



# Saint Louis County

Planning and Community Development Department • [www.stlouiscountymn.gov](http://www.stlouiscountymn.gov)  
landuseinfo@stlouiscountymn.gov

**Darren Jablonsky**  
Interim Director

## AGENDA

Regular meeting of the **ST. LOUIS COUNTY BOARD OF ADJUSTMENT** to be held on **THURSDAY, OCTOBER 12, 2023** at the **VIRGINIA GOVERNMENT SERVICES CENTER, 201 SO. 3<sup>RD</sup> AVE. W., VIRGINIA MN** beginning at beginning at **10:15 AM**.

**NOTE:** The meeting will be open to the public and live streamed via WebEx, giving the public the opportunity to watch and listen, and even speak to the Board of Adjustment. Please also have the option to listen to the meeting live via telephone. For more information on how to view or participate in the public hearing, please visit the county website at [www.stlouiscountymn.gov/departments-a-z/planning-development/land-use](http://www.stlouiscountymn.gov/departments-a-z/planning-development/land-use).

If you have any questions, please contact Donald Rigney, St. Louis County Interim Planning Manager, at [rigneyd@stlouiscountymn.gov](mailto:rigneyd@stlouiscountymn.gov).

**It is requested that you contact our office if you anticipate in-person attendance.**

## **ROLL CALL**

**APPROVAL OF MINUTES FROM THE SEPTEMBER 14, 2023 MEETING**

**APPROVAL OF MINUTES FROM THE SEPTEMBER 21, 2023 MEETING**

**COMMUNICATIONS**

**INTERPRETATIONS**

## **NEW CASES:**

**Jaime Olsen – 10:15 AM** – The applicant is requesting relief from SSTS Ordinance 61 adopted Technical Standards 7080.2150, Subpart 2 (F) to allow a subsurface sewage treatment system installation at a reduced structure setback and a reduced property line setback.

**The property is legally described as:** That part of Govt Lot 4, described as follows: From a point on the west line of Section 34, Township 63, Range 15, 525.06 feet South of the Northwest corner of Govt Lot 4, the Point of Beginning; thence S00deg02'E along the west line of Section 34, Township 63, Range 15, a distance of 838.76 feet; thence S87deg36'E, a distance of 136.15 feet; thence N00deg02'W, a distance of 810.00 feet; thence on a curve on an arc of 02deg00' to the left, a distance of 37.65 feet along the right of way of County Road No. 408; thence N76deg21'W along the right of way of County Road No. 408, a distance of 102.30 feet to the Point of Beginning., S34, T63N, R15W (Unorganized).



### **Duluth Office**

Government Services Center  
320 W 2<sup>nd</sup> St, Ste 301  
Duluth, MN 55802  
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Toll Free in MN: 1-800-450-9777  
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### **Virginia Office**

Government Services Center  
201 South 3<sup>rd</sup> Avenue West  
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**Douglas Janzig – 10:45 AM** – The applicant is requesting relief from St. Louis County Zoning Ordinance 62, Article III, Section 3.4, to allow a principal structure at a reduced shoreline setback and relief from Article IV, Section 4.3 D to allow a non-conforming principal structure to exceed the maximum allowed height of 25 feet for a structure located between the shore impact zone and the required setback.

**The property is legally described as:** NE 1/4 OF SE 1/4 LEASE #13-01 MP 660-10-5520, S35, T53N, R15W (Unorganized).

**Mason Carter – 11:30 AM** – The applicant is requesting relief from St. Louis County Zoning Ordinance 62, Article III, Section 3.2, to allow for an accessory structure at a reduced property line setback.

**The property is legally described as:** E1/2 OF E1/2 OF NE1/4 OF NW1/4, S20, T52N, R13W (Normanna).

**Paul VanTassel, – 12:00 PM** – The applicant is requesting relief from St. Louis County Zoning Ordinance 62, Article III, Section 3.7 to allow an addition to principal structure at a reduced road centerline setback where 48 feet is required and a reduced road right-of-way setback where 15 feet is required. The applicant is also requesting relief from St. Louis County Zoning Ordinance 62, Article IV, Section 4.3 D to allow a non-conforming principal structure located within the shore impact zone to exceed the maximum allowed height of 20 feet and to allow an addition to a nonconforming principal structure located between 25 feet and the shore impact zone that will exceed the 200 square feet allowed. The applicant is also requesting relief from St. Louis County Zoning Ordinance 62, Article IV, Section 4.4 A to allow a maximum building footprint to exceed fifteen percent (15%) of lot area.

**The property is legally described as:** LOT 17, 18, & ELY 25 FT OF LOT 19 Wilson Point Plat T of Greenwood, S4, T62N, R16W (Greenwood).

**Ron & Carol Mavetz – 12:30 PM** – The applicant is requesting relief from St. Louis County Zoning Ordinance 62, Article III, Section 3.2, and Article IV, Section 4.3, D to allow a second addition to a nonconforming principal structure that will decrease the existing shoreline setback where 100 feet is required, to exceed allowed structure width facing the water, and to allow an addition with an attached deck at a reduced property line setback where 20 feet is required.

**The property is legally described as:** LOT: 0046 BLOCK:001 BEAR ISLAND SOUTHWEST, S16, T61N, R13W (Unorganized).

**Joseph Cybert – 1:00 PM** – The applicant is requesting relief from St. Louis County Zoning Ordinance 62, Article III, Section 3.4, and Article IV, Section 4.3 D., to allow a dwelling at a reduced shoreline setback and to exceed allowed structure width facing the water.

**The property is legally described as:** Lot: 0095, Soderholm Beach Plat, S36, T63N, R18W (Beatty).

**Friends of Fredenberg L.L.C., a limited liability company represented by Aaron A. Dean of the law firm of Moss & Barnett – 1:30 PM** – Appeal to the Board of Adjustment per St. Louis County Zoning Ordinance 62, Article VIII, Sections 8.1.E and 8.6, and Article X, Section 10.6.B, and Minn. Stat. § 394.27, Subds. 5–6 (2022), concerning the Director’s administrative determinations issued on October 31, 2022, for the Conditional Use

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Permit BG-000012 at 6464 Fredenberg Lake Road, Duluth MN, 55803.

**The property is legally described as:** NW 1/4 OF NW 1/4, S24, T52N, R15W (Frendenberg).

**REPORTS OF BOARDS AND COMMITTEES**  
**DEPARTMENT REPORTS**  
**OTHER BUSINESS**

**ADJOURN**

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