



ST. LOUIS COUNTY BOARD OF ADJUSTMENT STAFF REPORT

REPORT DATE: 04/22/2024

MEETING DATE: 05/09/2024

APPLICANT INFORMATION

APPLICANT NAME: Patrick Cramer

APPLICANT ADDRESS: 3277 166th Ln NW, Andover, MN 55304

OWNER NAME: Patrick and Sharon Cramer

SITE ADDRESS: N/A

LEGAL DESCRIPTION: Lot 5, S35, T69N, R17W (Unorganized)

PARCEL IDENTIFICATION NUMBER (PIN): 704-0010-00830

VARIANCE REQUEST: The applicant is requesting relief from St. Louis County Zoning Ordinance 62, Article IV, Section 4.3 D, to allow an addition to a principal dwelling located between the shore impact zone and the required setback that will exceed the 400 square feet allowed.

PROPOSAL DETAILS: The applicant is requesting to construct an addition to a nonconforming principal dwelling located 85 feet from the shoreline of Sand Point Lake where 100 feet is required. The addition will be to the rear of the existing structure, totaling 770 square feet. The proposed height will be 17 feet.

PARCEL AND SITE INFORMATION

ROAD ACCESS NAME/NUMBER: Water Access Only

ROAD FUNCTIONAL CLASS: N/A

LAKE NAME: Sand Point Lake

LAKE CLASSIFICATION: RD

RIVER NAME: N/A

RIVER CLASSIFICATION: N/A

DESCRIPTION OF DEVELOPMENT ON PARCEL: Parcel contains and principal dwelling, screen porch, accessory structures, and privy.

ZONE DISTRICT: SMU 7

PARCEL ACREAGE: 2 ACRES

LOT WIDTH: 337 FEET

FEET OF ROAD FRONTAGE: N/A

FEET OF SHORELINE FRONTAGE: 1,423 FEET

PARCEL AND SITE INFORMATION

VEGETATIVE COVER/SCREENING: There is adequate vegetative screening from neighboring properties and from the shoreline.

TOPOGRAPHY: The north side of the island is bluff, while the areas to the south may only be considered steep slope. The proposal will not be affected.

FLOODPLAIN ISSUES: The parcel is located within the floodplain. The proposal will not be affected.

WETLAND ISSUES: N/A

ADDITIONAL COMMENTS ON PARCEL: This parcel is water access only.

FACTS AND FINDINGS

A. Official Controls:

1. St. Louis County Zoning Ordinance 62, Article IV, Section 4.3 D allows a maximum addition of 400 square feet to a nonconforming principal structure located between the shore impact zone and required setback.
 - a. The existing dwelling is located 85 feet from the shore and the applicant is requesting an addition totaling 770 square feet to the rear.
2. St. Louis County Zoning Ordinance 62, Article III, Section 3.4, requires a shoreline setback of 100 feet from Recreational Development Lakes.
 - a. The current dwelling has a shoreline setback of 85 feet where 100 feet is required.
 - b. The proposed additions will not increase the current shoreline nonconformity.
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 applicants 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 Statue 394.22 Subd. 10.

B. Practical Difficulty:

1. A variance is not the only option as there is conforming area for a new Accessory Dwelling to be placed.
 - a. An Accessory Dwelling up to 700 square feet may be allowed with an approved land use permit.
2. Reducing the size and configuration of the structure could eliminate the request for a variance.
 - a. An addition of 400 square feet may be allowed with an approved performance standard permit.

C. Essential Character of the Locality:

1. The neighborhood consists of developed and undeveloped islands.
2. The applicant is not proposing a new use to the area.
3. There have been no similar variance requests in the area.

D. Other Factor(s):

1. The applicant is currently working with Crane Lake Water & Sanitary District and St. Louis County Onsite Wastewater Division to obtain a septic permit.
 - a. If the variance is approved, the applicant will need to obtain the appropriate septic permit before the issuance of a land use permit.
2. The applicant spoke to the Land Use team regarding alternatives to avoid a variance request and chose to move forward with the variance request.
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.
4. Ordinance 62 states that "practical difficulties" as used in connection with granting a variance means that the property in question cannot be put to a reasonable use under the conditions allowed by this ordinance.

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 an addition to a principal dwelling located between the shore impact zone and the required setback to exceed the allowed 400 square feet 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.
3. Crane Lake Water & Sanitary District and St. Louis County Onsite Wastewater septic standards shall be followed.



Land Use Permit

APPLICATION St. Louis County, Minnesota

Permit # Permit #

About: This application is used to apply for a Land Use Permit. Applicants will need to attach the appropriate worksheet(s) in order to process. For more information, see our website at: www.stlouiscountymn.gov/land-use

PROPERTY IDENTIFICATION NUMBER (PIN) PIN is found on your Property Tax Statement

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|----------------|--|--|--|---|--|--|--|---|--|--|--|--|--|--|--|
| *Primary PIN | 7 | 0 | 4 | - | 0 | 0 | 1 | 0 | - | 0 | 0 | 8 | 3 | 0 | Associated PIN | | | | - | | | | - | | | | | | | |
| Associated PIN | | | | - | | | | | - | | | | | | Associated PIN | | | | - | | | | - | | | | | | | |

