

# Presenter

## Stephen Erickson – Planner





# John Taylor

1788 Grant McMahan Blvd, Ely



SAINT  
**LOUIS**  
**COUNTY**  
MINNESOTA



# Variance Request

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Requesting relief from St. Louis County Zoning Ordinance 62,  
Article III, Section 3.7

- To allow an accessory structure to be located at a reduced centerline setback, where a minimum 85 foot setback is required.





# Proposal Details

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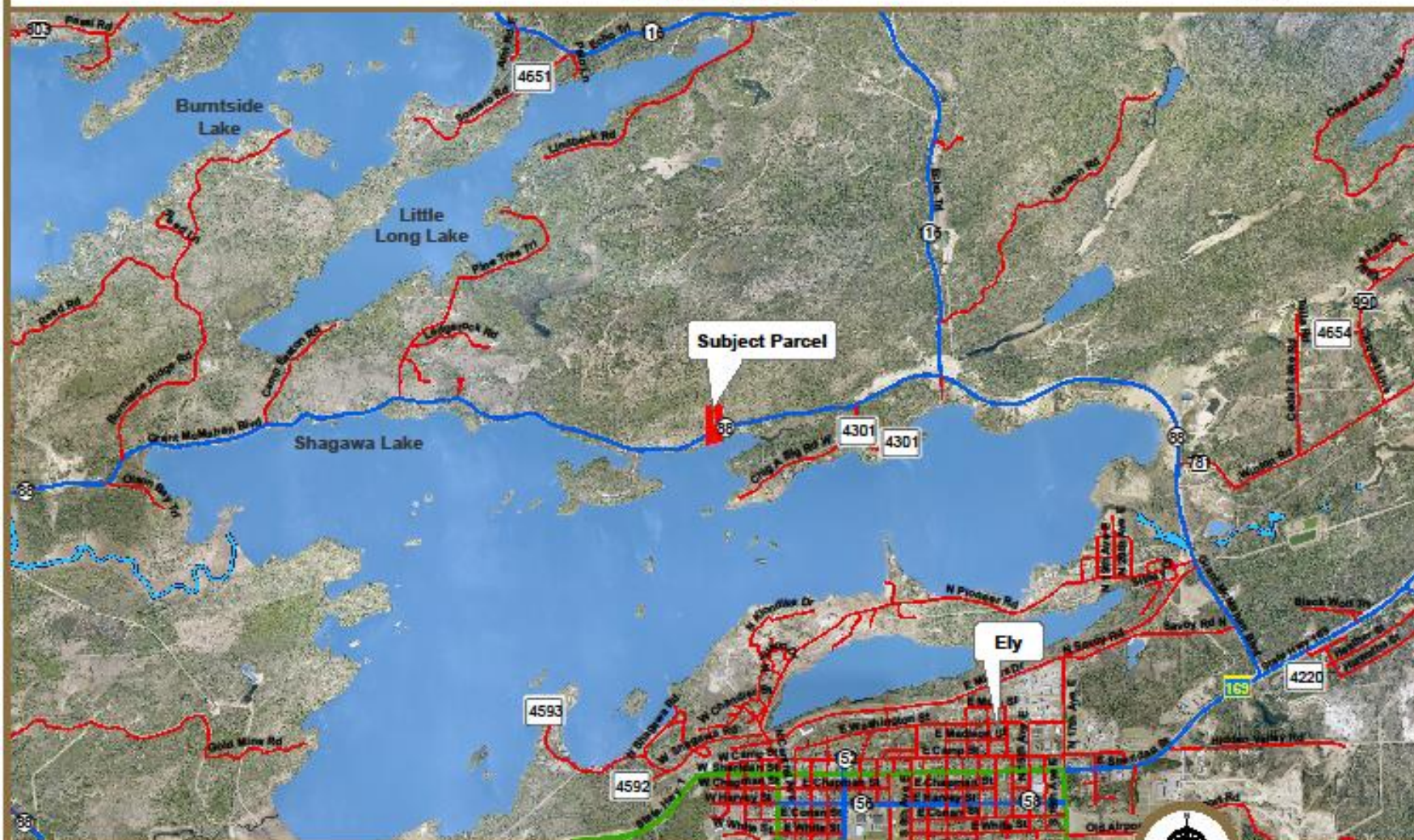
- The applicant is proposing to construct a 24 foot by 16 foot garage to be located 50 from the centerline of County Road 88 where an 85 foot centerline setback is required.





# St. Louis County

June BOA Meeting



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

Source: St. Louis County

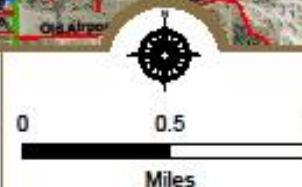
Map Created: 5/16/2021

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**John Taylor**  
**Location Map**  
PIN:465-0110-00030



St. Louis County MN



# St. Louis County

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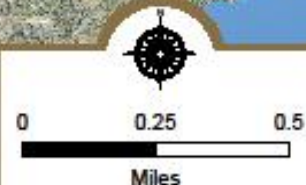
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**John Taylor**  
**Zoning Map**  
PIN:465-0110-00030



St. Louis County MN



## June BOA Meeting



Source:	St. Louis County
Map Created:	5/19/2021

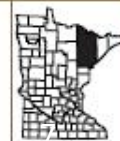
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**John Taylor**  
Site/Elevation Map  
PIN:465-0110-00030



A scale bar with markings at 0, 100, and 200. The bar is divided into two equal segments, each representing 100 feet.



