



ST. LOUIS COUNTY BOARD OF ADJUSTMENT STAFF REPORT

INSPECTION DATE: 4/15/2024

REPORT DATE: 4/22/2024

MEETING DATE: 5/9/2024

APPLICANT INFORMATION

APPLICANT NAME: Paul Van Tassel

APPLICANT ADDRESS: 111 3rd Ave NE, Stewartville, MN 55976

OWNER NAME: N/A

SITE ADDRESS: 4517 Wilson Point Road, Tower, MN 55790

LEGAL DESCRIPTION: LOT 17, 18, & ELY 25 FT OF LOT 19, Wilson Point Plat T of Greenwood, S4, T62N, R16W (Greenwood)

PARCEL IDENTIFICATION NUMBER (PIN): 387-0460-00170

VARIANCE REQUEST: The applicant is requesting relief from St. Louis County Zoning Ordinance 62, Article VI, Section 6.2 B., to allow a second principal structure on the property where the property does not have sufficient lot area per structure to equal the minimum dimensional standard so the property can be divided at a later date into conforming lots.

PROPOSAL DETAILS: The applicant is proposing a second principal dwelling on a parcel that does not have sufficient area for a principal structure to be placed so that it can be divided at a later date into conforming lots. The applicant is proposing to add second story living quarters to an existing 26 foot by 16 foot (416 square feet) garage. The height of the structure will be 20 feet. The proposal exceeds the standards for an accessory dwelling and therefore is considered a second principal dwelling.

PARCEL AND SITE INFORMATION

ROAD ACCESS NAME/NUMBER: 4517 Wilson Point Road

ROAD FUNCTIONAL CLASS: Local

LAKE NAME: Lake Vermilion

LAKE CLASSIFICATION: GD

RIVER NAME: N/A

RIVER CLASSIFICATION: N/A

DESCRIPTION OF DEVELOPMENT ON PARCEL: The parcel currently contains a dwelling, garage, screenhouse, sauna, boathouse and shed.

ZONE DISTRICT: RES 9

PARCEL ACREAGE: 0.47 Acres

LOT WIDTH: Approx. 250 Feet

FEET OF ROAD FRONTAGE: Approx. 250 Feet

FEET OF SHORELINE FRONTAGE: 252 Feet

PARCEL AND SITE INFORMATION

VEGETATIVE COVER/SCREENING: The existing dwelling has minimal screening from the road and adjacent properties.

TOPOGRAPHY: The property is relatively flat but slopes north towards Lake Vermilion.

FLOODPLAIN ISSUES: No floodplain issues.

WETLAND ISSUES: No wetlands on the parcel.

ADDITIONAL COMMENTS ON PARCEL: N/A

FACTS AND FINDINGS

A. Official Controls:

1. Zoning Ordinance 62, states that there shall be sufficient lot area per principal structure to equal the minimum dimensional standards and the structures can be placed so the property can be divided at a later date into conforming lots. The current parcel is 250 feet wide and 0.47 acres in size where 300 feet in width and 2 acres in size is required to allow two principal structures.
2. Zoning Ordinance 62 allows for an accessory dwelling on parcels less than 1 acre in size. If the following standards are not met, the structure shall be considered a principal dwelling:
 - a. Maximum size shall be limited to 250 square feet in floor area.
 - b. Maximum height shall be 14 feet.
 - c. The accessory dwelling shall not be combined with a garage or other accessory structure.
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 the 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 applications are treated equitably, that community health and safety are 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 Statute 394.22. Subd.10.

B. Practical Difficulty:

1. There are alternatives that do not require a variance.
 - a. The applicant could apply for a land use permit for an accessory dwelling that conforms to accessory dwelling standards.
 - i. The applicant may need to remove one or more accessory structures to comply with the maximum building footprint of 3,156 square feet as granted through variance on October 12, 2023.

C. Essential Character of the Locality:

1. The applicant is not proposing a new use to the area. Wilson Point Road is developed with many seasonal and year-round residential uses.

D. Other Factors:

1. The proposed dwelling conforms to principal structure setback requirements.

2. The applicant was previously granted a variance on October 12, 2023, to allow an 864 square foot addition with a height of 26 feet to the nonconforming principal dwelling. The variance request also include relief from the road centerline and right-of-way setbacks and maximum 15 percent lot coverage requirement. The variance allowed a building footprint of 3,156 square feet where 3,070 would be allowed.
3. Zoning 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 to allow a 416 square foot second principal structure include, but are not limited to:

1. All other Zoning Ordinance requirements shall be met.
2. St. Louis County Onsite Wastewater SSTS standards shall be followed.

**ST. LOUIS COUNTY, MN
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT**

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

VARIANCE REQUEST PERMIT APPLICATION

General - This application is used to apply for a Land Use Permit. Applicants will need to attach the appropriate worksheet(s) in order to process. Incomplete applications will be returned. Note that the 'clock' does not begin until after payment has been processed for the application. For more information, see our website at:

www.stlouiscountymn.gov/BuildingStructures

Enter the Primary PIN and Associated PIN (if applicable) of the property to be reviewed.

PIN is found on your Property Tax Statement. For example, 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://www.stlouiscountymn.gov/explorer>

Property Lookup: <http://apps.stlouiscountymn.gov/auditor/parcelInfo2005Iframe>

Primary PIN **387-0460-00170**

Associated PINs

Is this application being submitted for a Rehearing?

If this application is being submitted because a previous Variance Permit application was denied or disapproved, please select Yes.

No

Enter Applicant Information

I am a: **Landowner**
Applicant Name: **Paul Van Tassel**
Address Line 1: **4517 Wilson Point Road**
Address Line 2: **--**
City: **Tower**
State: **MN**
Zip: **55790**
Primary Phone: **(507)259-7702**
Cell Phone: **--**
Fax: **--**
Email: **pvantassel@superiormechanical.us**
Contact Person Name: **--**
Contact Person Phone: **--**

Mailing Address Information.