E.g. 123-1234-12345. Primary PIN: Parcel where Structure/SSTS are located. Associated PIN: Additional and/or adjacent property that you own or that is related to the project.
County Land Explorer: <https://gis.stlouiscountymn.gov/landexplorer/> Property Lookup: <http://apps.stlouiscountymn.gov/auditor/parcelInfo2005Iframe/>

APPLICANT

| | | | |
|--|--|-----------------------------------|--------------------------|
| *Applicant Name Patrick Cramer | I am a... <input type="checkbox"/> Contractor <input checked="" type="checkbox"/> Homeowner <input type="checkbox"/> Other | *Daytime # 651-242-1256 | Date 3/29/2024 |
| *Applicant Address <i>Where to send permit.</i> 3277 - 166th Lane NW | | *City Andover | *State MN |
| Applicant Email sprc@mail.com | | *ZIP 55304 | |

| | |
|--------------------------------------|------------------|
| Contact Person <i>If applicable.</i> | Contact Person # |
|--------------------------------------|------------------|

| | | | |
|---|------|-------|-----|
| Mailing Address <i>If different than above.</i> | City | State | ZIP |
|---|------|-------|-----|

Email Address *Where to email permit. Providing an email address will expedite the time in which a permit is received by an applicant.*

SITE INFORMATION

| | |
|--|---|
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | *Is there a site address for this property? (If no, the application will be forwarded to 911/Communications to assign one.) |
| If yes above, please list site address: | |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | *Is this leased property? If yes, leased from: <input type="checkbox"/> MN Power <input type="checkbox"/> MN DNR <input type="checkbox"/> US Forest Service <input type="checkbox"/> St Louis County <input type="checkbox"/> Other |
| <input type="checkbox"/> Yes <input type="checkbox"/> No | *Do you have written authorization from the leased property owner? If yes, you must attach written authorization form. |
| *How is the property accessed? <input type="checkbox"/> Public Road <input type="checkbox"/> Private Road <input type="checkbox"/> Easement <input checked="" type="checkbox"/> Water <input type="checkbox"/> Other | |

PROJECT INFORMATION

| | |
|---|---|
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | *Is this project on a parcel less than 2.5 acres? (property is 2.311 acres) |
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | *Is this project within 300 feet of a stream/river or 1,000 feet of a lake? |
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | *Is this project adding a bedroom? Include home, garage, & accessory dwelling. |
| # 3 | *Total # of bedrooms on property after project completion. Include home, garage, & accessory dwelling. |
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | *Does this project include plumbing or pressurized water in proposed structure? If yes, please explain: Currently there is no plumbing. We will add a lake water pump system and septic system. |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | *Is the property connected to a municipal or sanitary district system? |

If you answered "Yes" to any of the project information questions above, it is required that you submit a copy of a septic permit to construct or certificate of compliance approval or municipal/sanitary district approval when applying for a land use permit.

AGREEMENT

By submitting this application, I certify and agree that I am the owner or the authorized agent of the owner of the above property, and that all uses will conform to the provisions of St. Louis County. I further certify and agree that I will comply with all conditions imposed in connection with the approval of the application. Applicants may be required to submit additional property descriptions, property surveys, site plans, building plans and other information before the application is accepted or approved. **Intentional or unintentional falsification of this application or any attachments thereto will make the application, any approval of the application and any resulting permit invalid.** I authorize St. Louis County staff to inspect the property to review the application and for compliance inspections. Furthermore, by submitting this application, I release St. Louis County and its employees from any and all liability and claims for damages to person or property in any manner or form that may arise from the approval of the application or any related plans, the issuance of any resulting permit or the subsequent location, construction, alteration, repair, extension, operation or maintenance of the subject matter of the application.

***Indicates required field. Incomplete applications will be returned.**



Land Use Permit WORKSHEET

St. Louis County, Minnesota

About: Land Use Permits are required for most building construction activities. They are also required for a variety of other uses. For more information, check out our website at: www.stlouiscountymn.gov/land-use

WHAT ARE YOU APPLYING FOR Check all that apply to the project. **PLEASE MAKE CHECKS TO: ST. LOUIS COUNTY AUDITOR**

#1 New Buildings Less than/equal to 1,200 square feet-\$175
Greater than 1,200 square feet-\$345

- ☐ Dwelling-Home, Mobile Home, Hunting Shack, or Cabin. (Includes attached deck, if applicable.)
- ☐ Replacement of Existing Dwelling-Home, Mobile Home, Hunting Shack, or Cabin.
Will the old dwelling be removed from the property? ☐ Yes ☐ No

If yes, an affidavit must be filled out stating when the old dwelling will be removed.

If this dwelling is a mobile home, there is a special mobile home affidavit to be filled out.

- ☐ Accessory Dwelling-Guest cottage or bunkhouse. Must follow administrative standards.
- ☐ Accessory Structure- Garage, Pole Building, shed, sauna, screenhouse or gazebo that either meets lake or river setback or not located in a shoreland area.
- ☐ Water-oriented Accessory Structure-Boathouse, Sauna, Screenhouse/gazebo on a lake or river located at reduced shoreline setback. Must follow administrative standards.
- ☐ Commercial Structure
- ☐ Other Principal Structure

#2 Other Construction/Change in Use-\$90

- ☒ Addition(s) to Dwelling
Is the dwelling location on a lake or river? ☒ Yes ☐ No
If Yes above, does the structure meet the required shoreline setback? ☐ Yes ☒ No If No, structure does not meet the shoreline setback, a performance standard permit or variance may be required. See box #4 or #7.

