

Presenter

LaShawn Rush- Planner



Michael Jones

4978 NW Island Lake Rd

Duluth



SAINT
LOUIS
COUNTY
MINNESOTA

Variance Request

Requesting relief from St. Louis County Zoning Ordinance 62,
Article II, Section 3.4

- To allow a replacement principal dwelling at a reduced shoreline line setback.



Proposal Details

- The applicant is proposing a replacement principal dwelling at a reduced shoreline setback of 65 feet where 100 feet is required.



St. Louis County

March BOA Meeting

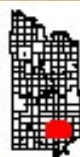


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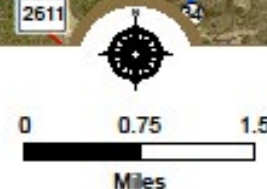
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Michael Jones
Location Map
660-6000-55910



St. Louis County MN

St. Louis County

March BOA Meeting



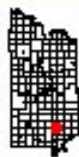
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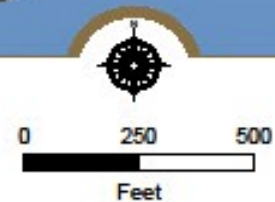
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Location Map
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St. Louis County MN

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March BOA Meeting



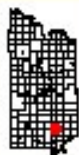
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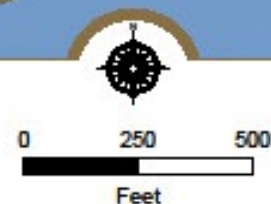
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Michael Jones
Zoning Map
660-6000-55910



St. Louis County MN



St. Louis County

March BOA Meeting



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Team Credits: Planning, Land, Public Works, 911

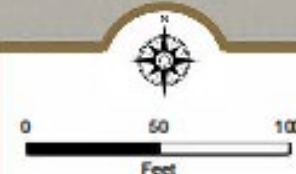
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Michael Jones
Plat Overlay
660-0029-00160



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March BOA Meeting



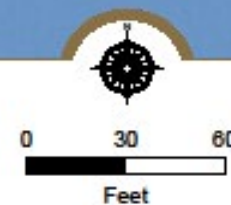
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Michael Jones
Site / Elevation Map
660-6000-55910



St. Louis County MN



St. Louis County

March BOA Meeting



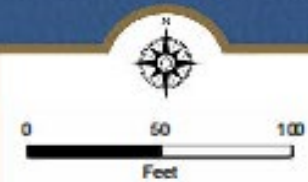
Alternative Area-
Approximately
3,300 square feet

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Source: St. Louis County DNR
Map Created: 12/21/2023



