

Presenter

Skyler Webb - Planner



YMCA CAMP WIDJIWAGAN

3790 North Arm Road,
Ely, MN 55731



SAINT
LOUIS
COUNTY
MINNESOTA

Variance Request

The applicant is requesting relief from St. Louis County Zoning Ordinance 62, Article VI, Section 6.10 C.,

- To allow a water oriented accessory structure to exceed maximum allowed size of 250 square feet, and to exceed maximum allowed height of 12 feet.



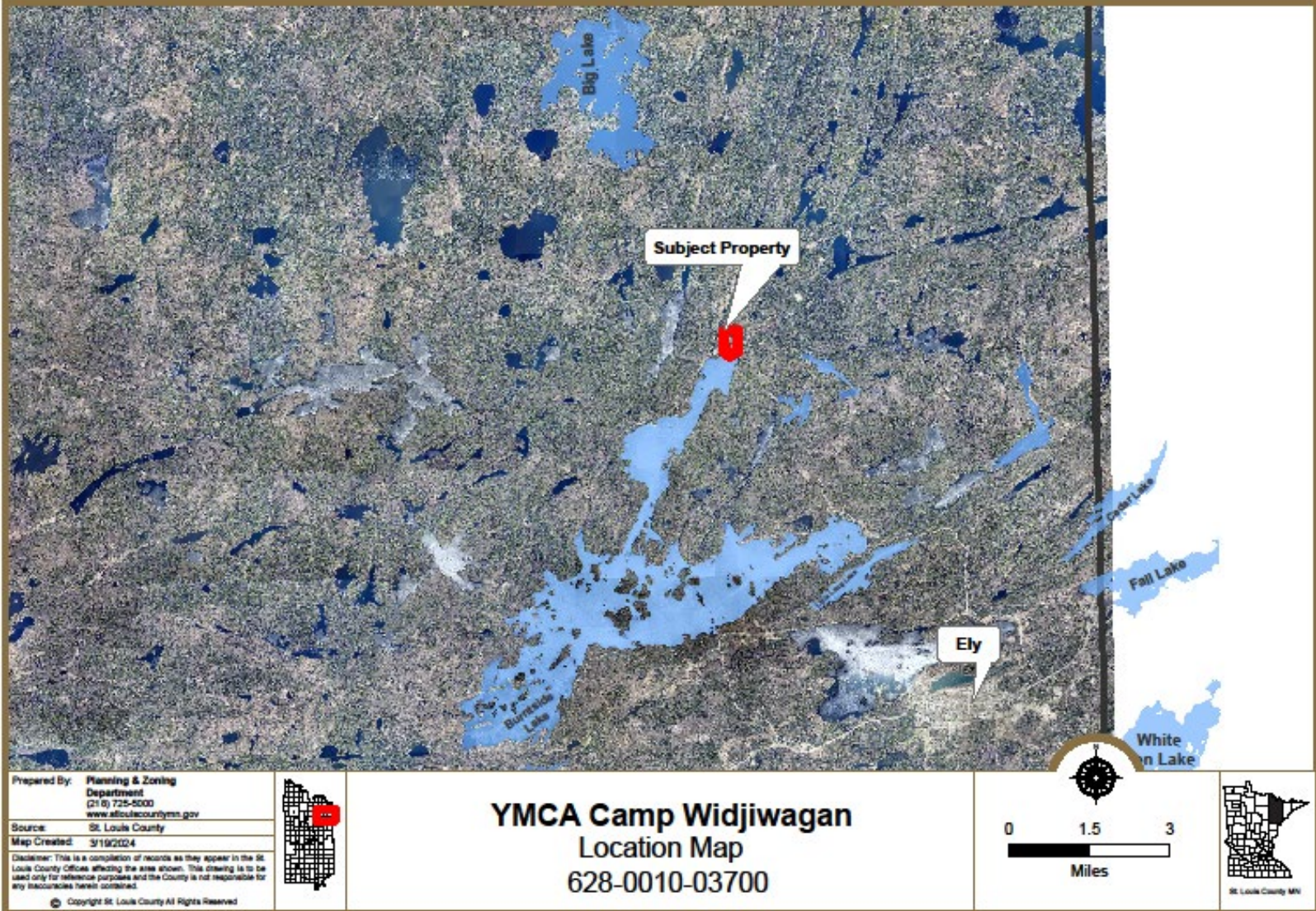
Proposal Details

- The applicant is requesting approval to allow an oversized water oriented accessory structure as a replacement for an existing nonconforming water oriented accessory structure.
- The proposed sauna will be 864 square feet where 250 square feet is allowed.
- The proposed sauna will replace an existing 504 square foot sauna in the same location.
- The applicant is requesting a finished structure height of 16 feet where 12 feet is allowed.