- ☐ Addition(s) to Accessory Structure
- ☐ New Deck Only or Deck Replacement
- ☐ Combination Addition(s) & Deck on the same structure
- ☐ Moving a Structure
- ☐ Sign
- ☐ Structure Alteration or Component Replacement
- ☐ Change in Use (i.e. converting an old cabin to storage)
- What will the new use of the structure be?
Explain the current and proposed use.
Current: _____ Proposed: _____

Other-\$65

- ☐ Permit extension beyond 2 years

#3 Subdivisions/Parcel Reviews
Additional Worksheets Required

- ☐ Plat-Minor Subdivision-\$685
- ☐ Conventional or Conservation Plat-Less than or equal to 3 lots-\$685
- ☐ Conventional or Conservation Plat-Greater than 3 Lots-\$1,375
- ☐ Lot Line Adjustment-\$90
- ☐ Parcel Review-\$90
- ☐ Performance Standard Subdivision-\$410

#4 Performance Standard-\$410

Additional Worksheets Required

- ☐ Borrow/Gravel Pit
- ☐ Home Business
- ☐ Land Alteration
- ☐ Nonconforming Structure Replacement
- ☒ Addition to a structure that does not meet shoreline setback
- ☐ Other

#5 Site Evaluation

- ☐ Site Visit/Evaluation-\$175

#6 Wetland Reviews

Additional Worksheets Required

- ☐ No Loss/Exemption/Replacement Plan-\$175
- ☐ Wetland Delineation Review-\$410
- ☐ Wetland Banking Plan Review-\$1,340

#7 Public Hearings

Additional Worksheets Required

- ☐ Administrative Appeal-\$1,350
- ☐ Environmental Assessment-\$1,200
- ☐ Conditional Use Permit-\$685
- ☐ Conditional Use Permit Rehearing-\$220
- ☐ Interim Use Permit-\$685
- ☐ Interim Use Permit Rehearing-\$220
- ☐ General Purpose Borrow Pit-\$685
- ☒ Variance-\$685
- ☐ Variance Rehearing-\$220
- ☐ Multiple Hearing (Variance/conditional use)-\$1,020
- ☐ Rezoning-\$685

TYPE OF PROPOSED STRUCTURES

Check all that apply to the project.

| <input type="checkbox"/> New Structure(s) | *Structure Type (Same as box #1 or 2 above) | *Foundation Type (Basement, Slab, Pier, etc) | *Maximum Length (Exterior Footprint Only) | *Maximum Width (Exterior Footprint Only) | *Maximum Sq. ft (Exterior footprint only) | *Maximum Height (Ground Level to Roof Peak) |
|---|--|---|--|---|--|--|
| | | | Feet | Feet | Sq. ft. | Feet |
| | | | Feet | Feet | Sq. ft. | Feet |
| | | | Feet | Feet | Sq. ft. | Feet |
| <input checked="" type="checkbox"/> Structure Additions | *Structure Type (Same as box #2 above) | *Foundation Type (Basement, Slab, Pier, etc) | *Maximum Length (Exterior Footprint Only) | *Maximum Width (Exterior Footprint Only) | *Maximum Sq. ft (Exterior footprint only) | *Maximum Height (Ground Level to Roof Peak) |
| | Addition to dwelling | Pier | 38' Feet | 24' Feet | 770 Sq. ft. | 17 Feet |
| | | | Feet | Feet | Sq. ft. | Feet |
| | | | Feet | Feet | Sq. ft. | Feet |

*Indicates required field. Incomplete applications will be returned.

CONTACT: Planning and Zoning Department

Technical Assistance

Toll Free: 1-800-450-9777

Land Use Information

www.stlouiscountymn.gov/land-use

Duluth

Government Services Center
320 West 2nd Street, Suite 301
Duluth, MN 55802
(218) 725-5000

Virginia

Government Services Center
201 South 3rd Avenue West
Virginia, MN 55792
(218) 749-7103

Office Use Only

Receipt #

Receipt Date

Payment Amount

Paid By

BY:



Variance

Worksheet St. Louis County, Minnesota

About A variance allows the use of property in a manner otherwise forbidden by a zoning ordinance by varying one or more of the performance standards such as lot size, setbacks, etc.

Variances from official zoning controls are defined under Minnesota Statutes 394.27 and require the landowner to prove that the property could not otherwise be used or enjoyed in the proposed way by complying with ordinance requirements and that there will be no negative impact on surrounding properties.

It is advisable that you discuss your request with Planning and Zoning staff prior to submitting the application. Approval or denial of your request is dependent on the justification you provide in answering the questions on this application. For more information, check out our website at: www.stlouiscountymn.gov/departments-a-z/planning-zoning/land-use/apply-for-a-land-use-permit#la-101571440-variance.

