

# Presenter

Paul Butler – Planner



# Ian Lewondowski

5899 Sunny Lane  
Canosia Township



SAINT  
**LOUIS**  
**COUNTY**  
MINNESOTA

# Variance Request

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The applicant is requesting relief from St. Louis County Zoning Ordinance 62, Article II, Section 2.4 F.

- to allow a principal dwelling width facing the water to exceed 55 percent of the lot width when located outside the shoreline setback.



# Variance Request

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The applicant is relief from St. Louis County Zoning Ordinance 62, Article III, Section 3.2.

- to allow a principal structure at a reduced property line setback where 15 feet is required.



# Proposal Details

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- The applicant is proposing an 86 foot by 28 foot (1,288 square foot) principal dwelling to be located 12 feet from the South property line and 10 feet from the North property line, where 15 feet is required. The dwelling will be located 152 feet from Caribou Lake where 75 feet is required. The width of the proposed principal dwelling facing the lake will exceed the maximum allowed width facing the lake of 27.5 feet (55 percent) by 0.5 feet.



# Location Map

## St. Louis County



Prepared By:	Planning & Zoning Department (218) 725-5000 <a href="http://www.stlouiscountymn.gov">www.stlouiscountymn.gov</a>
Source:	St. Louis County
Map Created:	4/18/2024

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**Ian Lewandowski**  
Location Map  
280-0040-01250

