

Presenter:
Jared Ecklund-Senior Planner

The background features abstract, overlapping geometric shapes in various shades of blue, ranging from light sky blue to deep navy blue. These shapes are primarily located on the left and right sides of the frame, creating a modern, architectural feel. The central area is a plain, light grayish-white, providing a clean backdrop for the text.

Joseph Leoni

Request

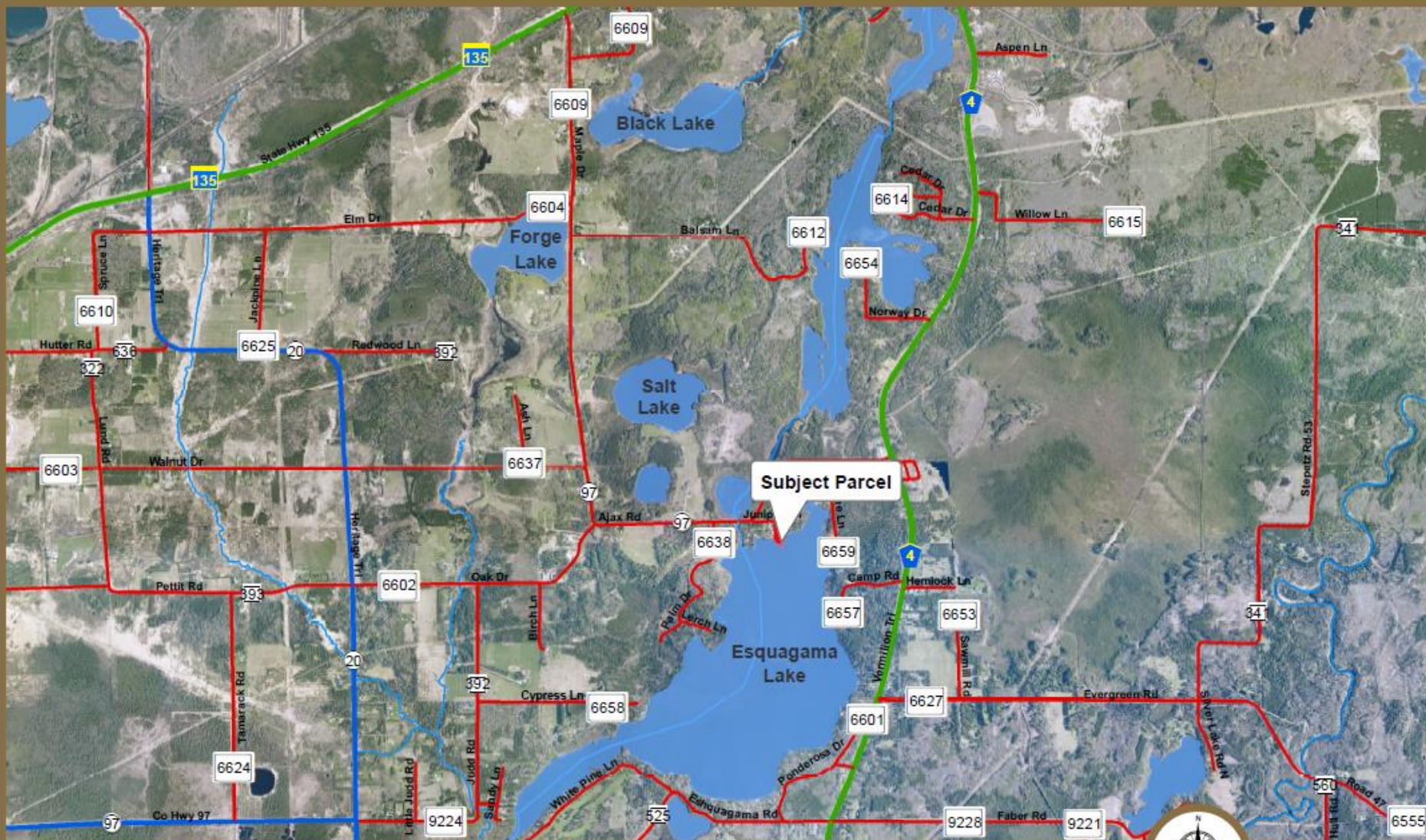
- ▶ The applicant is requesting approval to replace a nonconforming dwelling at a shoreline setback of 50 feet where 75 feet is required.
 - ▶ The current dwelling is located approximately 25 feet from the shoreline.
 - ▶ The proposed new dwelling also included an attached garage.