APPLICANT

Applicant Name (Last, First)

Cramer, Patrick & Sharon

VARIANCE REQUEST *Complete this form along with the Land Use Permit Application*

1. Describe what you are varying from and the situation that makes it difficult to comply with county ordinances?

We are asking for a variance to increase the allowable square footage for an addition to our existing cabin. The SE corner of the existing cabin, built in 1973, is less than 100' from the lake (approx. 85') and does not meet setback requirements. We are asking to increase the maximum allowable size of the addition from 400 square feet to 770 square feet to make necessary and needed additions and upgrades. The existing cabin is 624 sq. ft. with two small bedrooms and an open living area (see drawing). Currently there is no electric or plumbing. With the additional square footage, we would add the space needed like an extra bedroom/bathroom for family, laundry, storage, and room for all new mechanicals (solar batteries/inverters, electrical panels, plumbing equipment). We would also like to make upgrades to the existing cabin like adding electric and plumbing, a kitchen, bathroom, and storage. We will be living on the island full-time during the summer and we would like to provide enough space to build in modern conveniences for long-term usage and believe 770 sq. ft. will be required.

2. Describe the intended/planned use of the property.

The intended use of the property is for recreational family use. We plan to reside at the island full-time in the summer - up to 5 months per year as lake access and weather allows. Our goal is to build a cabin that is functional and usable, but also convenient for us as we age and more compatible for less physically abled family members to use as well. We have a signed agreement with the Crane Lake Water District to install a septic system, and we will be installing a solar system to provide 100% of the power for the island.

3. Describe the current use of your property.

Our property is an island located at the NW end of Sand Point Lake, in the Namakan Narrows. The previous owners used it as a weekend getaway because of a lack of space, power and plumbing. We are a 14-mile boat ride from the Crane Lake marinas and the long trips and lack of space and any conveniences made it difficult for them to stay more than a few days at a time. We face the same challenges and logistical concerns, which is what led us down the path of asking for a variance to increase our square footage to make the island more functional for long-term family stays.

4. Describe other alternatives, if any.

In order to fit the improvements, upgrades, and room spaces, we believe we need the 770 square foot addition we are applying for.

5. If approved, how will the proposed use, with the variance, fit into the character of the neighborhood/area?

The island is heavily wooded with mature pine, birch and poplar trees (see photos). The existing cabin is not visible to neighbors or boaters on the lake. We would build our addition to the north of the existing cabin, which would put the new addition even further away from the non-compliant 85' setback on the SE corner of the existing cabin, and we would maintain more than a 100' setback on the remaining sides. The addition would be built to the same look, style, and design as the existing cabin.

6. Describe how neighboring properties and the use of those properties will be impacted by the proposed use with the variance.

Our nearest neighbors are approximately 1/2 mile to the north of us, on the Canadian side of Sand Point Lake. Because of how heavily wooded the island is, we are not visible to them, or to any boaters or campers on the lake. Like our existing cabin, our addition would be discreet and well camouflaged by the trees and would not impact others, or their enjoyment of their properties or the lakes.

7. Describe how negative impact to the local environment and landscape will be avoided.

The area where we would build the addition is to the north of the existing cabin. The area is flat and is partially cleared for an existing yard area. Environmental impact would be minimized as much as possible. One larger tree would need to be removed, in addition to some brush and scrub overgrowth clearing. The addition would be built on "post and piers" like the existing cabin so digging would be minimal other than for footing pads. We would use straw and straw bales and/or tubes to cover any disturbed soil areas to prevent runoff until new groundcover and plantings can be established. We would adopt any other erosion control plans required by the County.

8. Describe the expected benefits of a variance to use of this property.

By allowing us to increase the square footage of our addition, we would have the room needed for modern conveniences and living comfortably with our family long-term in the summer. We would also have the space for upgrades like electric and plumbing so we could have a kitchen and indoor bathrooms.

9. Include additional comments that will clarify your request for the Planning and Zoning staff members and the Board of Adjustment.

We purchased the island knowing how important it will be for us to preserve and protect the pristine nature of the island, and the surrounding areas. It's our responsibility to be good stewards of the island moving forward, just like it was for the previous owners. We know from experience the importance of having strict zoning ordinances put in place to protect the environment, properties, and neighbors from those that could do harm when building. We also respect and value having a Planning and Zoning staff and Board of Adjustment members that understand the complexities of working with all types of individuals, with all types of situations and scenarios, and that try to make the best decisions for everyone involved. We would never ask for a variance if we thought there was a chance it could threaten or harm any of the above. If we are granted a variance, we will do everything necessary to make sure our addition has the least amount of impact to the environment and everyone concerned.