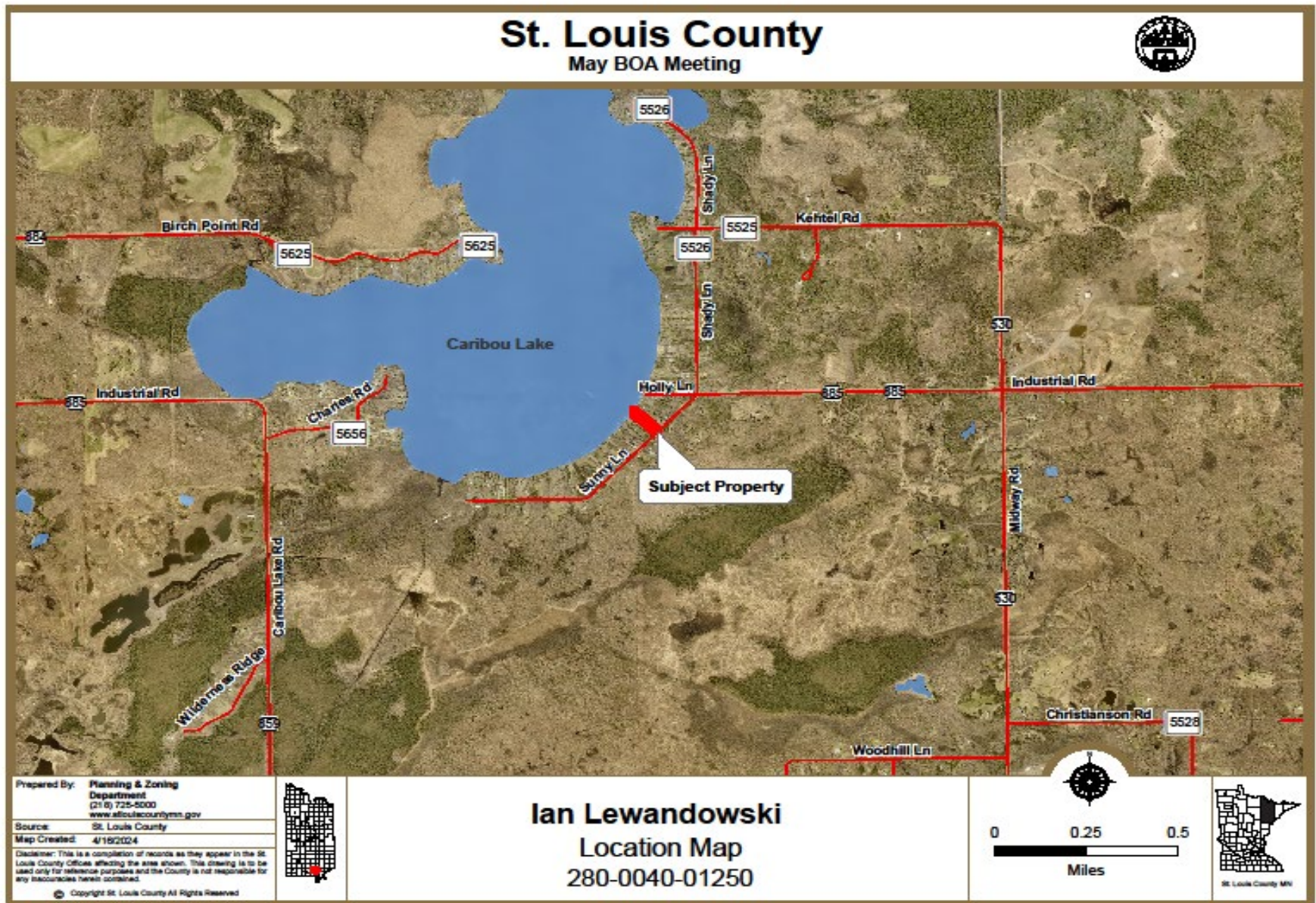


A horizontal scale bar with a black segment from 0 to 0.75 miles and a white segment from 0.75 to 1.5 miles. The word "Miles" is centered below the bar.





# Location Map





# Site Map

**St. Louis County**  
May BOA Meeting



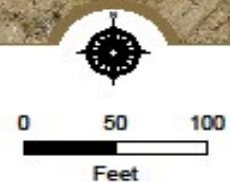
Prepared By: Planning & Zoning  
Department  
(218) 725-5000  
[www.stlouiscountymn.gov](http://www.stlouiscountymn.gov)  
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Map Created: 4/19/2024

