



ST. LOUIS COUNTY BOARD OF ADJUSTMENT STAFF REPORT

INSPECTION DATE: 11/08/2023

REPORT DATE: 11/22/2023

MEETING DATE: 12/14/2023

APPLICANT INFORMATION

APPLICANT NAME: Jack and Teresa Boytim

APPLICANT ADDRESS: PO Box 7, Loretto, MN 55357

OWNER NAME:

(IF DIFFERENT THAN ABOVE)

SITE ADDRESS: 9042 BEAR ISLAND CABIN DR, BABBITT, MN 55706

LEGAL DESCRIPTION: LOT 48, BLOCK 1 of BEAR ISLAND SOUTH WEST plat, S16, T61N, R13W (Unorganized)

PARCEL IDENTIFICATION NUMBER (PIN): 625-0015-00480

VARIANCE REQUEST: The applicant is requesting relief from St. Louis County Zoning Ordinance 62, Article III, Section 3.2 and 3.4 to allow a principal structure at a reduced property line setback where 20 feet is required and to allow a principal structure at a reduced shoreline setback where 100 feet is required.

PROPOSAL DETAILS: The applicant is proposing to replace an existing principal structure with a 30 foot by 40 foot (1,200 square feet) principal structure to be 10 feet from the east property line where 20 feet is required and 54 feet from the shoreline of Bear Island Lake where 100 feet is required. The applicant proposes a height of 25 feet.

PARCEL AND SITE INFORMATION

ROAD ACCESS NAME/NUMBER: 9042 Bear Island Cabin DR **ROAD FUNCTIONAL CLASS:** Local

LAKE NAME: Bear Island Lake

LAKE CLASSIFICATION: RD

RIVER NAME: N/A

RIVER CLASSIFICATION: N/A

DESCRIPTION OF DEVELOPMENT ON PARCEL: The parcel currently contains a dwelling (non-livable), sauna and shed.

ZONE DISTRICT: SMU 7

PARCEL ACREAGE: 0.50 ACRES

LOT WIDTH: Approx. 95 FEET

FEET OF ROAD FRONTAGE: Approx. 84 Feet

FEET OF SHORELINE FRONTAGE: 101 feet

PARCEL AND SITE INFORMATION

VEGETATIVE COVER/SCREENING: The existing dwelling (unlivable) has minimal screening from the road and minimal screening from adjacent properties.

TOPOGRAPHY: The property has a steep slope toward Bear Island Lake. The topography is relatively flat where the existing structure is located.

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. St. Louis County Zoning Ordinance 62, Article III, Section 3.2, requires a setback of 20 feet from all property lines. The applicant is proposing 10 feet from the east property line.
2. St. Louis County Zoning Ordinance 62, Article III, Section 3.4, requires a setback of 100 feet from Recreation Development Lakes. The applicant is proposing 54 feet from Bear Island Lake.
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.

B. Practical Difficulty:

1. The property is part of an official plat (Bear Island South West) that was platted in 1989.
2. The applicant's lot, as well as all the lots in the plat of Bear Island South West do not conform to current zoning requirements.
3. The parcel has limited conforming buildable area due to the size of the nonconforming lot, however, alternatives do exist.
 - a. The proposed dwelling could be shifted towards the center of the lot eliminating the need for a property line setback variance.
 - b. There is suitable area that would not interfere with the powerline corridor that may conform to all setbacks, or would maximize the shoreline setback.

C. Essential Character of the Locality:

1. The applicant is not proposing a new use to the area. Bear Island Cabin Drive is developed with many seasonal and year-round residential uses.

D. Other Factors:

1. The proposed addition may affect the ability of any future development.

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 1,200 square foot principal structure at a reduced property line setback where 20 feet is required, and at a reduced shoreline setback where 100 feet is required 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 On-Site Wastewater SSTS standards shall be followed.
3. The structure shall be unobtrusive (earth-tone) colors, including siding, trim and roof.