Michael Jones Setback Map

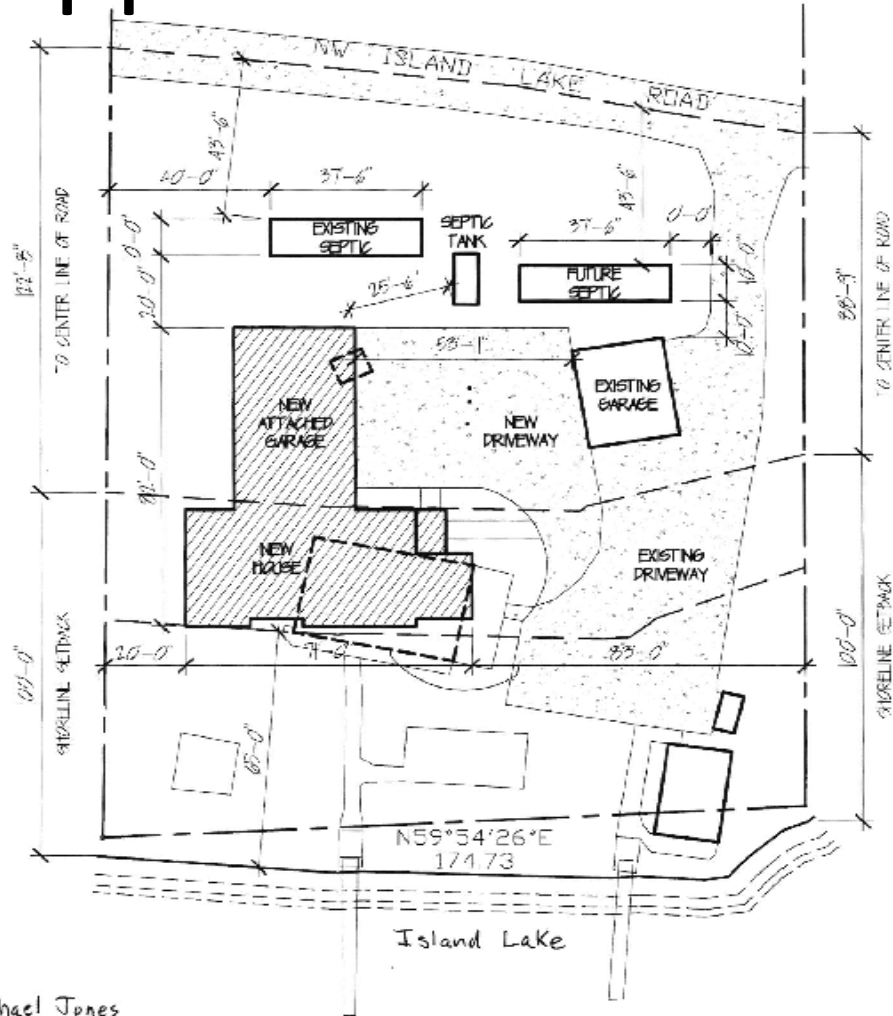
- 100' Shoreline Setback
- Principal Structure Setback