OFFICE USE ONLY

| Principal Structures | Principal Structure Additions | Accessory Structures | Accessory Structures Additions | Other |
|--|---|---|---|---|
| <input type="checkbox"/> Shoreline Setback <input type="checkbox"/> Property Line Setback <input type="checkbox"/> Lot Width <input type="checkbox"/> Height Limit <input type="checkbox"/> 40% of Lot Width <input type="checkbox"/> 55% of Lot Width <input type="checkbox"/> Bluff <input type="checkbox"/> 2nd Principal Structure <input type="checkbox"/> % Lot Coverage <input type="checkbox"/> Road Centerline Setback <input type="checkbox"/> Road Right-of-Way Setback <input type="checkbox"/> Lot width and/or Area | <input type="checkbox"/> Shoreline Setback <input type="checkbox"/> Road Centerline Setback <input type="checkbox"/> Road Right-of-Way Setback <input type="checkbox"/> Property Line Setback <input type="checkbox"/> One Addition Allowed <input type="checkbox"/> Allowable Size Exceeded <input type="checkbox"/> 40% of Lot Width <input type="checkbox"/> 55% of Lot Width <input type="checkbox"/> Height Limit <input type="checkbox"/> Foundation from Lake <input type="checkbox"/> Lot width and/or Area | <input type="checkbox"/> Shoreline Setback <input type="checkbox"/> Road Centerline Setback <input type="checkbox"/> Road Right-of-Way Setback <input type="checkbox"/> Property Line Setback <input type="checkbox"/> Lot Width and/or Area <input type="checkbox"/> Height Limit <input type="checkbox"/> Allowable Size Exceeded <input type="checkbox"/> Bluff | <input type="checkbox"/> Shoreline Setback <input type="checkbox"/> Road Centerline Setback <input type="checkbox"/> Road Right-of-Way Setback <input type="checkbox"/> Property Line Setback <input type="checkbox"/> Allowable Size Exceeded <input type="checkbox"/> Height Limit <input type="checkbox"/> Lot width and/or Area | <input type="checkbox"/> Subdivision Plat <input type="checkbox"/> Exceeding Lot Coverage <input type="checkbox"/> Exceeding Maximum Buildable Area <input type="checkbox"/> Other Standard Not Listed (Explain below) |

CONTACT: Planning and Zoning Department

Technical Assistance

Toll Free: 1-800-450-9777

Land Use Information

www.stlouiscountymn.gov/land-use

Duluth

Government Services Center

320 West 2nd Street,
Suite 301

Duluth, MN 55802
(218) 725-5000

Virginia

Government Services Center

201 South 3rd Avenue West
Virginia, MN 55792
(218) 749-7103

Office Use Only

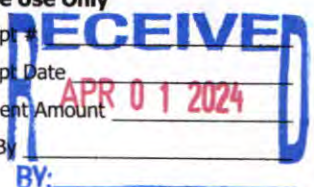
Receipt #

Receipt Date

Payment Amount

Paid By

BY: _____



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

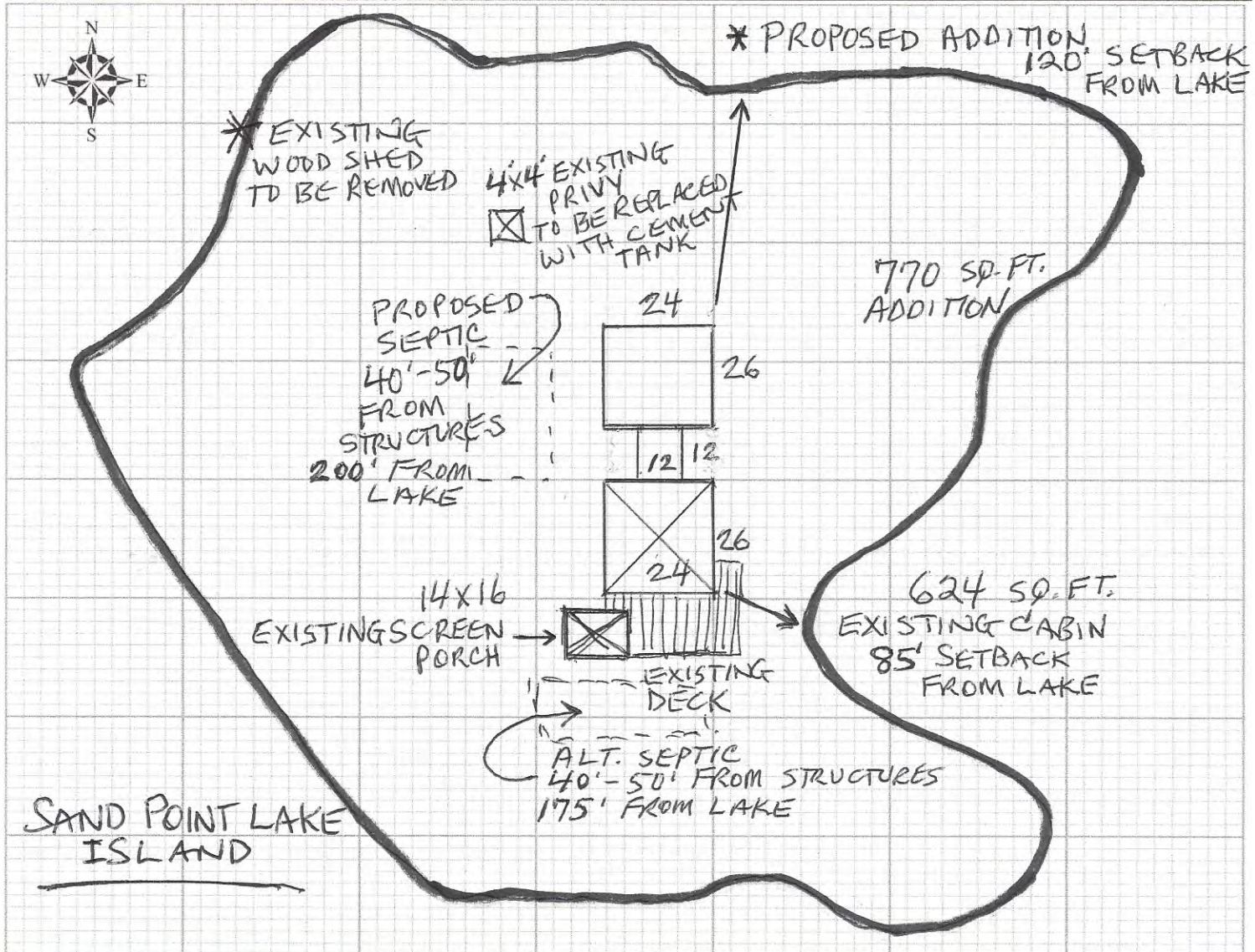
- ☐ *Distance of Proposed Structures to Shoreline (Closest Point)
- ☐ *Distance of Proposed Structures to Septic System and Tank
- ☐ *Distance of Proposed Structures to Property Lines
- ☐ *Distance of Proposed Structures to Road Centerline and Right-of Ways