This address can default from the address you selected. If the values defaulted are not correct, please enter the correct information.

Same as Applicant
address? ☐ Yes

Name: **Paul Van Tassel**
Address: **111 3rd Avenue NE**

City: **Stewartville**
State/Province: **MN**
Zip: **55976**
Primary Phone: **(507)259-7702**
Cell Phone: **--**
Fax: **--**
Email: **pvantassel@superiormechnical.us**

Site Information

If there is no site address, the application will be forwarded to 911/Communications to assign one.

Is there a site address for this property? **Yes**

Site Address: **4517 Wilson Point Road**

Is this leased property? **No**

Leased From? **--**

US Forest Service

US Forest Service
Superior National Forest
8901 Grand Avenue Place
Duluth, MN 55808

MN Power

MN Power
Shore Land Traditions
30 West Superior Street
Duluth, MN 55802

MN DNR, Area Hydrologist

MN DNR, Area Hydrologist
7979 Highway 37
Eveleth, MN 55734

MN DNR Land and Minerals

MN DNR Land and Minerals
1201 East Highway 2
Grand Rapids, MN 55744

St. Louis County - Duluth

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

St. Louis County - Virginia

St. Louis County - Virginia
Land and Minerals
7820 Highway 135
Virginia, MN 55792
(218) 749-7103

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

Enter Project Information.

If you answered 'Yes' to any of the questions below, 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.

Is this project on a parcel less than 2.5 acres?

Yes

Is this project within 300 feet of a stream/river or 1,000 feet of a lake?

Yes

Is this project adding a bedroom?

Include home, garage, and accessory dwelling.

Yes

Total # of bedrooms on property after project completion.

4

Does this project include plumbing or pressurized water in proposed structure?

No

If Yes, please explain:

--

Is this project connected to a municipal or sanitary district system?

No

VARIANCE REQUEST WORKSHEET

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 Community Development 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, please check our website at: www.stlouiscountymn.gov/VarianceRequired

VARIANCE REQUEST INFORMATION

Complete this form along with the Land Use Permit Application

What kind of variance request is this?

If this is a Variance After the Fact, you must answer additional questions below.

Variance Request

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

If your proposal includes a structure, please also list the length, width and height of the structure.

Current garage has 11 foot ceiling. Want to rework roof and drop ceiling height to 8 feet. Add a room above garage and have a max height of 20 feet. Square footage of room would be 416 square feet, 26 x16.

Describe the intended/planned use of the property.

The room above the existing garage would be used for office/storage. No plumbing but sq ft is figured in the septic compliance.

Describe the current use of your property.

Currently the existing building is just a unconditioned garage.

Describe other alternatives, if any.

No other alternatives on property. The garage is the only building on property to meet lake and road setback.

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

This building would not stand out as out of place. There are tree coverage from lake to garage area. See survey and intent drawings. The neighbors have room above their garages (photos).

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

This added height to the building would not stand out in the neighbor - see photos of buildings on neighboring properties.

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

Should be no negative impact on environment. Water shed would be directed to the lake via drain tile.

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

Would allow me to office from cabin and allow for added conditioned storage.

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

Please see attachment drawings.

IF YOU ARE RESPONDING TO A PERMIT VIOLATION, PLEASE ANSWER THESE ADDITIONAL QUESTIONS

Describe your reasons county zoning ordinance requirements were not followed.

--

Describe your effort to comply with the ordinance and to obtain a land use permit and/or other required permits.

--

Describe any substantial investments, construction and/or repairs made to the property before you discovered you needed a variance.

--

If there was construction or repair, on what date did it begin? What date did it end?

Start Date --

End Date --

Who performed the construction or repair work?

--

Was a survey of your property boundaries obtained?

--

Prior to the construction or repair work, did you speak with anyone from the Planning and Community Development Department?

--

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 result 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.

If your name, contact information or email address have changed, you should update your contact information in the portal by selecting 'Maintain Contact Information' at the top of this page.

Submitted By: --

Address: --

City: --

State: --

Postal Code: --

Email Address: --

I have read and agree to the statement above.

☐ I agree



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)

VAN TASSEL, PAUL

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?

CURRENT GARAGE HAS 11' CEILING. WANT TO REMOVE ROOF + DROP CEILING HT TO 8'. ADD A ROOM ABOVE GARAGE + HAVE A MAX HEIGHT OF 20' SQ FT OF ROOM WOULD BE 416 SQ FT. 26 X 16

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

THE ROOM ABOVE THE EXISTING GARAGE WOULD BE USED FOR OFFICE/STORAGE. NO PLUMBING BUT SQ FT IS FIGURED IN THE SEPTIC COMPLIANCE

3. Describe the current use of your property.

CURRENTLY THE EXISTING BUILDING IS JUST A UNCONDITIONED GARAGE.

4. Describe other alternatives, if any.

NO OTHER ALTERNATIVES. ON PROPERTY. THE GARAGE IS THE ONLY BUILDING ON PROPERTY TO MEET LAKE + ROAD SETBACK.

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

THIS BUILDING WOULD NOT STAND OUT AS OUT OF PLACE THERE ARE TREE COVERAGE FROM LAKE TO GARAGE AREA. SEE SURVEY + INTENT DRAWINGS THE NEIGHBORS HAVE ROOM ABOVE THEIR GARAGES. (PHOTOS)

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

THIS BODD HGT TO THE BUILDING WOULD NOT STAND OUT
IN THE NEIGHBOR - SEE PHOTOS OF BUILDINGS ON
NEIGHBORING PROPERTIES.