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Applicant Site Sketch



Michael Jones
4978 NW Island Lake Rd
Duluth MN 55803
PIN 660-6000-55910

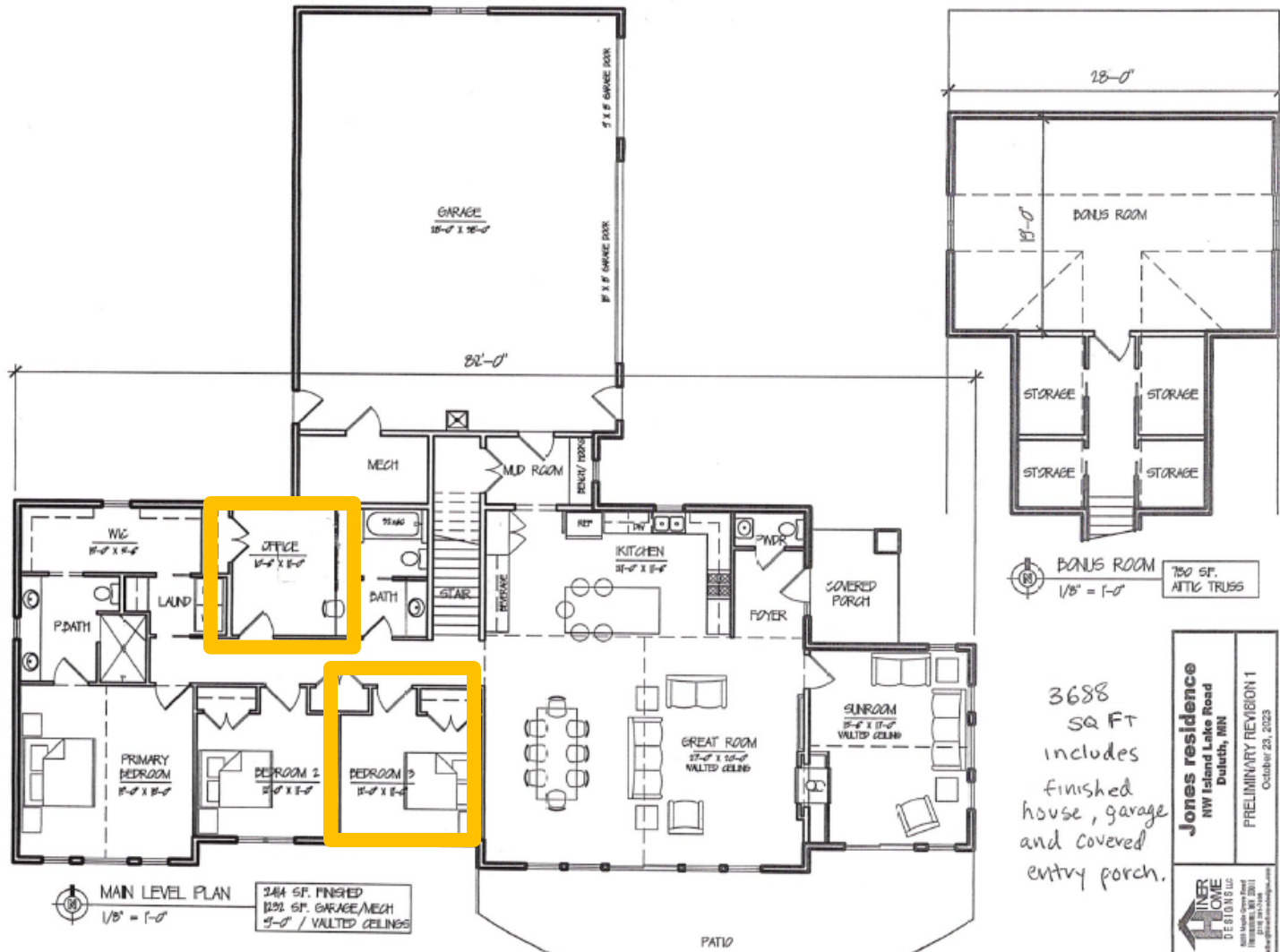


Jones residence
NW Island Lake Road
Duluth, MN

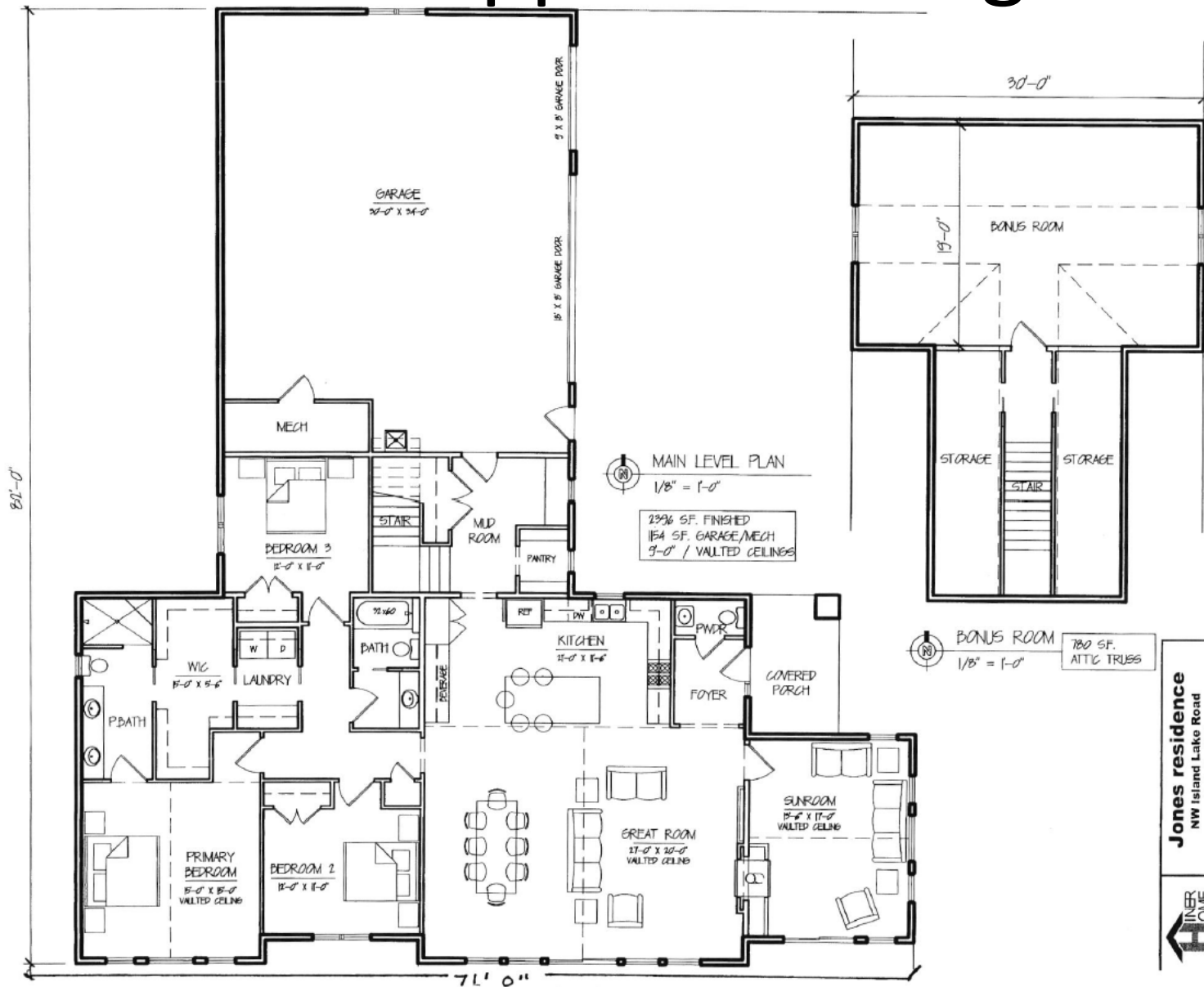
PRELIMINARY REVISION 4
January 25, 2024



Old Applicant Design



New Applicant Design



Jones residence
 NW Island Lake Road
 Duluth, MN

PRELIMINARY REVISION 4