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

*Applicant Name: Patrick Cramer

*Site Address:

*PIN: 704-0010-00830



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 _____

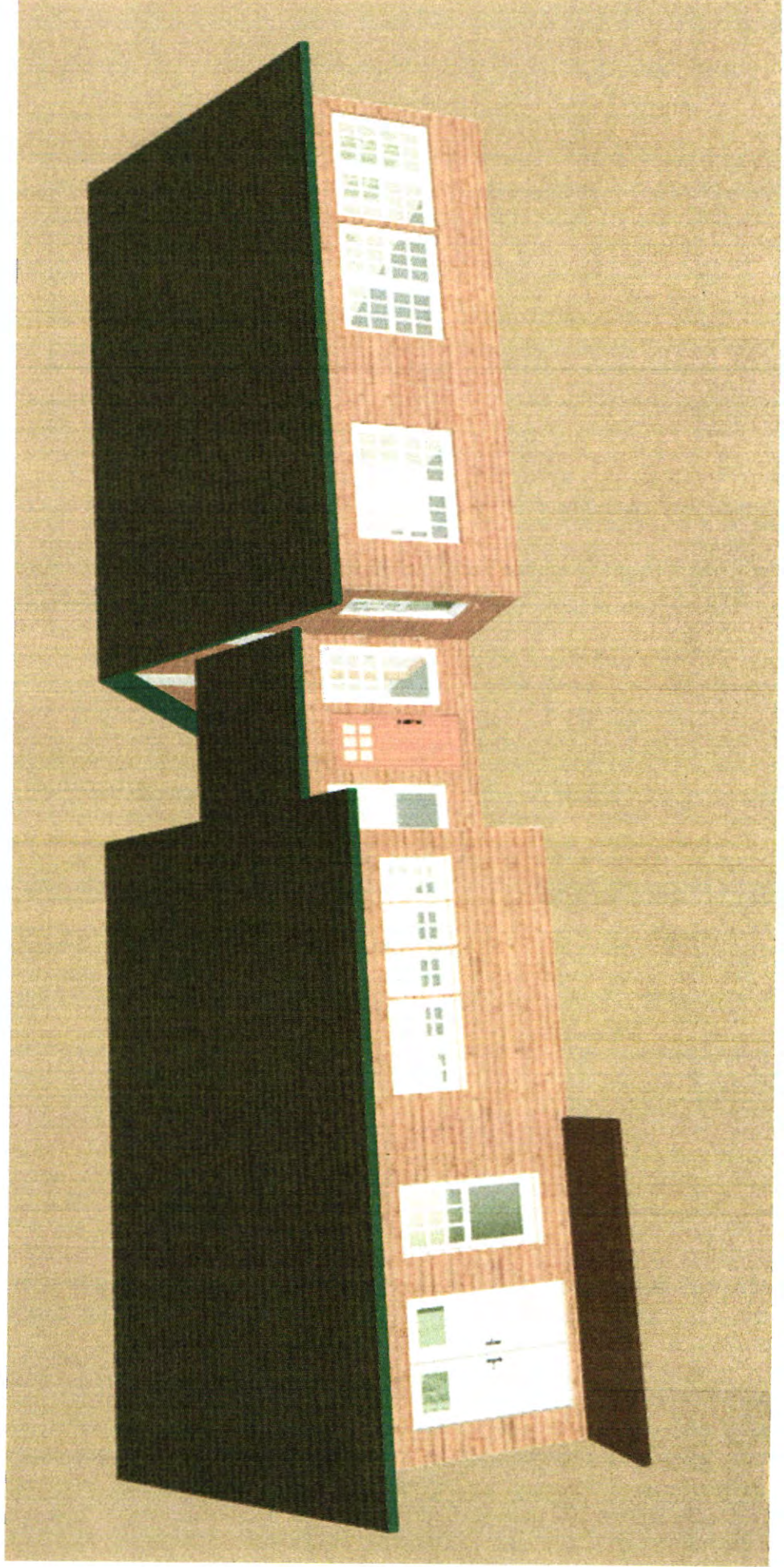
Title _____

Pat & Sharon Cramer, Sand Point Lake Island

Cabin Addition & Remodel: Front/East facing elevation