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

SHOULD BE NO NEGATIVE IMPACT - ON ENVIRONMENT.
WATER STED WOULD BE DIRECTED TO THE LAKE VIA DRAIN TIE

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

WOULD ALLOW ME TO OFFICE FROM CABIN + ALLOW
FOR MADED CREDITUED STORAGE

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

PLEASE SEE ATTACHE INTENT DRAWINGS

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 _____



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	387-0460-00170	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 PAUL VAN TASSEL	I am a... <input type="checkbox"/> Contractor <input checked="" type="checkbox"/> Homeowner <input type="checkbox"/> Other	*Daytime # 507-259-7702	Date 3-13-2024
*Applicant Address <small>Where to send permit.</small> 4517 WILSON POINT RD	*City TOWER	*State MN	*ZIP 55790
Applicant Email prantassel@superiormechanical.us			
Contact Person <small>If applicable.</small> Paul Van Tassel	Contact Person #		
Mailing Address <small>If different than above.</small> 111 3rd AVE NE	City STAIRVILLE	State MN	ZIP 55976
Email Address <small>Where to email permit. Providing an email address will expedite the time in which a permit is received by an applicant.</small> prantassel@superiormechanical.us			

SITE INFORMATION

<input checked="" type="checkbox"/> Yes <input 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: 4517 WILSON POINT RD TOWER MN 55790	
<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 checked="" type="checkbox"/> Private Road <input type="checkbox"/> Easement <input 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?
<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. Future Bedroom - Street View
# 4	*Total # of bedrooms on property after project completion. Include home, garage, & accessory dwelling.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	*Does this project include plumbing or pressurized water in proposed structure? If yes, please explain:
<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)
existing structure (garage)	garage	block w/ poured floor	26 Feet	16 Feet	416 Sq. ft.	14'2" Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
<input 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)
(living quarters above)	accessory	block w/	26 Feet	16 Feet	416 Sq. ft.	20 Feet
	Dwelling	poured	Feet	Feet	Sq. ft.	Feet
		floor	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/landuse

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 _____

From: [Paul Vantassel](#)
To: [Emily Burke](#)
Cc: [On-Site Wastewater Information](#); [Michelle Claviter-Tveit](#)
Subject: RE: Septic Review for Variance at 4517 Wilson Pt Rd
Date: Monday, April 8, 2024 1:15:36 PM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)

WARNING: External email. Please verify sender before opening attachments or clicking on links.

Emily

I already talked with you when I received my variance approval for my addition. I am working with Vlitax Excavating to bring my Septic compliant. I talked with them, and they have the sq ft of this room above the garage figured in the design. I do not plan on it being sleeping quarters. I plan on it being a Office/man cave. With that said, I know it has to be figured for the potential that it could become sleeping quarters down the road. There will be no water or sewer in this building but the design will incorporate it

If I get this variance, I will get all the documentation from Vlitax to you for approval to move forward with permitting.

The plan will be to start the addition on 9--2024 and they will have septic brought compliant by them I think they plan on getting started soon with the ground starting to thaw.



PAUL VAN TASSEL
GENERAL MANAGER / OWNER
PHONE 507.289.0229
MOBILE 507.259.7702
WWW.SUPERIORMECHANICAL.US



From: Emily Burke <BurkeE@stlouiscountymn.gov>
Sent: Monday, April 8, 2024 12:40 PM
To: Paul Vantassel <pvantassel@superiormechanical.us>
Cc: On-Site Wastewater Information <oswinfo@StLouisCountyMN.gov>; Michelle Claviter-Tveit <Claviter-TveitM@StLouisCountyMN.gov>
Subject: Septic Review for Variance at 4517 Wilson Pt Rd

Good afternoon,

My name is Emily and I am the Environmental Specialist performing the septic record review of your property for the Variance Hearing proposal. NOTE: the hearing may be able to move forward with being heard, but the following would need to be addressed

before allowance of the building permit to be issued for the proposal.

1. In my records, the system was inspected 10/19/2020 and the notice of nonconforming is expired. Bedroom additions require an inspection of the system and a new notice or certificate.
2. In addition to the expired notice, the system does not have vertical soil separation, nor would it be large enough for an additional bedroom to be added. Additional wastewater generation requires the septic to be sized appropriately and a septic upgrade would be required and a permit to construct and design for the new septic on file with our department.

I have attached a courtesy list in case you would like to start searching for an inspector to inspect the system and or a designer that could design the required septic capacity upgrade or replacement system.

Let me know if you have any questions.

Kindly,



Emily Burke, Environmental Specialist Senior, Onsite Wastewater
Planning and Zoning

Main Office: 218-471-7103 **Toll Free:** 1-800-450-9777ext0639 **Fax:** 218-749-7194

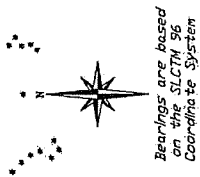
St. Louis County Government Services Center, 201 South 3rd Avenue West, Virginia, MN 55792