 January 25, 2024

INNER HOME
 DESIGNS LLC
 10000 Highway 100, Suite 100
 Duluth, MN 55812
 218.781.7248
 info@innerhomedesigns.com




Old Applicant Elevation Sketch



SOUTH EXTERIOR

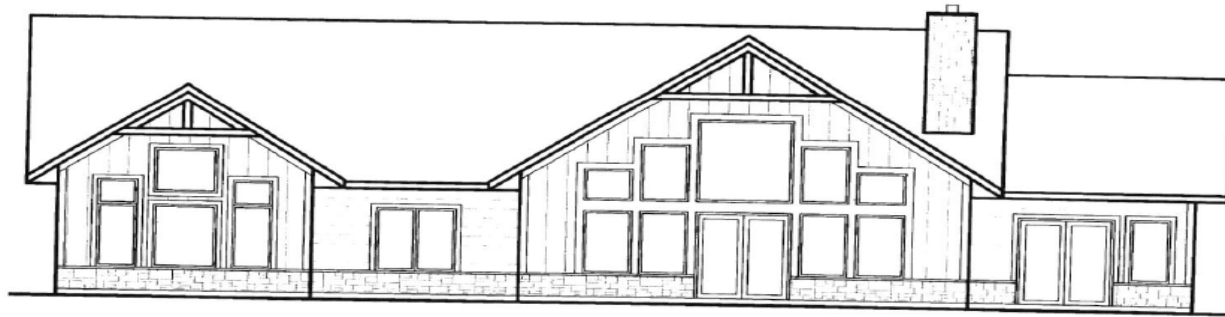


EAST EXTERIOR

 <small>3255 Maple Grove Road Harmantown, MN 55811 (763) 391-1488 hinedesigns@hinedesigns.com</small>	Jones residence
	NW Island Lake Road Duluth, MN
	PRELIMINARY REVISION 1 October 23, 2023