**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

Virginia

Government 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 **625-0015-00480**

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: **Teresa Boytim**
 Address Line 1: **PO Box 187**
 Address Line 2: **--**
 City: **Hamel**
 State: **MN**
 Zip: **55340**
 Primary Phone: **(612)750-2097**
 Cell Phone: **--**
 Fax: **--**
 Email: **teleg@comcast.net**
 Contact Person Name: **Jack**
 Contact Person Phone: **(612)750-2097**

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: **Teresa Boytim**
 Address: **PO Box 7**

City: **Loretto**
 State/Province: **MN**
 Zip: **55357**
 Primary Phone: --
 Cell Phone: --
 Fax: --
 Email: --

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: **9042 Bear Island Cabin Rd. Babbitt MN**

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?

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.

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:

Rough in for future pressurized water

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 mature pines and trees located on steeper grade behind the existing cabin. Those trees would need to be excavated destroying the trees and the natural environment . There are also large boulders

that will be very difficult to remove and if tip of iceberg type maybe not be achievable to remove. The trees and large boulders and rock are abundant on the grade making it very difficult for access and using that area for setback. There are also power lines that require access so trying to meet setback could infringe on that access. The power company access is 20 feet either side of power line (40 feet total). The variance request is for the replacement of Existing Dwelling due to the condition. The roof has collapsed and inside is unusable the floor is not level and to try to repair is not possible, safe or healthy. It would also be costly to attempt and the final product would still be aged and is not what is needed. It only makes sense to replace. The current dwelling does not meet shoreline setback and property line setback so the replacement in same location also would not meet the setbacks. Having the shoreline and property line setback closer will also give us room for the cabin size needed to make ADA accessible and room for wheelchair van with lift to pull up to cabin on the other side. The new cabin would be 40x30 to accommodate the accessible needs. The new cabin would be adjusted slightly to be uniform with shoreline distance as existing is at an angle.

Describe the intended/planned use of the property.

recreation use.

Describe the current use of your property.

limited recreation use.

Describe other alternatives, if any.

Very difficult to achieve other alternatives and would create possibly burden for ADA access. The existing cabin needs to be replaced and we are just asking to build a new cabin in the same location.

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

By keeping cabin where it's located will keep the natural trees and landscape intact keeping with most cabins along the shoreline that are also approximately same distance from shoreline. This will keep the historic look of all the cabins in the neighborhood.

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

Only improved positive impact. The cabin would fall in line with others along the shore and their setbacks keeping with the natural setting. There really is no other reasonable location based on lot, grade, trees, rocks, power lines and natural location layout of the lot . This variance will improve the value and appearance of the property and will respect the natural beauty benefiting the neighbors and us. Of 11 properties we looked at via land explorer over half had less shoreline or similar setback than ours. Many were less setback than ours and only some were slightly farther than ours. The majority of the cabins along the shore do not meet the shoreline setback so ours would fall in line with most properties. Property examples were six cabins to the NW (500 feet to end of cabin row to NW) five other examples we looked at were to the SE . The neighborhood consists of nonconforming parcels with dwellings at reduced shoreline setbacks. The variance would also avoid privacy loss to neighbors and us.

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

By keeping cabin location the need to destroy and remove mature pines and trees will be avoided keeping the natural environment and land-based ecosystems along with the beauty of the lot and neighborhood. No need to excavate hill and large boulders keeping the natural environment and again no impact to landscape. There could be possible water intrusion into a new cabin building into side of hill. This all would be avoided with the variance.

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

We will be able to use and enjoy the property and have an ADA accessible cabin on level land for our disabled son that's in a wheelchair or anyone else that requires level access with a ADA type setting would also benefit such as elderly or disabled. By keeping the cabin in the level current location would be the difference between access and very difficult to no access for him and as we age us.

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

This is a beautiful piece of property and to disrupt the land and landscape to try to meet setbacks would not only take away some of that beauty but would also make it very difficult for our family to use if not on level ground. Not to mention the excessive costs to attempt. Our son is in a wheelchair and by keeping the level location would provide ADA access for him to cabin and shoreline. The closer to shoreline the better for the wheelchair access to it. We are asking to rebuild on the current location. The new cabin will be bigger as existing is too small. This is to accommodate the wheelchair access movement of the wheelchair and hooyer lift inside the cabin. The lot's natural layout cabin location is where the current cabin sits and makes sense to rebuild on this same location. Thank you for your consideration and time with our request for this variance.