burkee@stlouiscountymn.gov

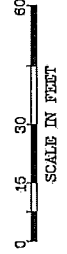
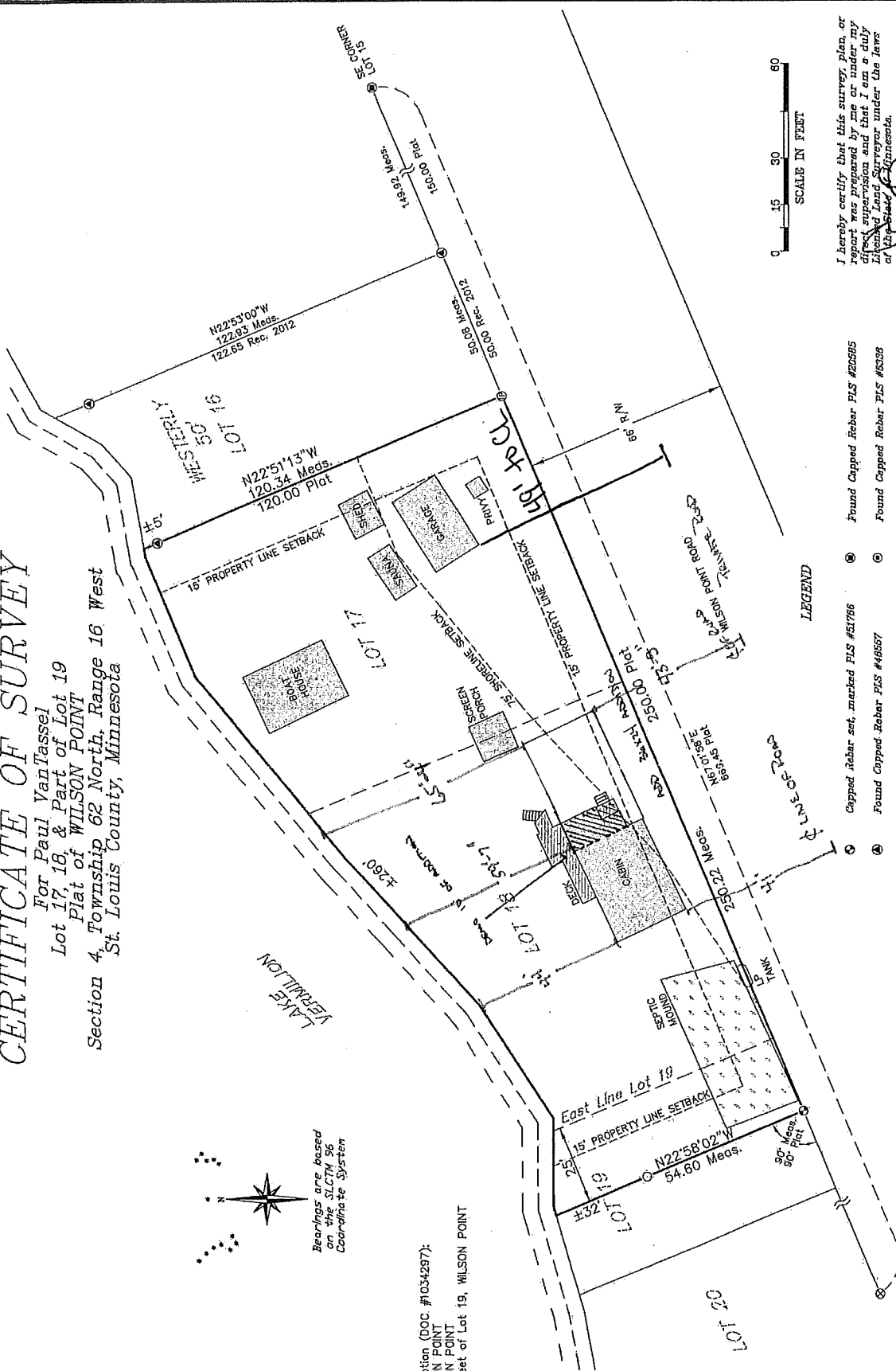
<https://www.stlouiscountymn.gov/departments-a-z/land-use-planning/on-site-wastewater>

CERTIFICATE OF SURVEY

For Paul VanTassel
 Lot 17, 18, & Part of Lot 19
 Plat of WILSON POINT
 Section 4, Township 62 North, Range 16 West
 St. Louis County, Minnesota



Parcel Description (DOC #1034297):
 Lot 17, WILSON POINT
 Lot 18, WILSON POINT
 Easterly 25 feet of Lot 19, WILSON POINT



LEGEND

- Found Capped Rebar PLS #45786
- Found Capped Rebar PLS #48557
- Found 1\" Iron Pipe
- Found 1/2\" Iron Pipe
- Calculated Position
- Found Capped Rebar PLS #20565
- Found Capped Rebar PLS #4339
- Found 1 1/2\" Iron Pin
- Calculated Position

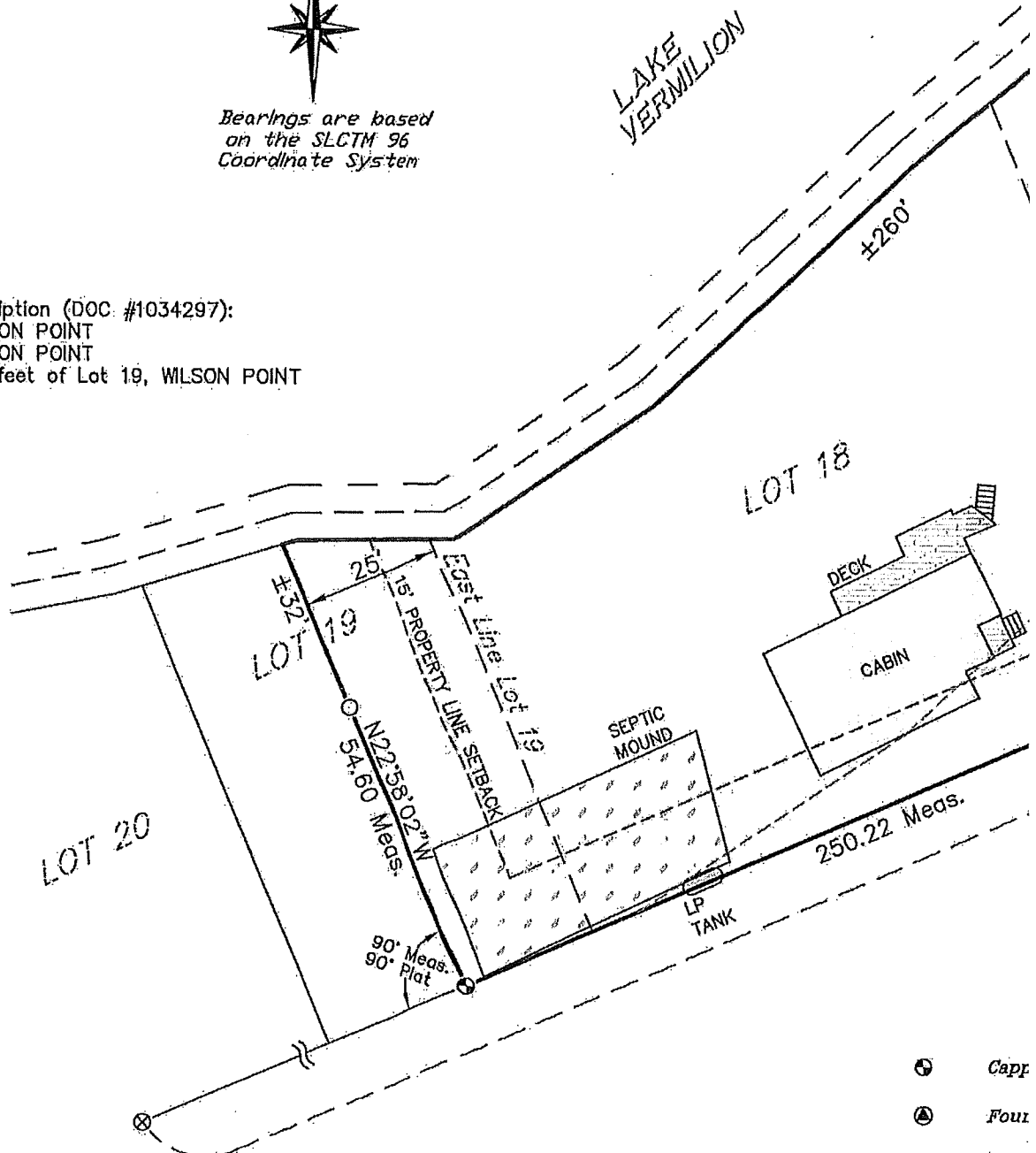
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.