New Applicant Elevation Sketch



SOUTH EXTERIOR



EAST EXTERIOR

 <p>5255 Maple Grove Road Hermantown, MN 55811 (218) 381-7466 hfiner@finerhomedesigns.com</p>	Jones residence NW Island Lake Road Duluth, MN
	PRELIMINARY REVISION 4 January 25, 2024





St. Louis County

March BOA Meeting



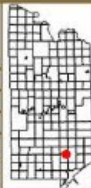
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Team Credits: Planning, Land, Public Works, 911

Source: St. Louis County, DNR

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Michael Jones
Site Sketch
660-0029-00160



0 30 60
Feet

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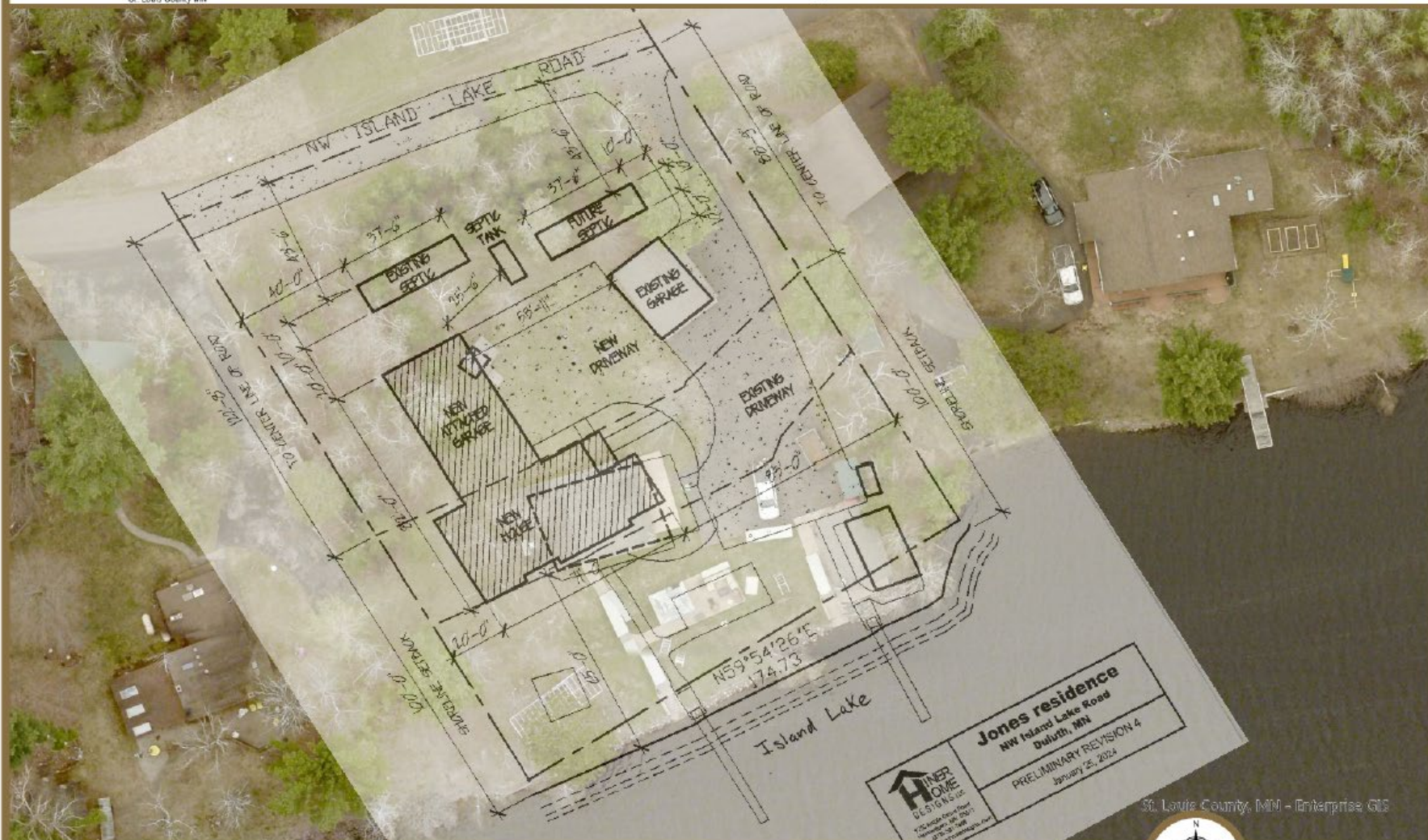