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: **Teresa Boytim**
Address: **PO Box 187**
City: **Hamel**
State: **MN**
Postal Code: **55340**
Email Address: **teleg@comcast.net**

I have read and agree to the statement above.

I agree



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-\$165
Greater than 1,200 square feet-\$325

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-\$85

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-\$60

Permit extension beyond 2 years

#3 Subdivisions/Parcel Reviews
Additional Worksheets Required

Plat-Minor Subdivision-\$650

Conventional or Conservation Plat-Less than or equal to 3 lots-\$650

Conventional or Conservation Plat-Greater than 3 lots-\$1,300

Lot Line Adjustment-\$85

Parcel Review-\$85

Performance Standard Subdivision-\$385

#4 Performance Standard-\$385
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-\$165

#6 Wetland Reviews
Additional Worksheets Required

No Loss/Exemption/Replacement Plan-\$165

Wetland Delineation Review-\$385

Wetland Banking Plan Review-\$1,140

#7 Public Hearings
Additional Worksheets Required

Administrative Appeal-\$1,275

Environmental Assessment-\$1,140

Conditional Use Permit-\$650

Conditional Use Permit Rehearing-\$210

Interim Use Permit-\$650

Interim Use Permit Rehearing-\$210

General Purpose Borrow Pit-\$650

Variance-\$650

Variance Rehearing-\$210

Multiple Hearing (Variance/conditional use)-\$980

Rezoning-\$650

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)
	Cabin	Slab	40 Feet	30 Feet	1200 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 _____

From: [Emily Anderson](#)
To: [Donald Rigney](#)
Cc: [Michelle Claviter-Tveit](#); [Paul Butler](#); [On-Site Wastewater Information](#)
Subject: RE: 625-001500480 Teresa Boytim
Date: Wednesday, November 8, 2023 2:30:23 PM
Attachments: [9042 Bear Island Cabin Rd VAR RR.docx](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Okay, I spoke with the owner and there is no existing septic serving the dwelling that is there now, which allows the permit to construct to be valid for the proposal. This can proceed.

Thank you



Emily Anderson, Environmental Specialist

Planning and Zoning

Office: 218-749-0625 **Toll Free:** 1-800-450-9777ext0639 **Fax:** 218-749-7194

St. Louis County Government Services Center, 201 South 3rd Avenue West, Virginia, MN 55792

andersone@stlouiscountymn.gov

<https://www.stlouiscountymn.gov/departments-a-z/land-use-planning/on-site-wastewater>

From: Donald Rigney <RigneyD@StLouisCountyMN.gov>
Sent: Wednesday, November 8, 2023 12:04 PM
To: Emily Anderson <AndersonE@StLouisCountyMN.gov>
Cc: Michelle Claviter-Tveit <Claviter-TveitM@StLouisCountyMN.gov>; Paul Butler <ButlerP@StLouisCountyMN.gov>
Subject: RE: 625-001500480 Teresa Boytim

Hey Emily,

I see you failed this SSTS RR because of no record on file. A permit to construct a holding tank was issued for this property on 10/26/2023 (23-S-03251). Can you please take another look at this?

Thank you,

Donald

From: Michelle Claviter-Tveit <Claviter-TveitM@StLouisCountyMN.gov>
Sent: Wednesday, November 8, 2023 11:59 AM
To: Donald Rigney <RigneyD@StLouisCountyMN.gov>; Paul Butler <ButlerP@StLouisCountyMN.gov>
Subject: FW: 625-001500480 Teresa Boytim

saved

From: Emily Anderson <AndersonE@StLouisCountyMN.gov>
Sent: Wednesday, November 8, 2023 11:34 AM
To: On-Site Wastewater Information <oswinfo@StLouisCountyMN.gov>
Cc: Michelle Claviter-Tveit <Claviter-TveitM@StLouisCountyMN.gov>
Subject: RE: 625-001500480 Teresa Boytim

See attached,

I will also CC you on the email to owner



Emily Anderson, Environmental Specialist
Planning and Zoning

Office: 218-749-0625 **Toll Free:** 1-800-450-9777ext0639 **Fax:** 218-749-7194

St. Louis County Government Services Center, 201 South 3rd Avenue West, Virginia, MN 55792

andersone@stlouiscountymn.gov

<https://www.stlouiscountymn.gov/departments-a-z/land-use-planning/on-site-wastewater>

From: On-Site Wastewater Information <oswinfo@StLouisCountyMN.gov>
Sent: Wednesday, November 8, 2023 7:34 AM
To: Emily Anderson <AndersonE@StLouisCountyMN.gov>
Cc: Michelle Claviter-Tveit <Claviter-TveitM@StLouisCountyMN.gov>
Subject: FW: 625-001500480 Teresa Boytim

Good morning, Emily –

Attached is the SSTS record review for 9042 Bear Island Cabin Dr, Babbitt variance.