Chris Matile
 Date: 2-21-22 License No. 51768

PREPARED FOR Paul VanTassel	
SECTION: 04	TOWNSHIP: 62 NORTH
RANGE: 16 WEST	COUNTY: St. Louis
DATE: 02/21/2022	DRAWN BY: JMW
JOB NO: 2021-013	DRAWING NO: 12021213

For Paul V
Lot 17, 18, & P₂
Plat of WILS
Section 4, Township 62
St. Louis Count

Parcel Description (DOC: #1034297):
 Lot 17, WILSON POINT
 Lot 18, WILSON POINT
 Easterly 25 feet of Lot 19, WILSON POINT








**NORTHERN
LIGHTS** SURVEYING
SERVICES
611 9th St. No.
Virginia, MN. 55792
Phone: (218) 741-2575
northernlights@nlsurvey.com

PREPARED FOR:

Paul VanTassel

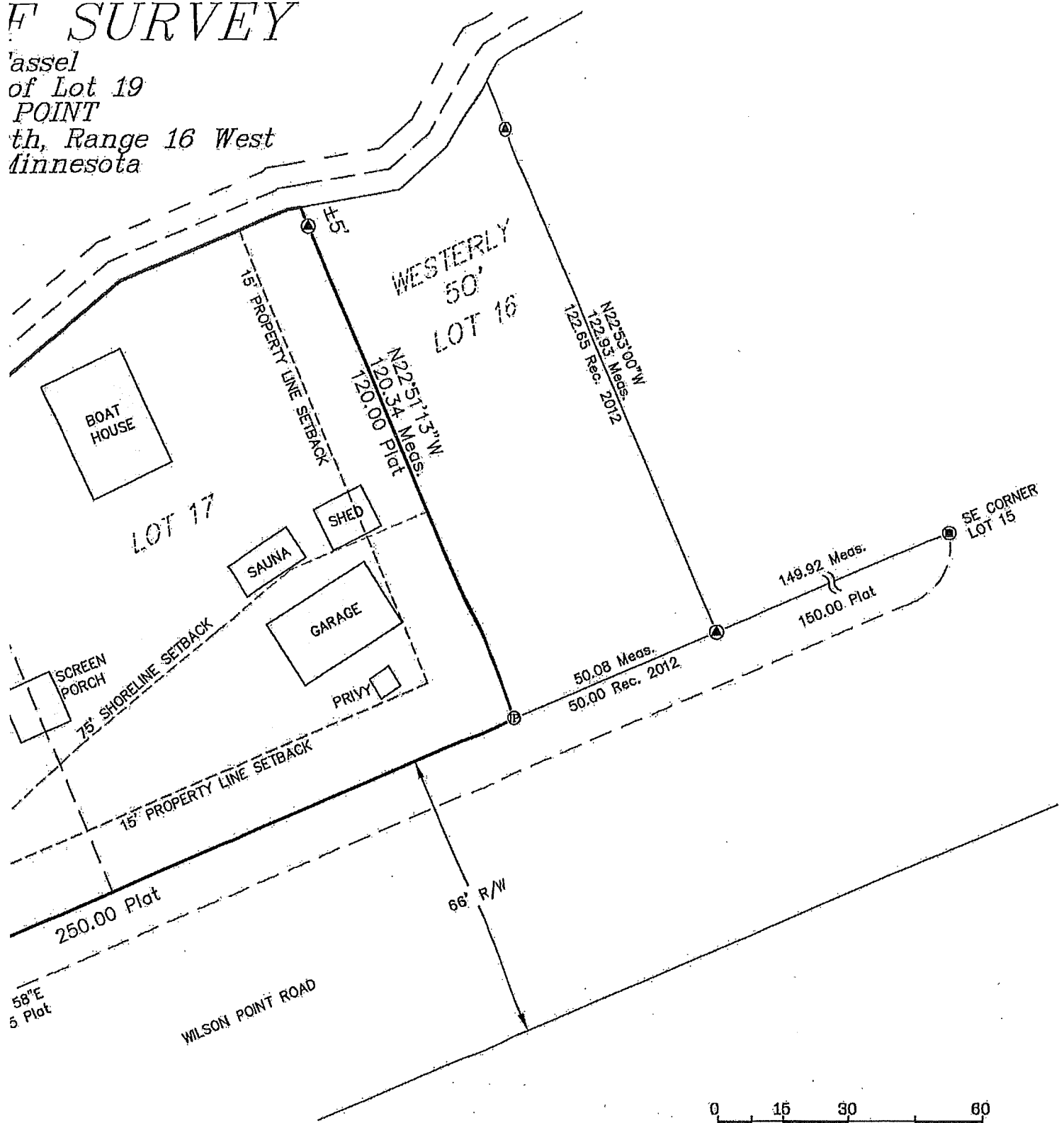
SECTION: 04
TOWNSHIP 62 NORTH
RANGE 16 WEST
COUNTY: St. Louis

