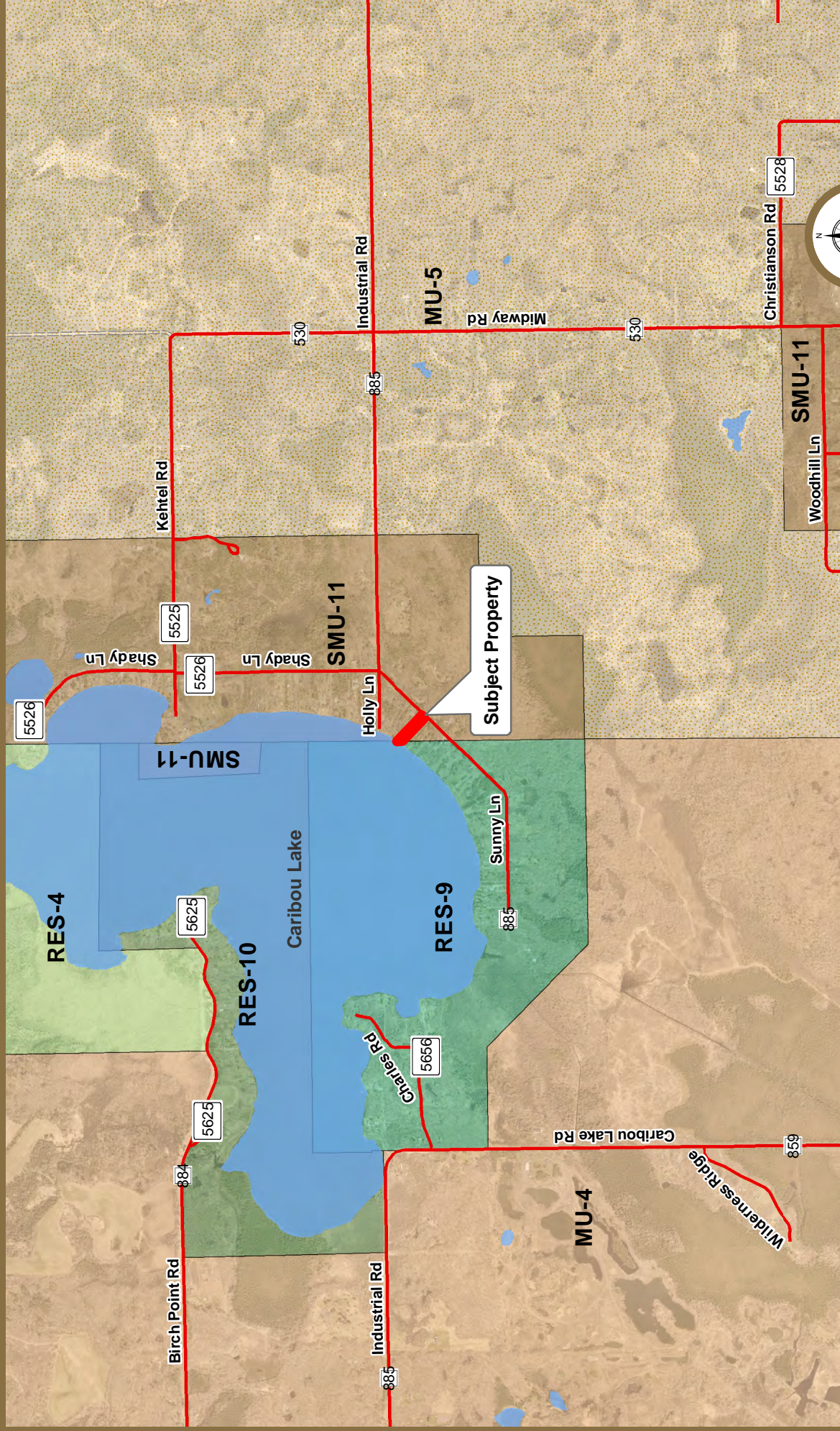
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Site Map
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Zoning Map
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0 0.25 0.5 Miles

St. Louis County MN