St. Louis County M



# Site Sketch Form

The sketch is to graphically illustrate your proposed project(s).

## Draw and Label on Sketch (in feet)

- ☐ \*All Structures on the Property and Dimensions
- ☐ \*All Driveways, Access Roads, and Wetlands
- ☐ \*All Proposed Structures and Dimensions

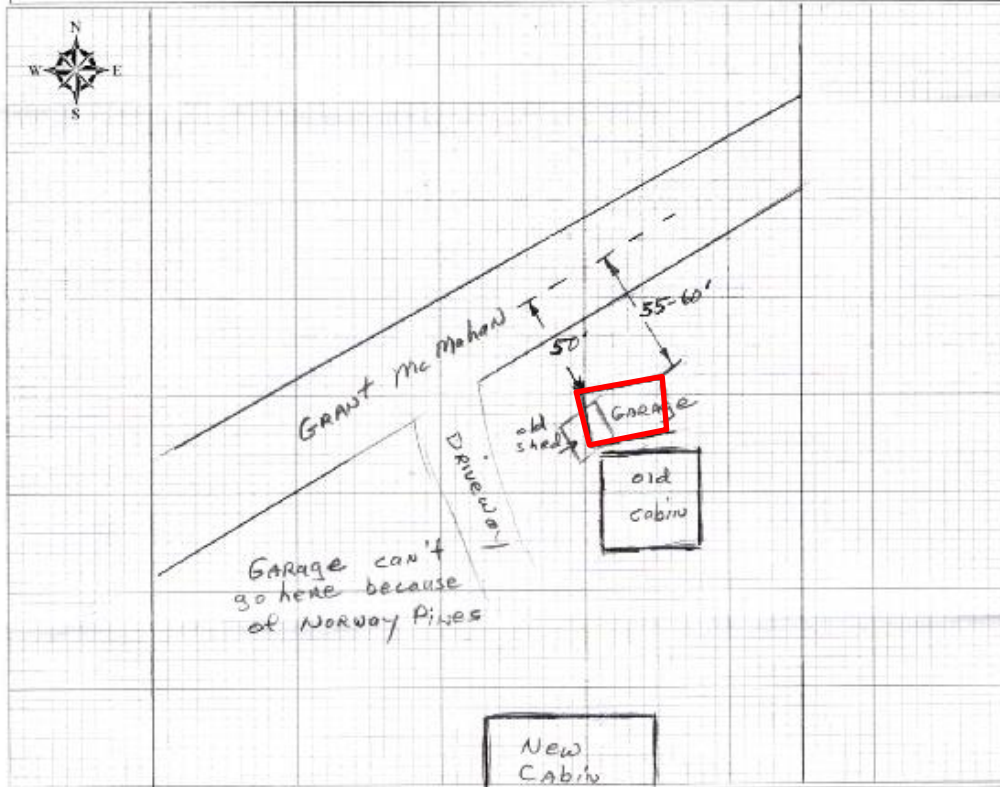
- ☐ \*Distance of Proposed Structures to Shoreline (Closest Point)
- ☐ \*Distance of Proposed Structures to Septic System and Tank
- ☐ \*Distance of Proposed Structures to Property Lines
- ☒ \*Distance of Proposed Structures to Road Centerline and Right-of Ways

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

\*Applicant Name:

\*Site Address:

\*PIN:



### \*\*\*Sanitary Authority Use Only\*\*\*

**Sanitary Review:** (To be determined by appropriate sanitary authority.)

Will the proposal, as shown above, negatively impact the SSTS/sanitary line or replacement area? ☐ Yes ☐ No

**Sign off:**

Signature \_\_\_\_\_

Title \_\_\_\_\_

## Applicant Site Sketch





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June BOA Meeting



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Source: St. Louis County

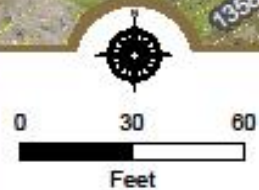
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**John Taylor**  
**Site Map**  
**PIN:465-0110-00030**



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Approximate Location of 24' x 16' garage  
Existing shed is being removed



# Official Controls

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- Zoning Ordinance 62 requires an 85 foot centerline setback for a collector road. The applicant is requesting a 50 foot setback from centerline.
- 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.
- 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 applicants are treated equitably, that community health and safety is protected, and that the overall character of a given area is preserved.





# Practical Difficulty

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- There are numerous structures along the stretch of County Road 88 that do not meet centerline setbacks.
- The applicant has met the burden of demonstrating practical difficulty. The existing holding tank location, bluff, and 85 foot road centerline setback limit development locations on the parcel.





# Essential Character of the Locality

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- In March of 2021, a variance was approved two parcels to the east for two structures to be constructed at a reduced center line setback of 50 feet, similar to this request.
- The plat of Hegfors lots was created in 1955.





# Other Factors

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- The 85 foot centerline setback may not make sense for this section of County Road 88. The proposed structure would conform to the local road classification setback of 48 feet.





# BOARD OF ADJUSTMENT CRITERIA FOR APPROVAL OF A VARIANCE

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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 IF APPROVED

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Conditions that may mitigate the variance for a 24 foot by 16 foot accessory structure to be located at a reduced road centerline setback, as proposed, include but are not limited to:

1. The centerline setback shall be maximized to the greatest extent possible.





# Correspondence





# Planning Commission

Questions?





# Public

## Questions?