DATE: 02/21/2022
DRAWN BY: JMW
JOB NO: 2021-213
DRAWING NO: V2021213

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F SURVEY

assel
of Lot 19
POINT
th, Range 16 West
Minnesota



LEGEND

- | | | |
|----------------------------|---|-------------------------------|
| var set, marked PLS #51766 | ⊙ | Found Capped Rebar PLS #20586 |
| ed Rebar PLS #46557 | ⊙ | Found Capped Rebar PLS #6338 |
| on Pipe | ● | Found 1 1/2" Iron Pin |
| Iron Pipe | ⊗ | Calculated Position |

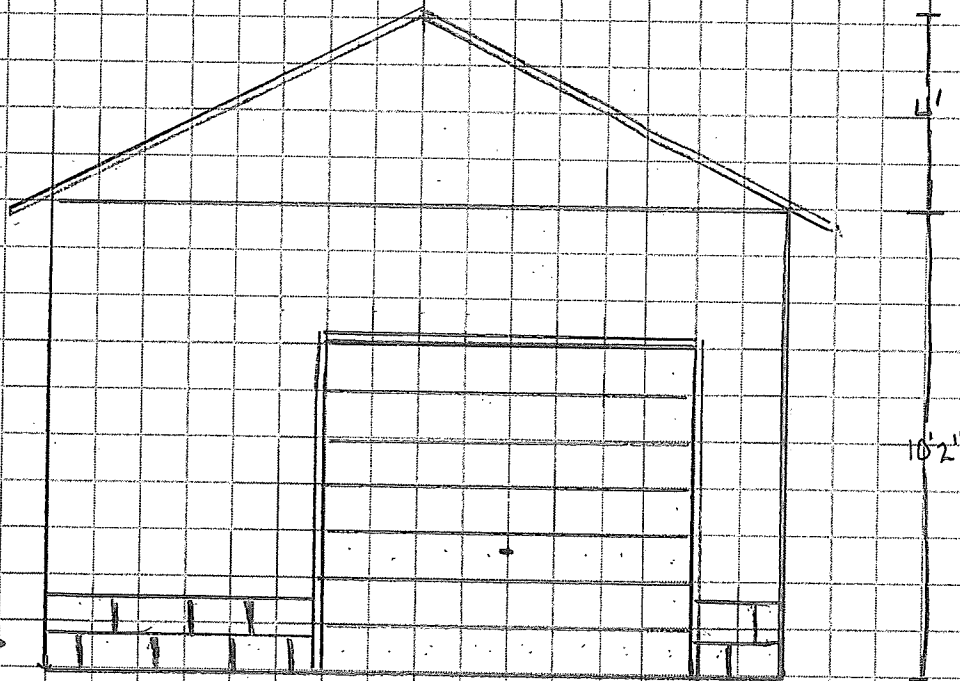
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Chris Mattila