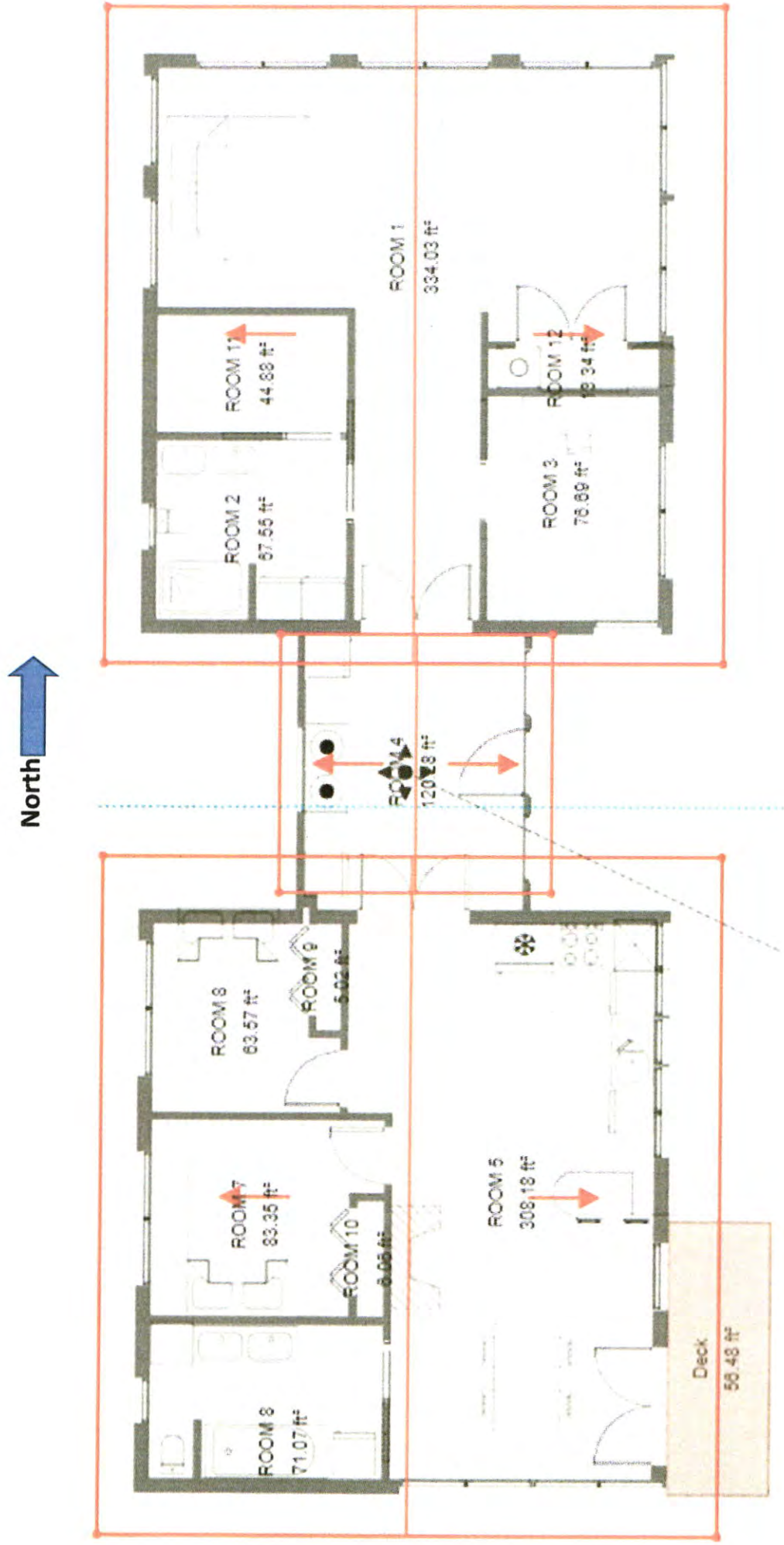
Existing cabin to the left: Proposed remodel includes adding a kitchen and bathroom, new windows and doors, electrical, plumbing, larger bedrooms w/closets.

New addition to the right: Proposed addition includes a bedroom/bathroom/closet w/small office and entry/laundry room and mechanical room.