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Site Map  
280-0040-01250

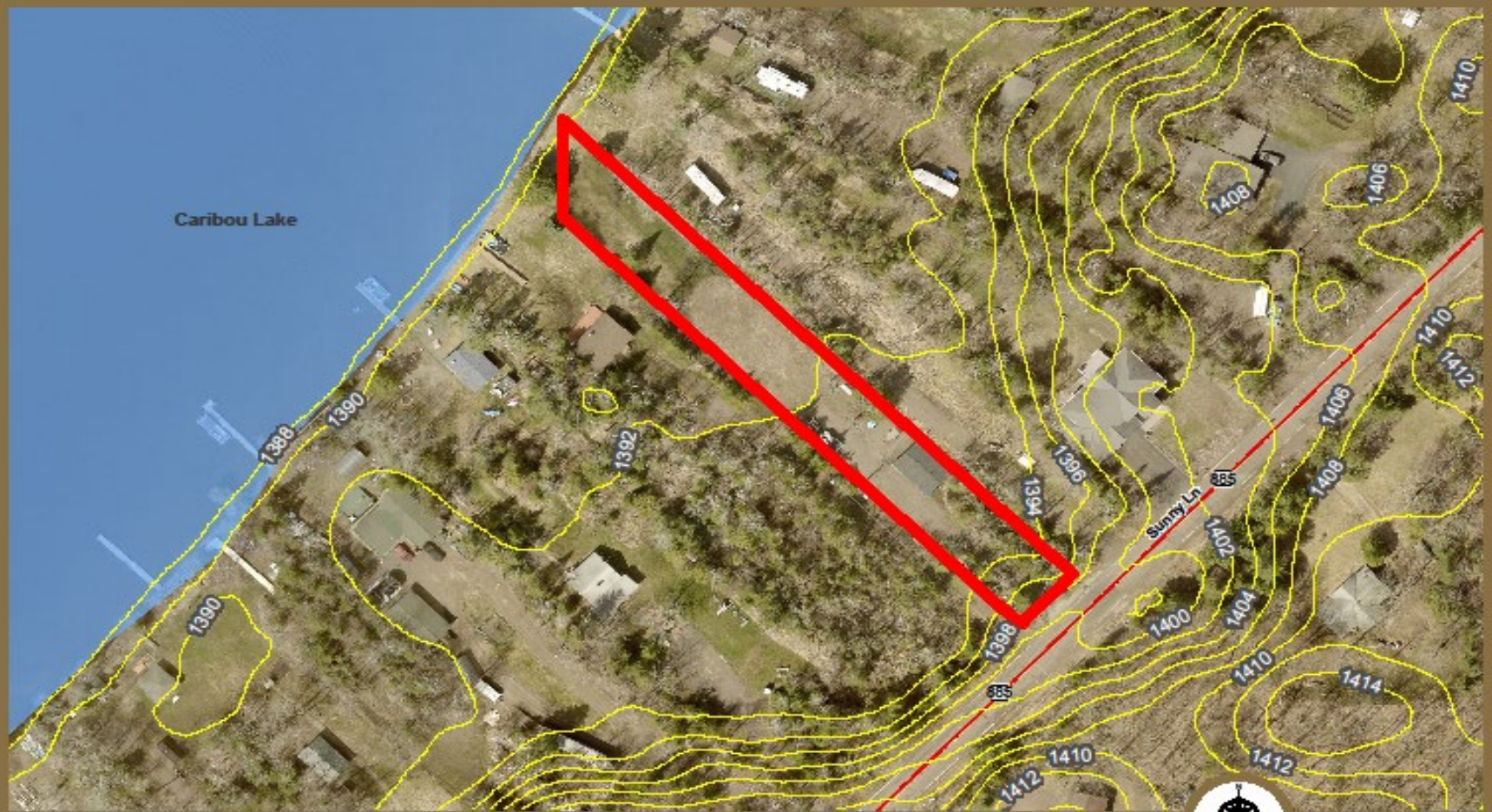


St. Louis County MN



# Elevation Site Map

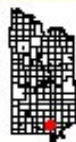
**St. Louis County**  
May BOA Meeting



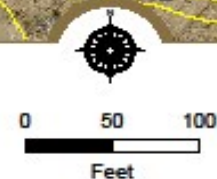
Prepared By: Planning & Zoning  
Department  
(218) 725-5000  
[www.stlouiscountymn.gov](http://www.stlouiscountymn.gov)  
Source: St. Louis County  
Map Created: 4/16/2024

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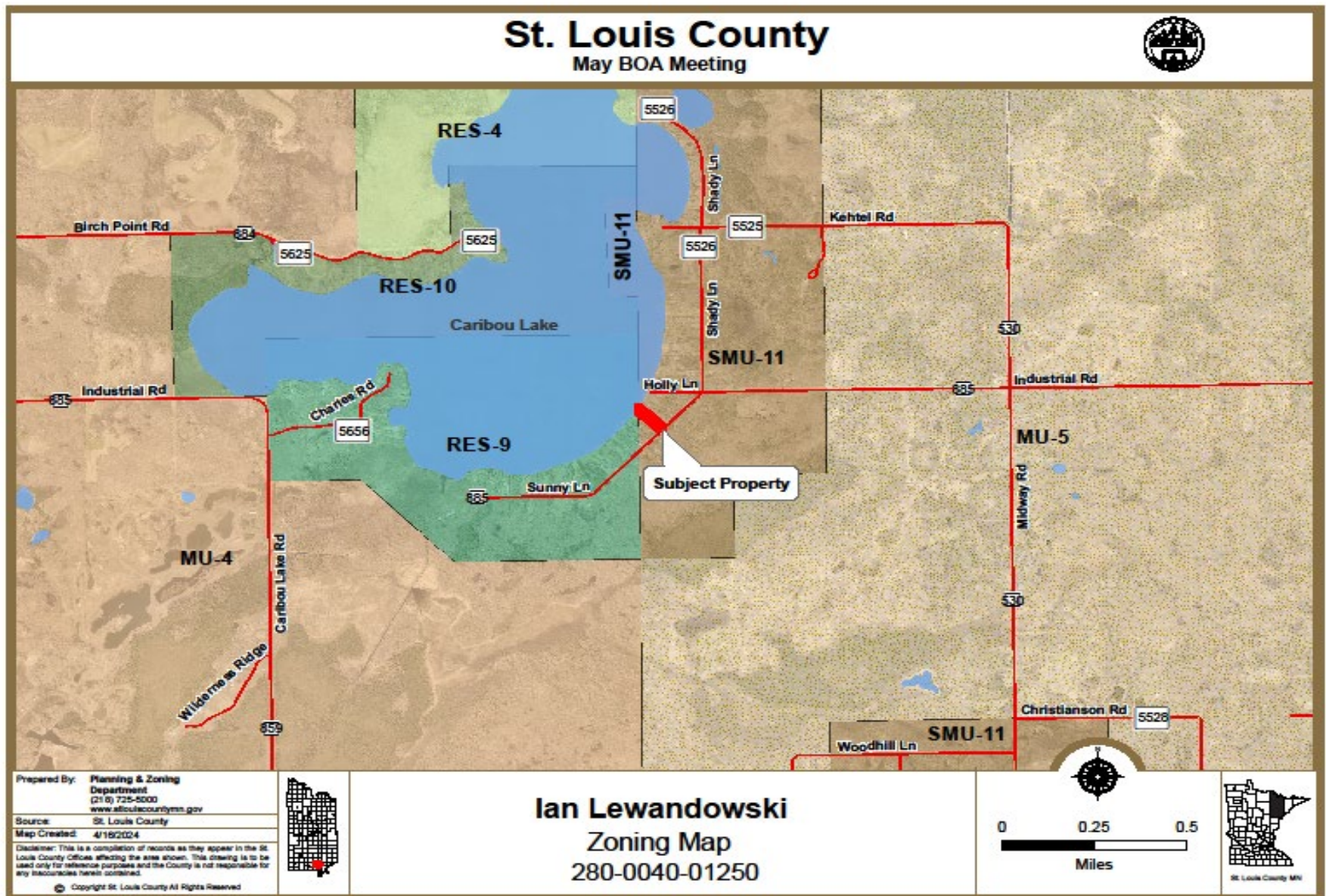
**Ian Lewandowski**  
Elevation Map  
280-0040-01250