Development Details

- ▶ Seasonal Dwelling
- ▶ Several accessory structures
 - ▶ Some are in rough shape
 - ▶ The applicant indicated that some would be removed after the proposed structure is completed, if allowed
- ▶ Septic system that is planned to be replaced
- ▶ Well

St. Louis County

April BOA Meeting



Prepared By: Planning & Community Development
(218) 725-5000
www.stlouiscountymn.gov
Source: St. Louis County
Map Created: 3/15/2021

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Joe Leoni
Location Map

PIN:260-0028-00050, 260-0028-00052



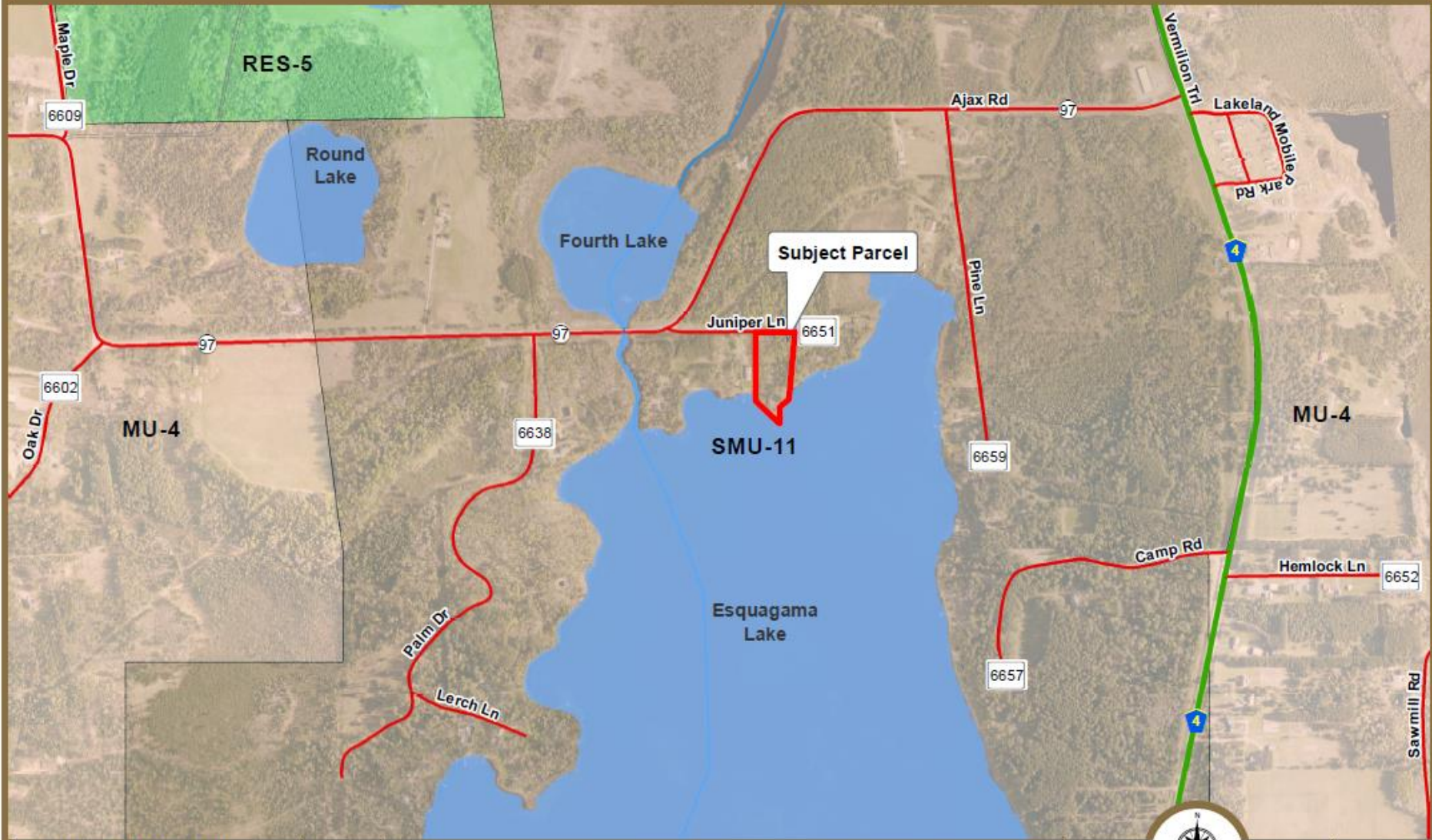
0 0.5 1
Miles



St. Louis County MN

St. Louis County

April BOA Meeting



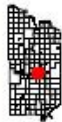
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Joe Leoni
Zoning Map

PIN:260-0028-00050, 260-0028-00052



0 600 1,200
Feet



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Site Map



0 40 80 120
Feet



St. Louis County, MN



St. Louis County



Approximate
Shoreline
Setback

Approximate
Floodplain
Elevation

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Site Map



0 25 50 75
Feet



St. Louis County MN

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

*Applicant Name:

*Site Address:

*PIN:

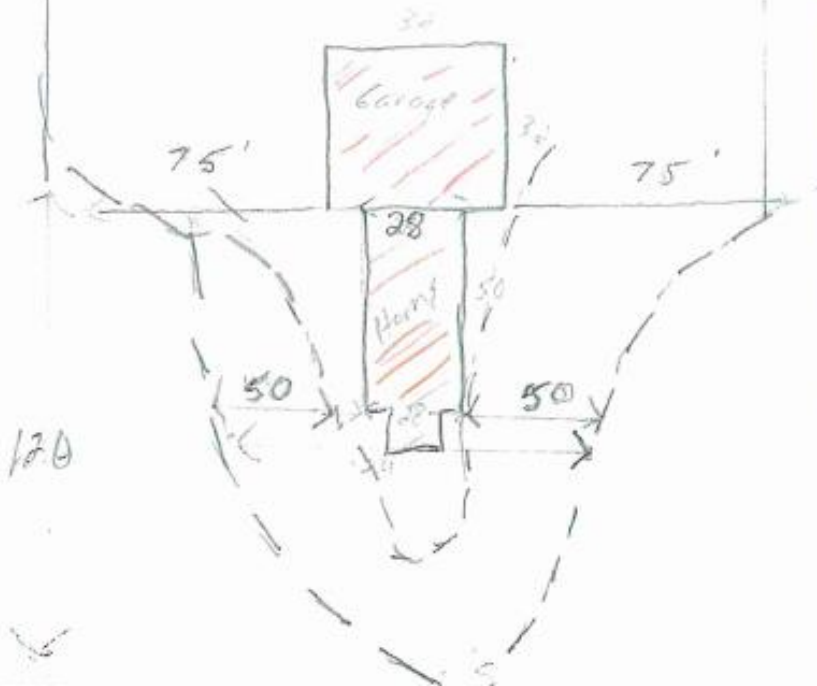
Juniper Lane



Proposed
Garage
47

septic

LEONI
VARIANCE
REQUEST



Photos of the Existing Dwelling



Accessory Structures Behind the Dwelling



Accessory Structures Behind the Dwelling



St. Louis County



Approximate
Shoreline
Setback

Approximate
Floodplain
Elevation

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Site Map



0 25 50 75
Feet



St. Louis County MN

St. Louis County



Approximate
Shoreline
Setback

Approximate
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Site Map



0 25 50 75
Feet



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Site Prep area for Possible Detached Garage





Accessory Structures Behind the Dwelling



Facts and Findings

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Official Controls

- ▶ Zoning Ordinance 62 states that the shoreline setback on a general development lake is 75 feet; the applicant is requesting approval for a reduced shoreline setback of 50 feet.
- ▶ 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.
- ▶ Objective LU-3.3 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

- ▶ This requires the shoreline setback to be met in multiple directions.
- ▶ The property is located on a ridge with floodplain in the lower portions of the property.
 - ▶ The floodplain regulations may require development to be located on the higher portion of the property near the east property line.
- ▶ It appears there are locations to meet the shoreline setback and avoid the floodplain.
 - ▶ These locations may require some excavation and fill to create a suitable building site.
- ▶ The location near the rear of a few accessory structures and parking area on the property may be a suitable location for a replacement dwelling.
 - ▶ The applicant has stated that these structures would be removed after the proposed dwelling with attached garage are completed.
 - ▶ This location would allow the shoreline setback to be met and be located above the floodplain elevation.
 - ▶ This location may require some additional excavation and grading for the proposed structure, which may be necessary regardless of if the new dwelling was constructed in this location.

Practical Difficulty

- ▶ The applicant has started site prep for a garage in a location near the existing accessory structures.
 - ▶ This area may be located below the floodplain elevation, but could be a suitable location for a dwelling as long as floodplain standards are met.
- ▶ The property has plenty of depth to allow a dwelling and detached accessory structure to meet the required shoreline setback.
- ▶ It does not appear that the proposed septic system would prevent the development from meeting the shoreline setback.

Essential Character of the Locality

- ▶ The majority of the development in the area appears to meet the shoreline setback, but there are a few structures that are located approximately 50 feet from the shoreline.
- ▶ There were variances approved on two properties within this plat. The variances on one property did not include shoreline setback variances.
- ▶ The other property had two variances approved on the property for two separate dwellings to be located at a reduced shoreline setback.
 - ▶ One was approved at 59 feet from the shoreline, the other was allowed at 50 feet from the shoreline.
 - ▶ This property consists of three platted lots.
 - ▶ At the time of the approval the practical difficulty indicated that there was limited area to meet the required shoreline setback.

Other Factors

- ▶ Although there may be some challenges with site prep, there does appear to be area on the property where a replacement dwelling could meet all requirements and setbacks.
- ▶ St. Louis County Zoning Ordinance 62 states that it shall be the burden of the applicant to demonstrate sufficient practical difficulty to sustain the need for 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?**

Recommended Conditions, if Approved

In the event that the Board of Adjustment determines that the proposal meets the criteria for granting a variance to allow a nonconforming principal structure to be replaced at a reduced shoreline setback where 75 feet is required, the following conditions shall apply:

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 directly into the lake or on adjacent lots.
3. A plan to enhance vegetation and protect the shore impact zone shall be submitted, approved and implemented by the property owner prior to the issuance of a land use permit.
4. Waste shall be disposed of in a manner acceptable to St. Louis County Solid Waste Ordinance 45.
5. The requirements of the Minnesota Wetland Conservation Act shall be followed.
6. The requirements of St. Louis County Floodplain Management Ordinance 43 and FEMA floodplain standards shall be met.
7. The proposal shall adhere to all county, state and federal regulations.

Correspondence

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Board of Adjustment Questions?

Public Questions?