St. Louis County

April BOA Meeting



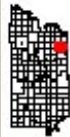
LOCATION MAP

St. Louis County

April BOA Meeting



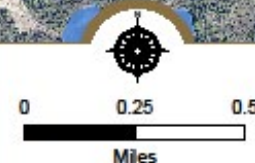
Prepared By: Planning & Zoning
Department
(218) 725-5000
www.stlouiscountymn.gov
Source: St. Louis County
Map Created: 3/19/2024



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YMCA Camp Widjiwagan
Location Map
628-0010-03700

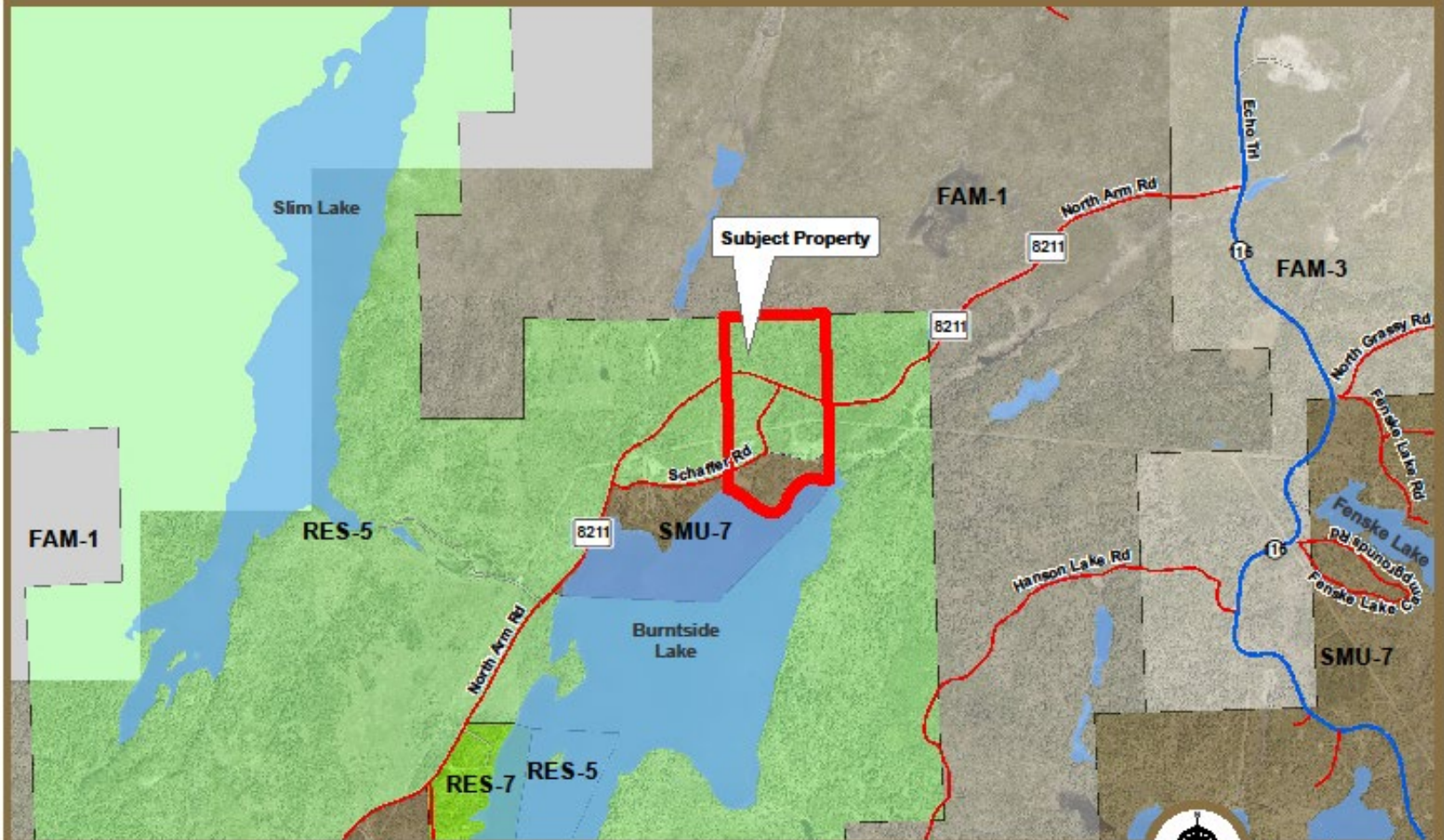


St. Louis County MN

PUBLIC LOCATION MAP

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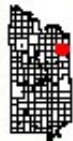
April BOA Meeting



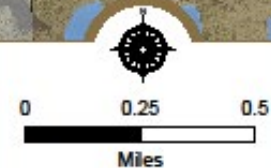
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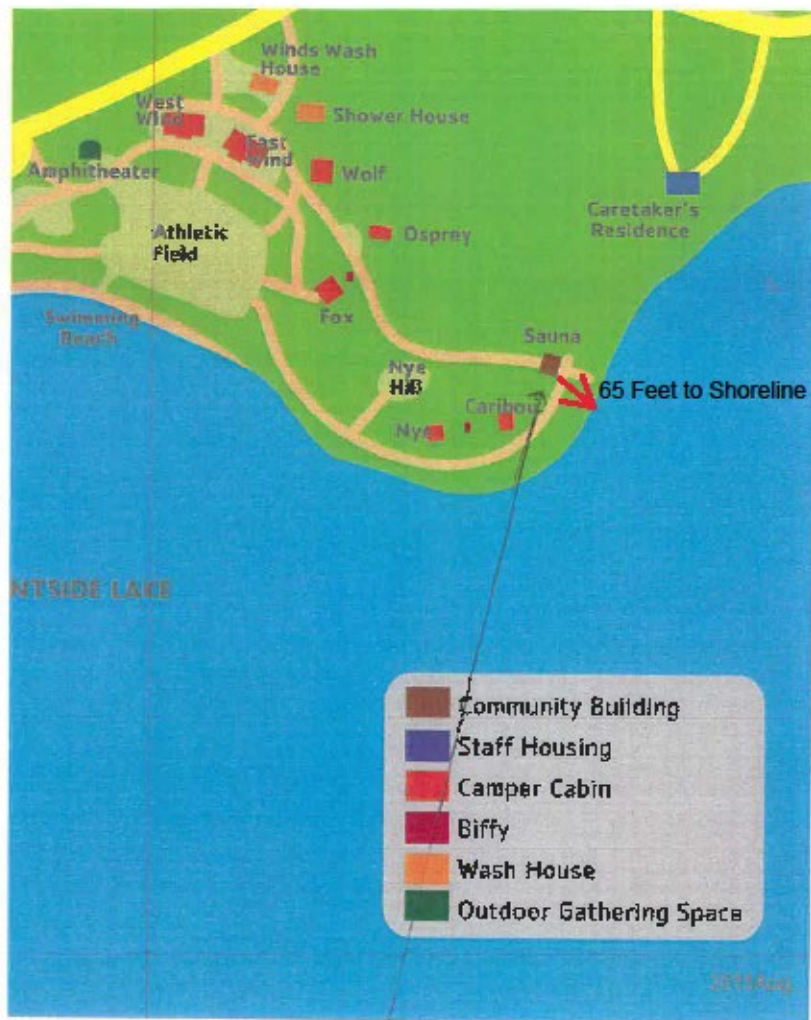
YMCA Camp Widjiwagan
Zoning Map
628-0010-03700



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ZONING MAP

Applicant Site Sketch



100 feet + to any septic area
100 feet + to all property lines
100 feet + to roadway

Existing Sauna
28' x 18' 6"

New Sauna
38' x 31'
Front of Sauna will stay
the same distance from lake

St. Louis County

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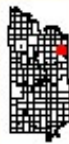
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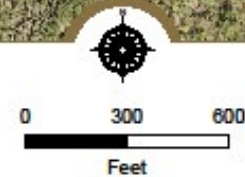
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YMCA Camp Widjiwagan
Site / Elevation Map
628-0010-03700



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SITE MAP

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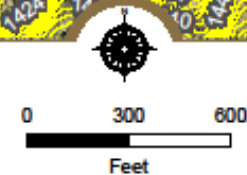
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YMCA Camp Widjiwagan
Site / Elevation Map
628-0010-03700