St. Louis County MN



# Zoning Map



# Applicant Site Sketch

Site Sketch Form	
The sketch is to graphically illustrate your proposed project(s)	
<b>Draw and Label on Sketch</b> (in feet)	
<input type="checkbox"/> *All Structures on the Property and Dimensions <input type="checkbox"/> *All Driveways, Access Roads, and Wetlands <input type="checkbox"/> *All Proposed Structures and Dimensions	<input type="checkbox"/> *Distance of Proposed Structures to Shoreline (Closest Point) <input type="checkbox"/> *Distance of Proposed Structures to Septic System and Tank <input type="checkbox"/> *Distance of Proposed Structures to Property Lines <input type="checkbox"/> *Distance of Proposed Structures to Road Centerline and Right-of Ways
You may submit your own site sketch <b>IF it has the required information indicated above.</b>	
<b>*Applicant Name:</b> Jan Lewandowski <b>*Site Address:</b> 5899 Sunny Lane <b>*PIN:</b> 280 0040 01250	
<b>***Sanitary Authority Use Only***</b>	
<b>Sanitary Review:</b> (To be determined by appropriate sanitary authority.) Will the proposal, as shown above, negatively impact the SSTs/sanitary line or replacement area? <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Sign off:</b> Signature _____ Title _____	

