

Presenter

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Environmental Specialist



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1301 Nappa Road, Two Harbors MN 55616



Request

- The applicant is requesting relief from St. Louis County SSTS Ordinance 61 adopted Technical Standards 7080.2150, Subpart 2 (F), to allow a subsurface sewage treatment system installation at a reduced shoreline setback.



Proposal Details

- The applicant is proposing to install a new septic tank, as part of a full replacement system, at a reduced shoreline setback of 70 feet where 150 feet on a Trout Stream is required.

TABLE VII

MINIMUM SETBACK DISTANCES (FEET)

Feature	Sewage tank, holding tank, or sealed privy	Absorption area or unsealed privy	Building sewer or supply pipes
Water supply wells	*	*	*
Buried water lines	*	*	*
Structures	10	20	
Property lines **	10	10	
Ordinary high water level of public waters	***	***	

* Setbacks from buried water lines and water supply wells are governed by chapters 4715 and 4725, respectively.

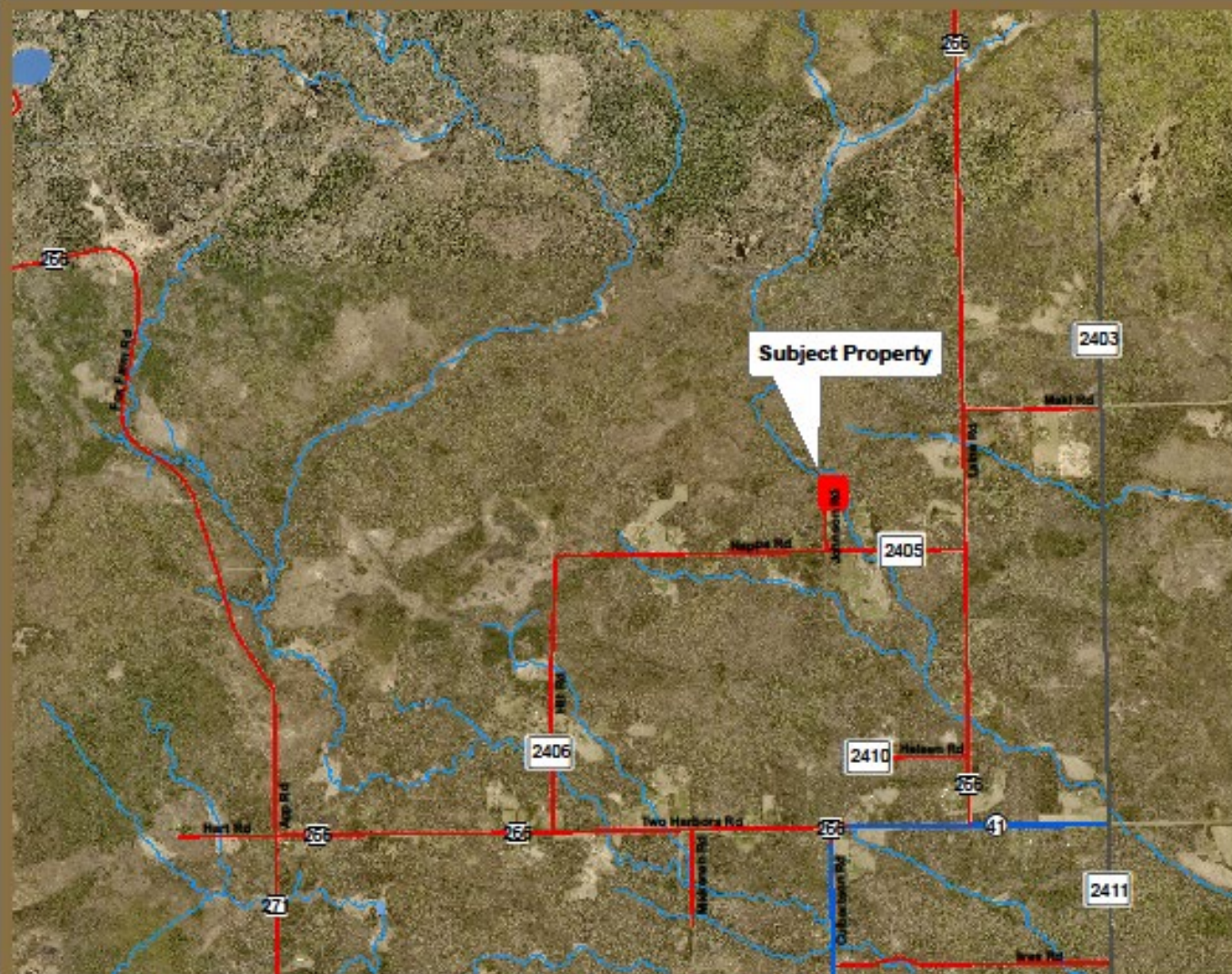
** Infringement on property line setbacks must be made through accepted local procedures.

*** Setbacks from lakes, rivers, and streams are governed by chapters 6105 and 6120.



St. Louis County

May BOA Meeting

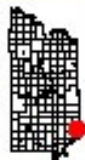


Lake County

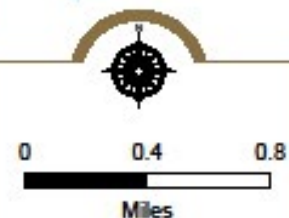
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Location Map
210-0010-04520



St. Louis County MN

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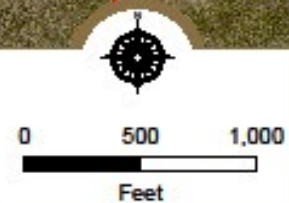
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Site Map
210-0010-04520



0 100 200
Feet



St. Louis County MN

N





Site Pictures



Site Pictures







Applicant Site Sketch

Plans and Official Controls

1. Ordinance 61 states that all SSTS components must be setback in accordance with Table VII of the SSTS Technical standards. The required setback for a trout stream is 150 feet. The applicant is proposing to install the tank at a reduced setback of 70 feet.



Practical Difficulty

1. The existing building and plumbing require the septic tank to be installed within setback.
2. Additionally, the slope on the landscape requires the septic tank installation within setback.



Essential Character

1. The property is within Alden Township.
2. The zoning is RES-3 consisting of conforming and nonconforming dwellings.
3. There have been no similar variances within the surrounding area.



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 for relief from St. Louis County SSTS Ordinance 61 adopted Technical Standards 7080.2150 Subpart 2 (F) to allow a septic tank installation at a reduced shoreline setback as proposed include, but are not limited to:

1. All other Onsite Wastewater SSTS standards shall be met.
2. Following system installation, an inspection shall be performed by a qualified inspector to ensure setbacks are met prior to issuing Certificate of Compliance.
3. All other local, county, state and federal regulations shall be met.



Correspondence



Board of Adjustment Questions?



Public Questions?



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