Thank you,



Andrea Sever, Information Specialist II
Planning and Zoning

Office: 218-749-0642 **Toll-Free:** 1-800-450-9777 Ext. 7642 **Fax:** 218-749-7194

St. Louis County Government Services Center, 201 South 3rd Avenue West, Virginia, MN 55792

severa@stlouiscountymn.gov

www.stlouiscountymn.gov

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From: Michelle Claviter-Tveit <Claviter-TveitM@StLouisCountyMN.gov>
Sent: Monday, November 6, 2023 10:40 AM
To: On-Site Wastewater Information <oswinfo@StLouisCountyMN.gov>
Subject: 625-001500480 Teresa Boytim

Variance SSTS RR for December 14



Michelle Claviter-Tveit, Information Specialist II
Planning & Zoning Department

Office: 218-749-7103 **Toll Free:** 1-800-450-9777 **Fax:** 218-749-7194

St. Louis County Government Services Center, 201 S 3rd Ave W, Virginia MN 55792

claviter-tveitm@stlouiscountymn.gov

www.stlouiscountymn.gov

-

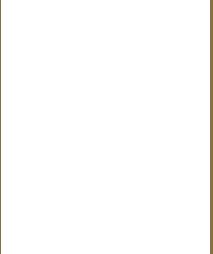
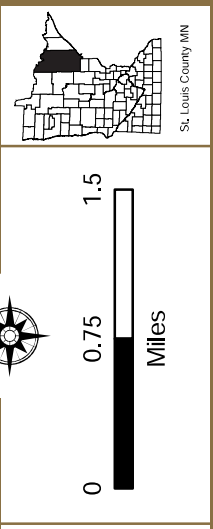
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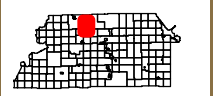