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VIEW FROM SHORELINE



VIEW FROM SIDE & REAR



PROPOSAL

Staff Facts & Findings



Official Controls

1. St. Louis County Zoning Ordinance 62, Article VI, Section 6.10 C., states that the maximum allowed size for a water oriented accessory structure is 250 square feet.
 - a. The applicant is proposing the replacement sauna to be 864 square feet.
2. St. Louis County Zoning Ordinance 62, Article VI, Section 6.10 C., states that the maximum allowed height for a water oriented accessory structure is 12 feet.
 - a. The applicant is proposing a finished structure height of 16 feet.



Official Controls

3. Goal LU-3 of the St. Louis County Comprehensive Land Use Plan is to improve the integrity of the county's planning-related regulation by minimizing and improving management of nonconformities.
4. Objective LU-3.1 of the St. Louis County Comprehensive Land Use Plan is to base variance decisions on uniform approval criterion to ensure all applications are treated equitably, that community health and safety is protected, and that the overall character of a given area is preserved.
5. Objective LU-3.3 of the St. Louis County Comprehensive Land Use Plan is to acknowledge why nonconformities are a concern and that variances should be for exceptional circumstances as noted in Minnesota Statute 394.22. Subd.10.



Practical Difficulty

1. This is a large property that would allow for several water oriented accessory structures that meet water oriented accessory structure standards, and many accessory structures at the 100 foot setback.
 - a. The parcel the applicant is proposing to build the water oriented accessory structure on has over 70 acres and 2,000 feet of shoreline.
 - b. Density would allow for several water oriented accessory structures on this parcel as long as each structure has enough area and shoreline to meet zoning requirements.
2. A variance is not the only option as there are alternatives that would eliminate the need for a variance request:
 - a. The setback of the proposed structure could be increased to 100 feet. If the proposed structure were to meet the 100 foot shoreline setback, it would not be considered a water oriented accessory structure. In this case the size would not be limited to 250 square feet and the height would not be limited to 12 feet.
 - b. A new sauna meeting all water oriented accessory structure standards may be allowed with an approved land use permit.
 - c. A replacement sauna with the same footprint of the existing sauna may be allowed with an approved performance standard permit.
3. The applicant stated that they would prefer to replace the structure at the existing sauna's location rather than clear a conforming area for a new structure and would like an oversized water oriented accessory structure to accommodate the number of guests on the property.



Essential Character of the Locality

1. Much of the area is occupied by YMCA camps.
2. There are also a few privately owned residential properties in the area.
3. There has been one similar approved variance request for an oversized sauna to be placed at a reduced shoreline setback at the YMCA Camp Du Nord property.



Other Factors

1. The property is surrounded by State-owned land on all sides.
2. YMCA Camp Widjiwagan also owns the adjoining parcel to the west containing 163.85 acres.
3. 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 water oriented accessory structure to exceed maximum allowed size and to exceed maximum allowed height, 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 discharge directly into the lake or on adjacent lots.
3. All St. Louis County Onsite Wastewater SSTS standards shall be followed.
4. Demolition waste shall be disposed of in a manner acceptable to St. Louis County Solid Waste Ordinance 45.
5. All local, state and federal requirements shall be met.

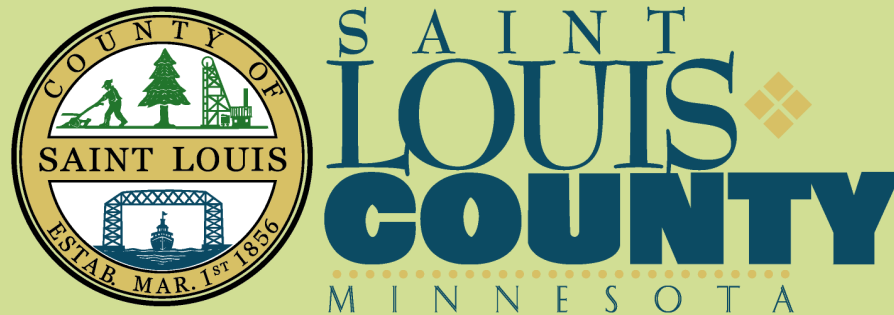


Correspondence



Board of Adjustment

Questions?



Public

Questions?