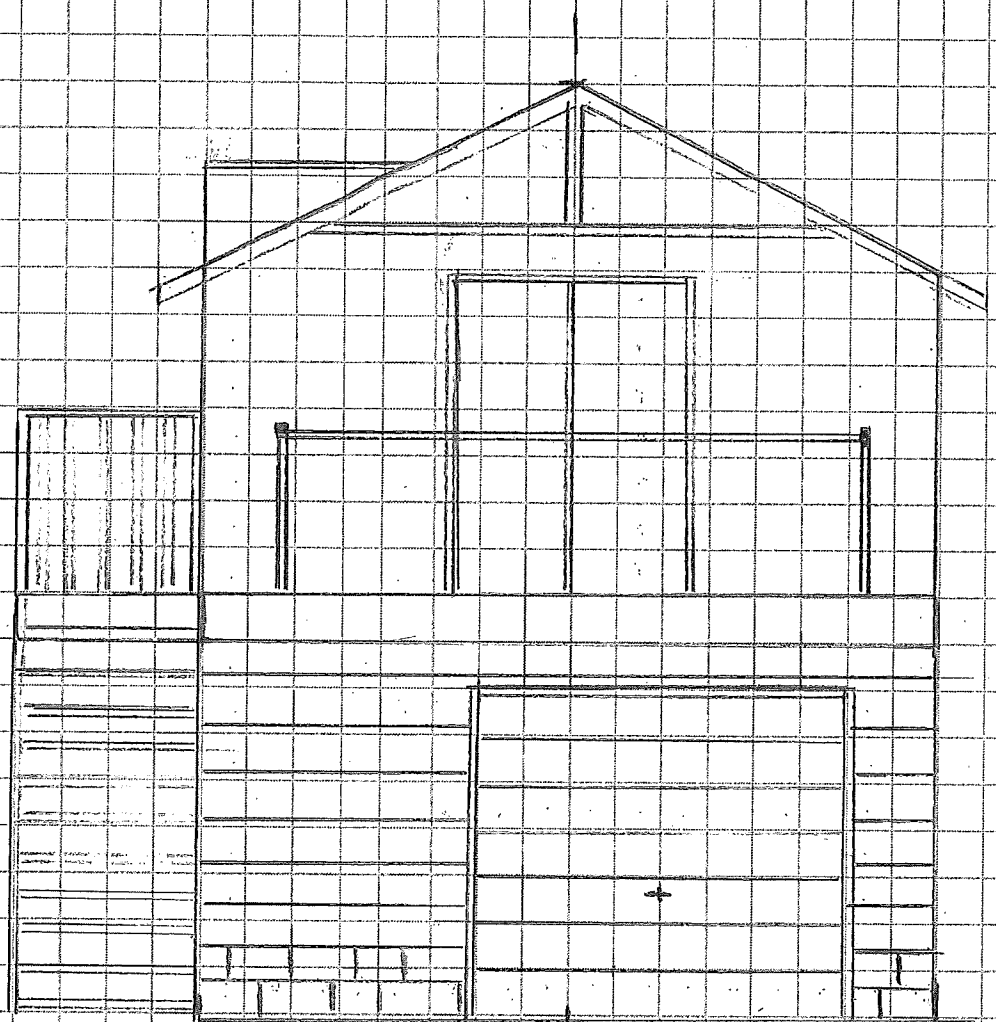
Date: 2-21-22 License No. 51766

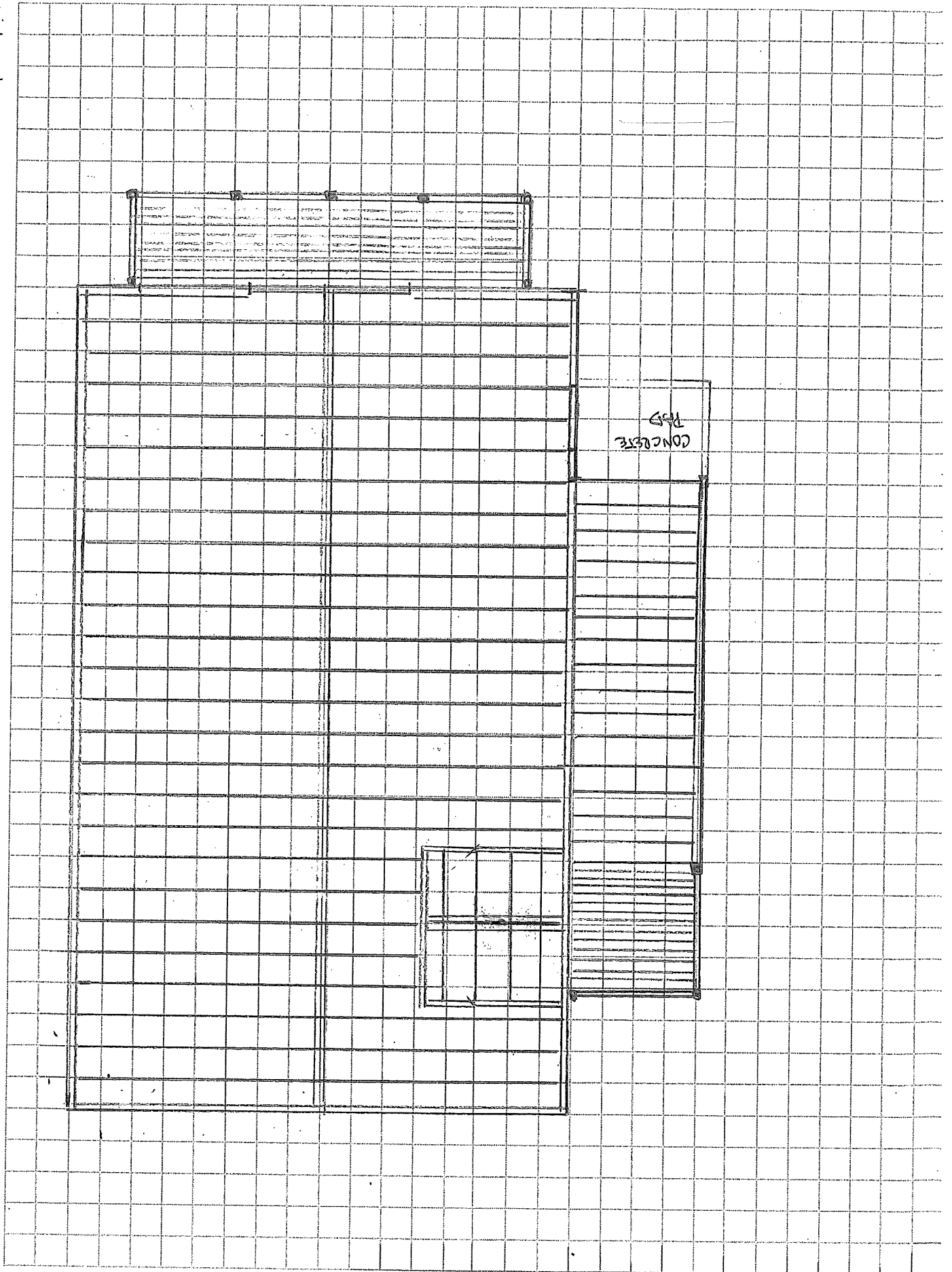
- * EXISTING GARAGE 14'-8" TALL
- * REMOVE EXISTING ROOF
- * REDUCE GARAGE CEILING HT TO 8'-0"
- * ADD 12" FLOOR TRUSSES
- * ADD UPPER LEVEL WALLS & CEILING TRUSSES (NOT TO EXCEED 20'-0" TALL)
- * ADD 3'-0" X 17'-0" DECK OFF FRONT OF GARAGE
- * ADD 4'-0" X 4'-0" LANDING & STEPS TO GROUND ON NORTH SIDE