St. Louis County

December BOA Meeting



Teresa Boytim
 Location Map
 625-0015-00480



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

Source: St. Louis County

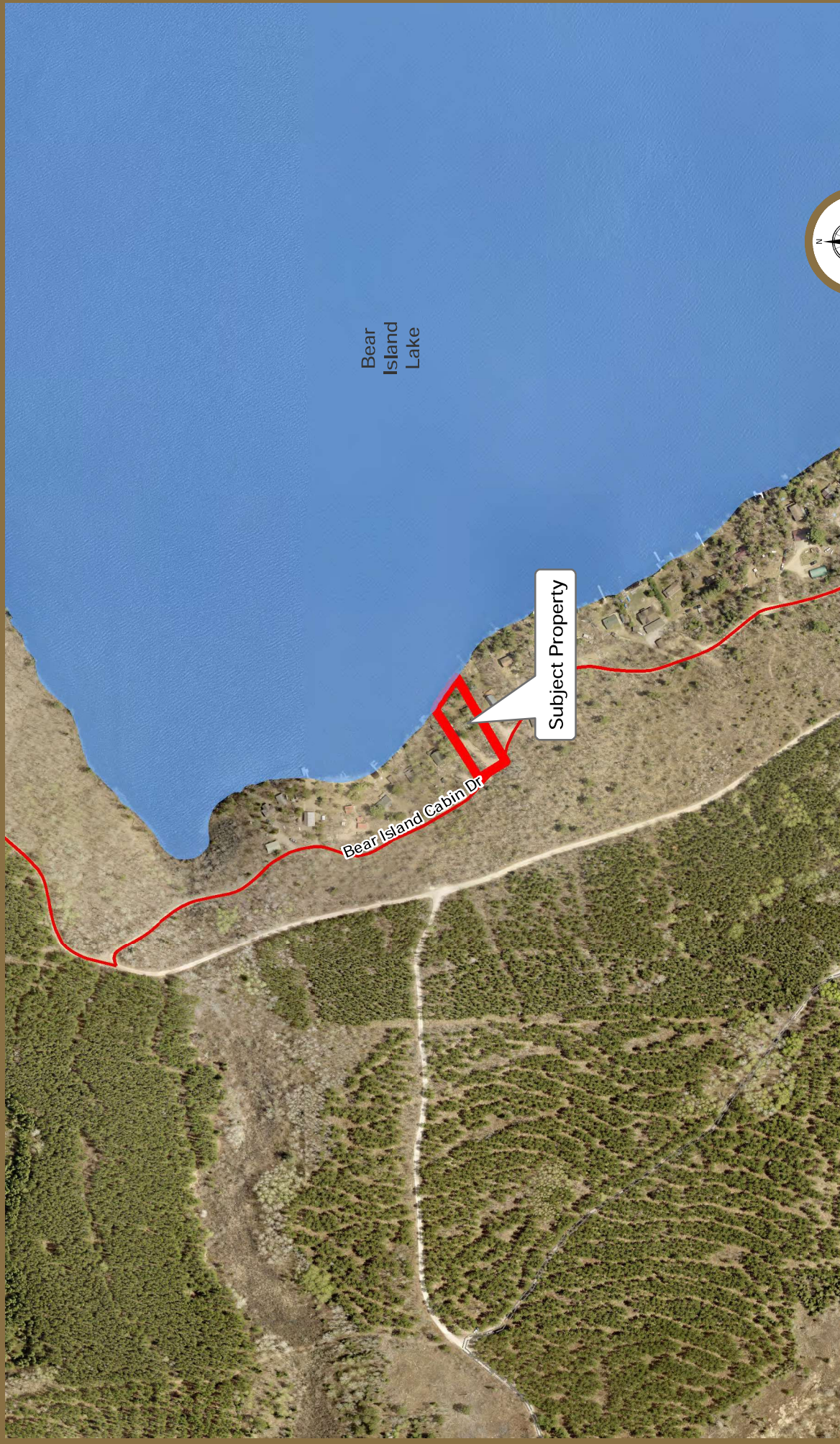
Map Created: 11/20/2023

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St. Louis County

December BOA Meeting



Bear
Island
Lake

Bear Island Cabin Dr

Subject Property

0 250 500
Feet

Teresa Boytim

Location Map

625-0015-00480

St. Louis County MN

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

Source: St. Louis County

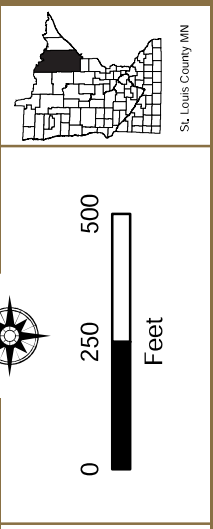
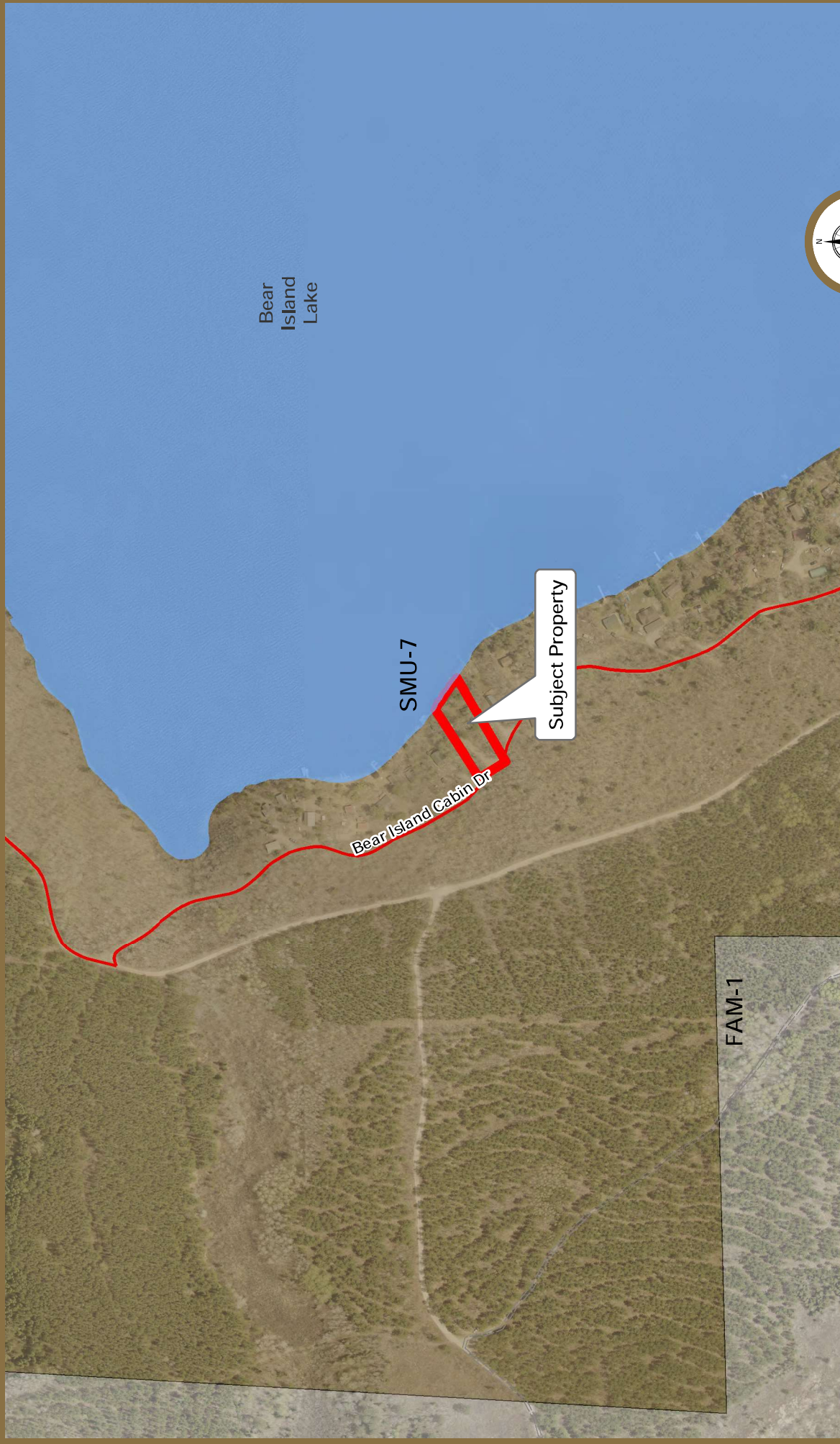
Map Created: 11/20/2023

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St. Louis County

December BOA Meeting



Teresa Boytim

Zoning Map

625-0015-00480

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

Source: St. Louis County

Map Created: 11/20/2023

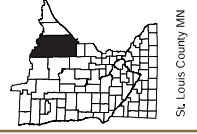
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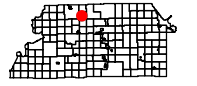