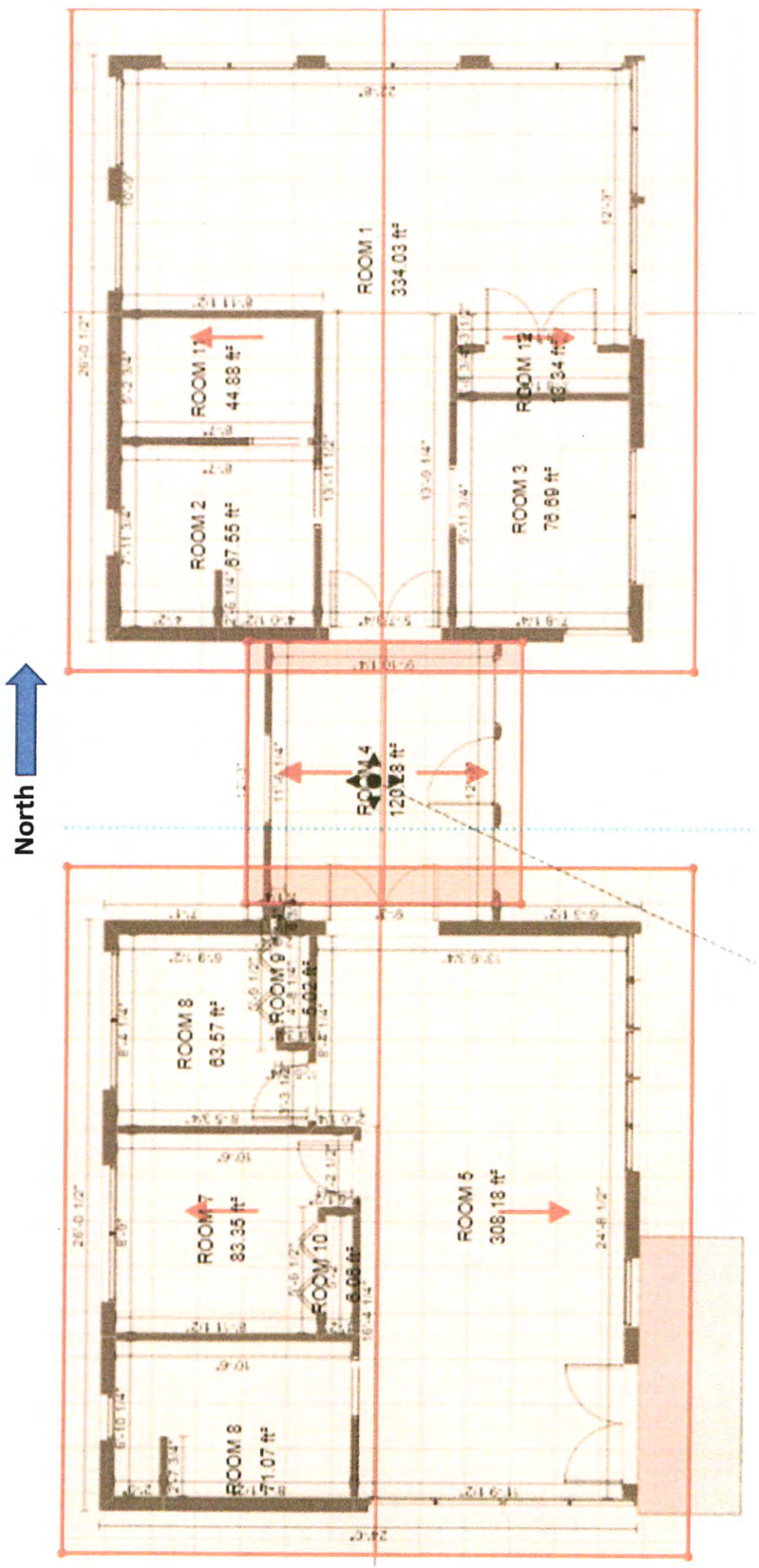
Pat & Sharon Cramer, Sand Point Lake Island

Cabin Addition & Remodel of Existing Cabin: Floorplan for new addition and remodel of existing cabin.



Pat & Sharon Cramer, Sand Point Lake Island

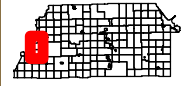
Cabin Addition & Remodel of Existing Cabin: Exterior dimensions & approximate interior dimensions





St. Louis County

May BOA Meeting



Prepared By: **Planning & Zoning Department**
(218) 725-5000
www.stlouiscountymn.gov

Source: St. Louis County

Map Created: 4/8/2024

Disclaimer: This is a compilation of records as they appear in the St. Louis County Offices affecting the area shown. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies herein contained.

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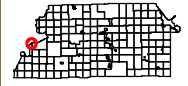
Patrick Cramer
Location Map
704-0010-00830

St. Louis County

May BOA Meeting



Sand Point
Lake



Prepared By: **Planning & Zoning
Department**
(218) 725-5000
www.stlouiscountymn.gov
Source: St. Louis County

Map Created: 4/8/2024

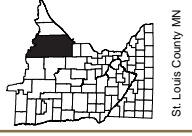
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Patrick Cramer
Location Map
704-0010-00830



0 500 1,000
Feet



St. Louis County MN

St. Louis County

May BOA Meeting



Prepared By: Planning & Zoning Department
(218) 725-5000
www.stlouiscountymn.gov

Source: St. Louis County

Map Created: 4/8/2024

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Patrick Cramer
Zoning Map
704-0010-00830

0 500 1,000
Feet

St. Louis County MN

St. Louis County

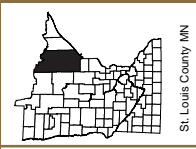
May BOA Meeting



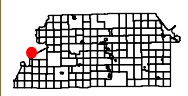
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|  | Patrick Cramer Site Map 704-0010-00830 | |  |  |
| | Prepared By: Planning & Zoning Department (218) 725-5000 www.stlouiscountymn.gov Source: St. Louis County Map Created: 4/8/2024 <small>Disclaimer: This is a compilation of records as they appear in the St. Louis County Offices affecting the area shown. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies herein contained.</small> <small>© Copyright St. Louis County All Rights Reserved</small> | | | |

St. Louis County

May BOA Meeting



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Elevation Map
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St. Louis County

May BOA Meeting



Sand Point
Lake

| | | | | |
|--|--|--|--|--|
| <p>Prepared By: Planning & Zoning Department (313) 725-5000 www.stlouiscounty.org</p> <p>Source: St. Louis County</p> <p>Map Created: 4/15/2004</p> <p><small>Disclaimer: This is a compilation of records as they appear in the St. Louis County GIS database. The County is not responsible for any inaccuracies herein contained.</small></p> <p><small>© Copyright St. Louis County All Rights Reserved</small></p> | | <p>Patrick Cramer Site Map 704-0010-00830</p> | | |
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