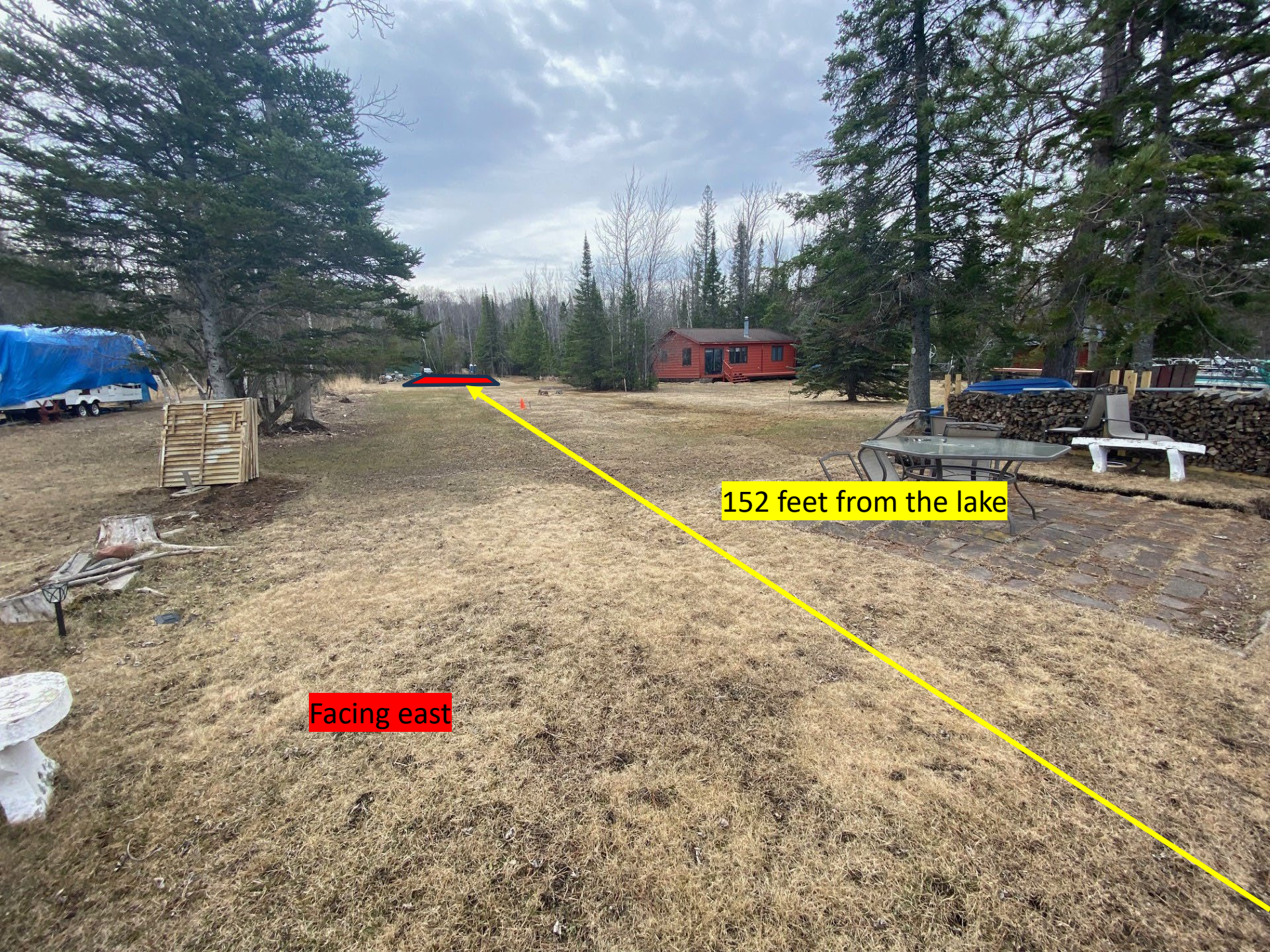




152 feet to the lake

Facing West

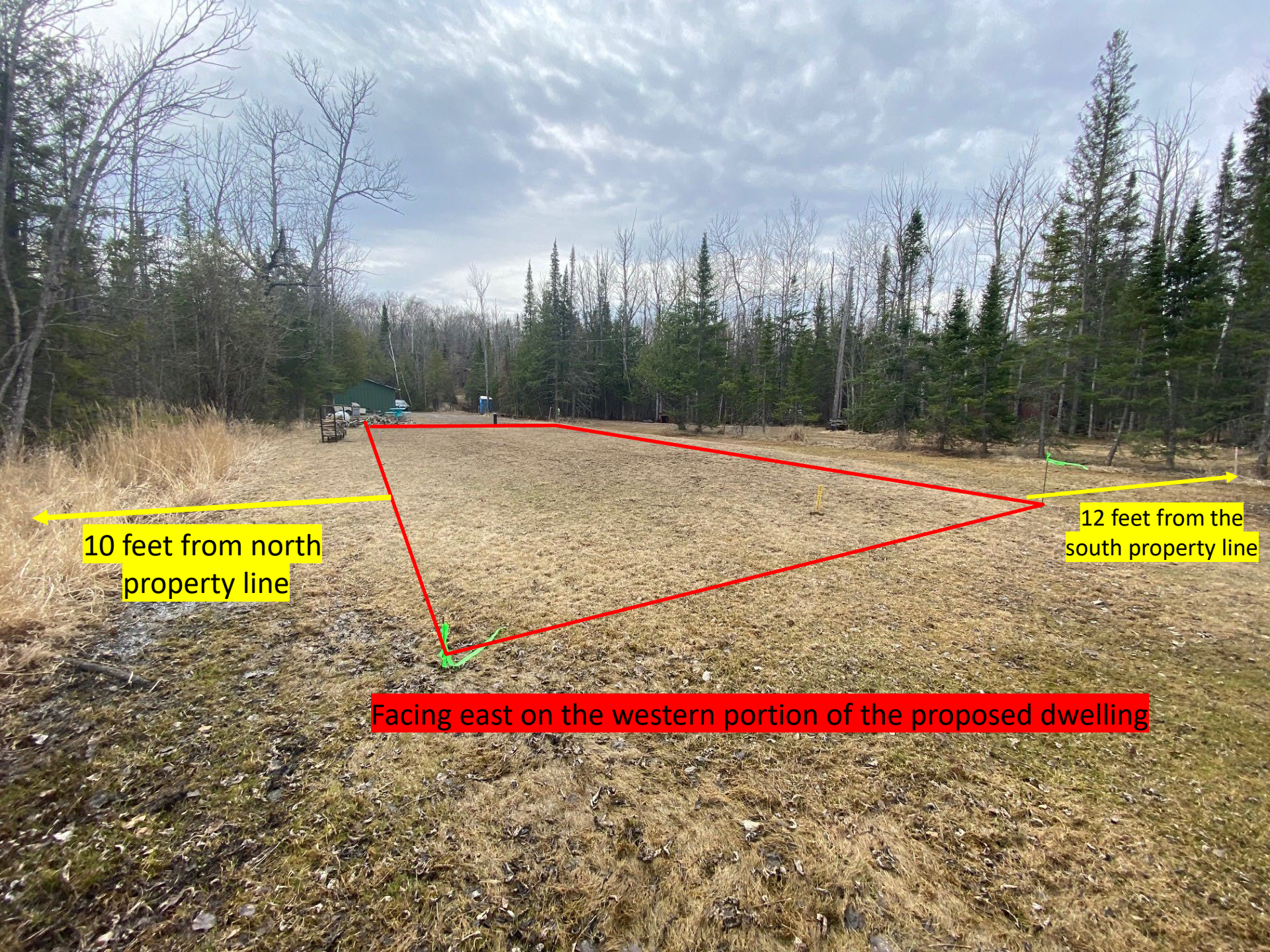




Facing east

152 feet from the lake





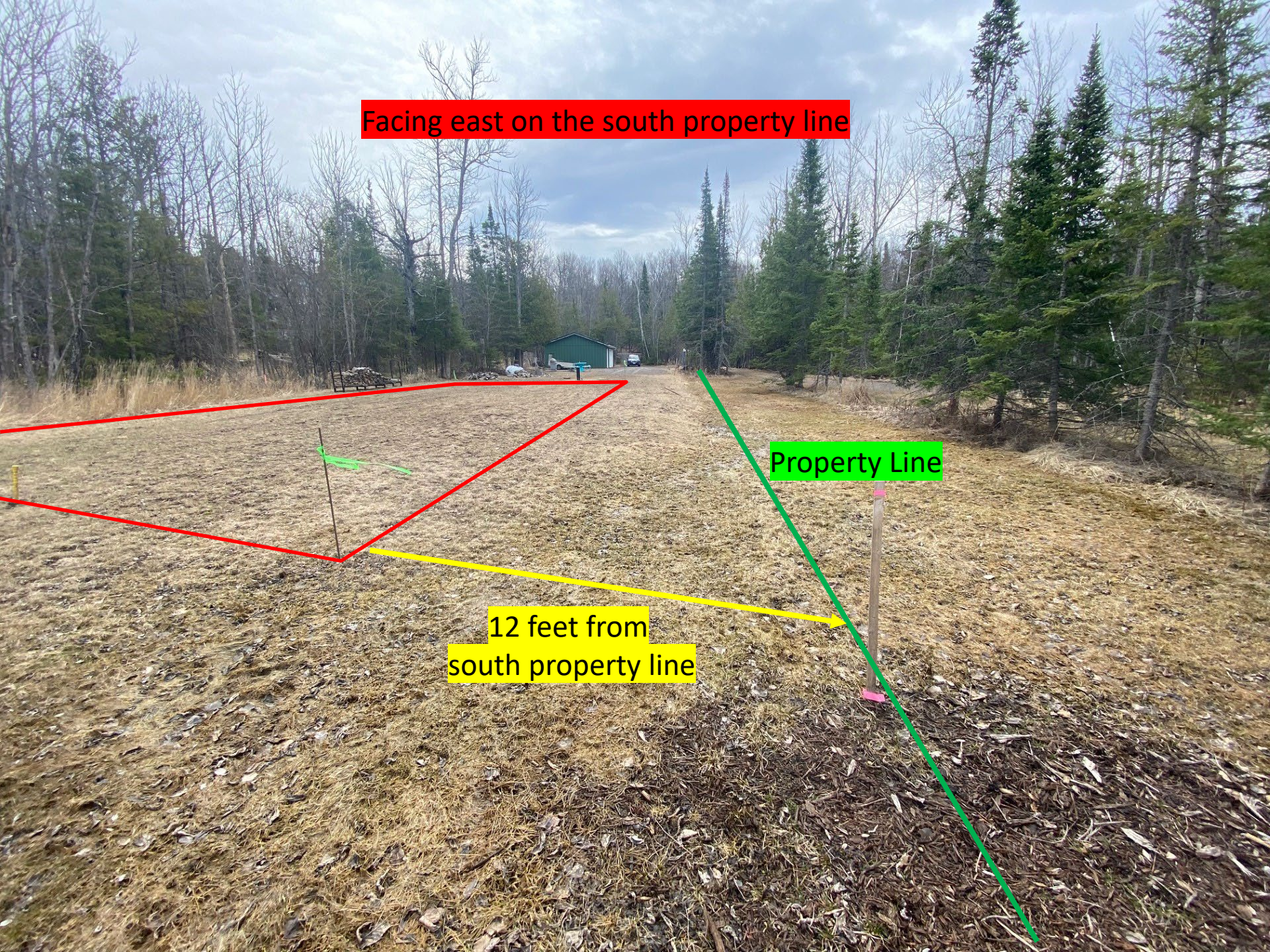
10 feet from north  
property line

12 feet from the  
south property line

Facing east on the western portion of the proposed dwelling



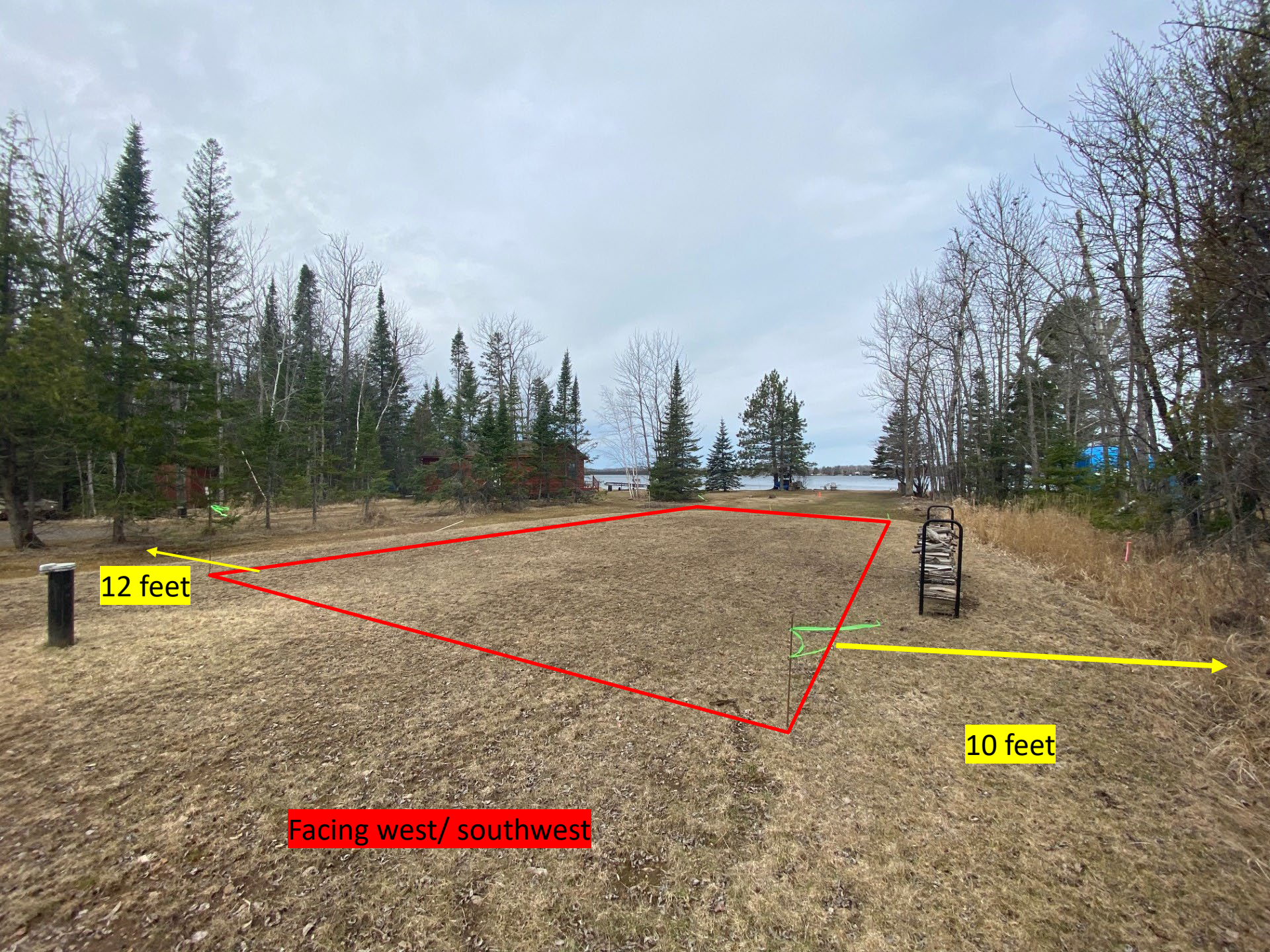
Facing east on the south property line



Property Line

12 feet from  
south property line





12 feet

10 feet

Facing west/ southwest



Proposed dwelling

Facing west near driveway and garage





# Official Controls

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1. The applicant is requesting relief from St. Louis County Zoning Ordinance 62, Article III, Section 3.2, to allow a principal structure at a reduced property line setback where 15 feet is required.
  - a. The applicant is proposing an 86 foot by 28 foot (1,288 square foot) principal structure to be located 12 feet from the South property line and 10 feet from the North property line.