December BOA Meeting



Teresa Boytim

Site/ Elevation Map

625-0015-00480



Prepared By: Planning & Community Development
(218) 725-5000
www.stlouiscountymn.gov
Source: St. Louis County

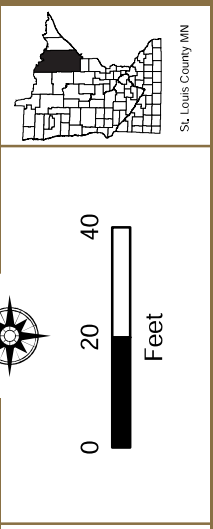
Map Created: 11/20/2023

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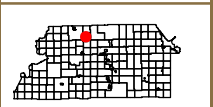
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December BOA Meeting



Teresa Boytim
Setback Map
625-0015-00480



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St. Louis County

December BOA Meeting



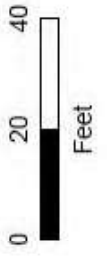
Bear Island Lake

90 feet to OHW

Utility Corridor

Driveway

Bear Island Cabin Dr.



Teresa Bovtim
Alternative Map
625-0015-00480



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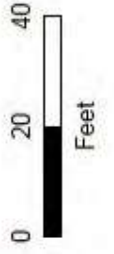
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December BOA Meeting



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Proposal
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