



Performance Standard Permit Nonconforming Structure Replacement 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				-															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 I am a... Contractor Homeowner Other *Daytime # Date

*Applicant Address *City *State *ZIP

Applicant Email

Contact Person *If applicable.* Contact Person #

Mailing Address *If different than above.* 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

Yes 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:

Yes No *Is this leased property? If yes, leased from: MN Power MN DNR US Forest Service St Louis County Other

Yes No *Do you have written authorization from the leased property owner? If yes, you must attach written authorization form.

*How is the property accessed? Public Road Private Road Easement Water Other

PROJECT INFORMATION

Yes No *Is this project on a parcel less than 2.5 acres?

Yes No *Is this project within 300 feet of a stream/river or 1,000 feet of a lake?

Yes No *Is this project adding a bedroom? **Include home, garage, & accessory dwelling.**

*Total # of bedrooms on property after project completion. **Include home, garage, & accessory dwelling.**

Yes No *Does this project include plumbing or pressurized water in proposed structure? If yes, please explain:

Yes 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.**



Performance Standard Permit Nonconforming Structure Replacement 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 A performance standard permit is authorization given for the continuation, improvement or replacement of a nonconforming structure, per state statute, without requiring a variance.

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-\$150
Greater than 1,200 square feet-\$300**

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-\$75

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-\$50
 Permit extension beyond 2 years

**#3 Subdivisions/Parcel Reviews
Additional Worksheets Required**

Plat-Minor Subdivision-\$600
 Conventional Plat-Less than or equal to 3 lots-\$600
 Conventional Plat-Greater than 3 Lots-\$1,200
 Conservation Plat-\$1,200
 Lot Line Adjustment-\$75
 Parcel Review-\$75
 Performance Standard Subdivision-\$350

**#4 Performance Standard-\$350
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-\$150

**#6 Wetland Reviews
Additional Worksheets Required**

No Loss/Exemption/Replacement Plan-\$150
 Wetland Delineation Review-\$350
 Wetland Banking Plan Review-\$1,050

**#7 Public Hearings
Additional Worksheets Required**

Administrative Appeal-\$1,050
 Environmental Assessment-\$1,050
 Conditional Use Permit-\$600
 Conditional Use Permit Rehearing-\$200
 Interim Use Permit-\$600
 Interim Use Permit Rehearing-\$200
 General Purpose Borrow Pit-\$600
 Variance-\$600
 Variance Rehearing-\$200
 Multiple Hearing (Variance/conditional use)- \$900

SIZE OF EXISTING 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

SIZE OF PROPOSED 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
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* Indicates required field. Incomplete applications will be returned.



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About: A performance standard permit is authorization given for the continuation, improvement or replacement of a nonconforming structure, per state statute, without requiring a variance.

ABOUT THE STRUCTURE

TYPE OF STRUCTURE

Describe the existing structure(s):

- | | | |
|------------------------------|-----------------------------|---|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | Has the nonconforming structure been destroyed by fire or other peril to the extent of greater than 50% of the estimated market value as indicated in the records of the county assessor at the time of damage? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | Does the proposed structure replacement include any addition or increase in square footage or height? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | Will the proposed structure foundation be the same as the current foundation? |

REQUIRED ATTACHMENTS

- Elevation profile sketch of existing and proposed structure(s).
- Photo documentation of structure to be replaced.
- Other information as deemed necessary by the Director.

CONTACT: Planning and Community Development 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 _____

Site Sketch Form

The Sketch is to graphically illustrate your proposed projects(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 below, negatively impact the SSTS/sanitary line or replacement area? Yes No

Sign off:

Signature _____ Title _____

Example of elevation profile of structure(s)