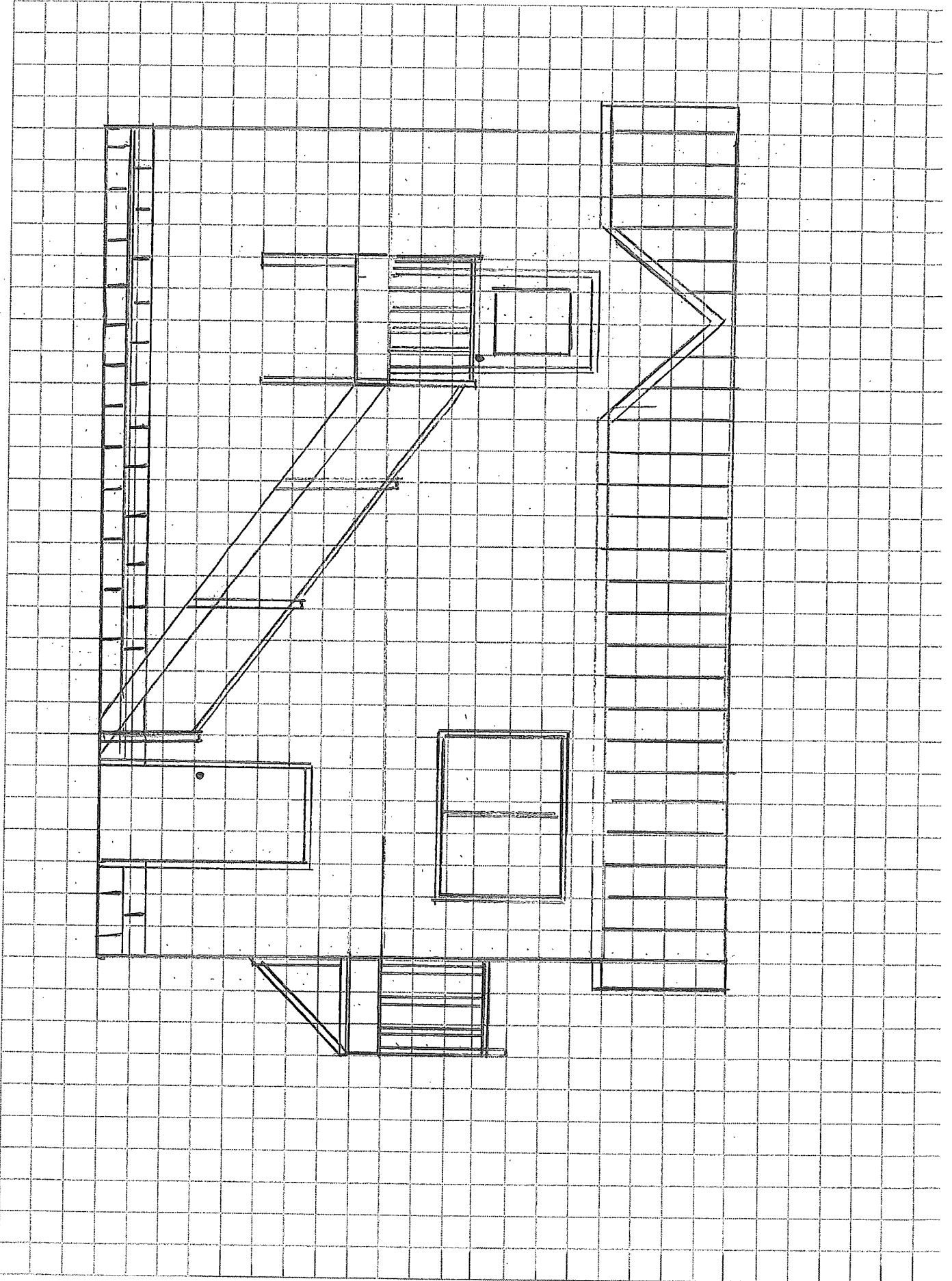
CURRENT EXISTING
CONDITIONS



EXISTING BLOCK
FOUNDATION →
in Cor's w/
CONCRETE









St. Louis County

October BOA Meeting



Paul Van Tassel
Location Map
387-0460-00170

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

Source: St. Louis County

Map Created: 9/19/2023

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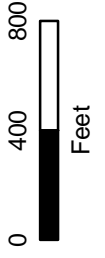
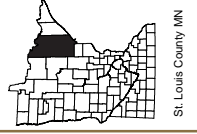
St. Louis County MN

0 0.5 1 Miles



St. Louis County

October BOA Meeting



Paul Van Tassel
Location Map
387-0460-00170



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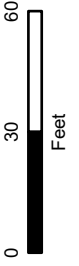
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St. Louis County

October BOA Meeting

Lake ID: 69037800
LAKE VERMILION
Class: GD



Paul Van Tassel
Site & Elevation Map
PIN: 387-0460-00170



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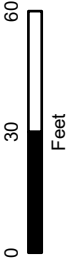
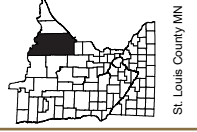
St. Louis County

October BOA Meeting

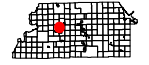


Lake ID: 69037800
LAKE VERMILION
Class: GD

Wilson Point Rd



Paul Van Tassel
Site Map
PIN: 387-0460-00170



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Source: St. Louis County

Map Created: 9/7/2023

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St. Louis County

October BOA Meeting



Paul Van Tassel
Zoning Map
387-0460-00170

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St. Louis County

October BOA Meeting



Lake ID: 69037800
LAKE VERMILION
Class: GD

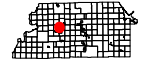
Wilson Point Rd

Prepared By: **Planning & Community Development**
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Source: St. Louis County

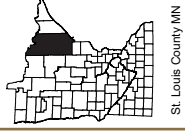
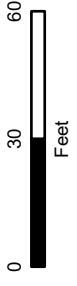
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Paul Van Tassel
Setbacks Map
PIN: 387-0460-00170



St. Louis County MN

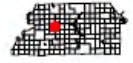


St. Louis County

October BOA Meeting



Paul Van Tassel
Proposal Map
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