

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.

It is advisable that you discuss your request with Planning and Zoning 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, check out our website at: www.stlouiscountymn.gov/departments-a-z/planning-zoning/land-use/apply-for-a-land-use-permit#la-101571440-variance.

APPLICANT

Applicant Name (Last, First)

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?

2. Describe the intended/planned use of the property.

3. Describe the current use of your property.

4. Describe other alternatives, if any.

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

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

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

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

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

OFFICE USE ONLY

Principal Structures Principal Structure Additions Accessory Structures Accessory Structures Other Shoreline Setback Shoreline Setback Shoreline Setback Shoreline Setback Shoreline Setback Shoreline Setback							
Shoreline Setback	Principal Structures	•	Accessory Structures	,	Other		
Property Line Setback Road Centerline Setback Road Centerline Setback Road Centerline Setback Road Right-of-Way Height Limit Property Line Setback Property Line Setback Road Right-of-Way Setback Road Right-of-Way 40% of Lot Width One Addition Allowed Property Line Setback Property Line Setback Property Line Setback Property Line Setback Decention Setback <	 Property Line Setback Lot Width Height Limit 40% of Lot Width 55% of Lot Width Bluff 2nd Principal Structure % Lot Coverage Road Centerline Setback Road Right-of-Way Setback 	Road Centerline Setback Road Right-of-Way Setback Property Line Setback One Addition Allowed Allowable Size Exceeded 40% of Lot Width 55% of Lot Width Height Limit Foundation from Lake	 Road Centerline Setback Road Right-of-Way Setback Property Line Setback Lot Width and/or Area Height Limit Allowable Size Exceeded 	 Road Centerline Setback Road Right-of-Way Setback Property Line Setback Allowable Size Exceeded Height Limit 	 Exceeding Lot Coverage Exceeding Maximum Buildable Area Other Standard Not 		

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 2 nd Street, Suite 301 Duluth, MN 55802 (218) 725-5000	Virginia Government Services Center 201 South 3 rd Avenue West Virginia, MN 55792 (218) 749-7103	Office Use Only Receipt # Receipt Date Payment Amount Paid By	

SAINT LOUIS	Land Use Permit	i i		Permit #		
	APPLICATION St. Louis Co	unty, Minnes	ota	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 I	DENTIFICATION NUMBER (PIN) PIN is	found on your Proper	rty Tax Statement			
*Primary PIN	-	Associated PIN	-	-		
Associated PIN		Associated PIN	-	-		
	Primary PIN: Parcel where Structure/SSTS are located. Associa: https://gis.stlouiscountymn.gov/landexplorer/ Property Looku				s related to the project.	
APPLICANT						
*Applicant Name	I am a 🗌 Contractor 🗌	Homeowner 🗌 Other	*Daytime # Date			
*Applicant Addre	SS Where to send permit.		*City	*State	*ZIP	
Applicant Email						
Contact Person	f applicable.	Contact Person #	<u>.</u>			
Mailing Address	If different than above.		City	State	ZIP	
Email Address w	here to email permit. Providing an email address will expedite ti	he time in which a permi	it is received by an ap	plicant.		
SITE INFOR	MATION					
Yes 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, ple	ase list site address:					
Yes No *Is this leased property? If yes, leased from: MN Power MN DNR US Forest Service St Louis County Other						
Yes No *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						
PROJECT INFORMATION						
Yes No *Is this project on a parcel less than 2.5 acres?						
□ Yes □ No	*Is this project within 300 feet of a stream/river or 1,000 feet of a lake?					
🗌 Yes 🗌 No	*Is this project adding a bedroom? Include home, garage, & accessory dwelling.					
# *Total # of bedrooms on property after project completion. Include home, garage, & accessory dwelling.						
🗌 Yes 🗌 No	*Does this project include plumbing or pressurized water in proposed structure? If yes, please explain:					
Yes No	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 site plans, building plans and other information before the application is accepted or approved. <i>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> 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 attached plans. The subsectuation construction alteration, repair, extension, operation or the subsectuation of the subjectuation or any related plans.						

*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					
<pre>#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 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</pre>	<pre>#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</pre>	<pre>#4 Performance Standard-\$410 Additional Worksheets Required Borrow/Gravel Pit Home Business Land Alteration Addition to a 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</pre>			
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	#3 Subdivisions/Parcel Reviews <u>Additional Worksheets Required</u> 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	<pre>#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 Rehearing-\$220 General Purpose Borrow Pit-\$685 Variance-\$685 Variance Rehearing-\$220 Multiple Hearing (Variance/conditional use)-\$1,020 Rezoning-\$685</pre>			

TYPE OF PROPOSED STRUCTURES Check all that apply to the project. *Structure *Foundation *Maximum *Maximum □ New Structure(s) Length Туре Type (Basement, Slab, (Exterior (Same as box #1 or Pier, etc) Footprint Only) Footprint Only) 2 above) Feet

			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	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	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet

*Indicates required field. Incomplete applications will be returned. **CONTACT:** Planning and Zoning 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

Width

(Exterior

Office Use Only

*Maximum

Sq. ft

(Exterior footprint only)

Receipt #	
Receipt Date	
Payment Amount	

Paid By

Technical Assistance

Land Use Information

Toll Free: 1-800-450-9777

www.stlouiscountymn.gov/land-use

*Maximum

Height

(Ground Level to

Roof Peak)

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