St. Louis County MN

St. Louis County

March BOA Meeting



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Team Credits: Planning, Land, Public Works, 911

Source: St. Louis County, DNR

Map Created: 2/22/2024

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Michael Jones
Sketch Overlay
660-6000-55910



0 30 60
Feet

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West Shoreline



East Shoreline



Dwelling- Lake View



Dwelling- Side View



Dwelling- Side View



Dwelling- Rear View



Dwelling- Rear View



Current Garage &
Septic Area



Dwelling- Side View



Dwelling- Side View



NW Island Lake Rd View



Rear Parcel View



Rear Parcel View



Staff Facts & Findings



Official Controls

1. St. Louis County Zoning Ordinance 62, Article III, Section 3.4, requires a setback of 100 feet from Recreation Development Lakes.
 - a. The applicant is proposing a 65 foot setback from Island Lake Reservoir.



Official Controls

1. 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.
2. Objective LU-3.1 of the St. Louis County Comprehensive Land Use Plan is to base variance decisions on uniform approval criterion to ensure all applications are treated equitably, that community health and safety is protected, and that the overall character of a given area is preserved.
3. Objective LU-3.3 of the St. Louis County Comprehensive Land Use Plan is to acknowledge why nonconformities are a concern and that variances should be for exceptional circumstances as noted in Minnesota Statute 394.22. Subd.10.



Practical Difficulty

1. The property is a MN Power Lease lot that was recently platted in September of 2023 (Breezy Bay).
 - a. There are no notes from the review of the original plat expressing concerns for conforming buildable area.
2. There are alternatives that do not require a variance:
 - a. Reduction of size and change in configuration of the structure may result in a proposal being at a conforming location that would be allowed through a Land Use Permit.
 - b. Current design is a self created difficulty.
3. The proposal has changed since the January 11, 2024 public hearing.
 - a. The request for a structure width facing the water of 82 feet where 71 feet is required has been removed.
 - b. The proposed shoreline setback request has been increased from 58 feet to 65 feet where 100 feet is required.



Essential Character of the Locality

1. The applicant is not proposing a new use to the area. The Breezy Bay Plat is developed with many seasonal and year-round residential uses.
2. The area consists of developed lakeshore lots with both conforming and nonconforming structures.



Other Factors

1. St. Louis County Onsite Wastewater Division did not pass the record review of the proposal.
 - a. If the variance request is approved, the applicant will need to work with St. Louis County Onsite Wastewater Division to meet their requirements before the issuance of a land use permit.
2. 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.



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 replacement principal dwelling at a reduced shoreline line setback as proposed include, but are not limited to:

1. The structure shall be unobtrusive (earth-tone) colors, including siding, trim and roof.
2. The stormwater runoff from the proposed structure shall not directly discharge into the lake or on adjacent lots.
3. St. Louis County Onsite Wastewater SSTS standards shall be followed.



Correspondence



SAINT
LOUIS
COUNTY
MINNESOTA

Board of Adjustment

Questions?



Public

Questions?



SAINT
LOUIS
COUNTY
MINNESOTA