2. The applicant is requesting relief from St. Louis County Zoning Ordinance 62, Article II, Section 2.6 F., to allow a principal dwelling width facing the water to exceed 55 percent of the lot width when located outside the shoreline setback.
  - a. The width of the proposed principal structure facing the lake is 28 feet which exceeds the maximum allow width of 27.5 feet (55 percent) by 0.5 feet.



# Official Controls

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## 3. St. Louis County Comprehensive Land Use Plan:

- a. Goal LU-3 is to improve the integrity of the county's planning-related regulation by minimizing and improving management of nonconformities.
- b. Objective LU-3.1 is to base variance decisions on uniform approval criterion to ensure all applications are treated equitably, that community health and safety is protected, and that the overall character of a given area is preserved.
- c. Objective LU-3.3 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.



# Practical Difficulty

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1. Caribou Lake Tracts was platted in 1924 prior to the first zoning ordinance in St. Louis County.
  - a. The applicant's parcel, as well as a majority of the parcels in Caribou Lake Tracts, do not conform to current zoning requirements and many contain structures that do not conform to setback requirements.
2. There are alternatives that do not require a variance:
  - a. The applicant could apply for a land use permit for a structure that meets the 15 foot property line setback and the width requirement without a variance.





# Essential Character of the Locality

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1. The applicant is not proposing a new use to the area. Sunny Lane is developed with many seasonal and year-round residential uses.
2. This area consists of many long and narrow lots with principal structures that do not conform to the required property line setback.



# Other Factors

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1. The proposed property line setbacks for the dwelling are consistent with the accessory structure property line setback requirement of 10 feet for the SMU-11 zone district.
2. 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.
3. The proposed principal dwelling will be constructed on an existing building pad in which an old principal structure was removed in approximately 2021-2022. There are wetlands near the north property line. The proposed building shall not impact these wetlands.





# BOARD OF ADJUSTMENT CRITERIA FOR APPROVAL OF A VARIANCE

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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

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Conditions that may mitigate the variance to allow a principal dwelling at a reduced property line setback and with a principal dwelling width facing the water to exceed 55 percent include, but are not limited to:

1. The stormwater runoff from the proposed structure shall not directly discharge into the lake or on adjacent lots.
2. All St. Louis County Onsite Wastewater SSTS standards shall be met.





# Correspondence





# Board of Adjustment

Questions?





# Public

## Questions?



SAINT  
**LOUIS**  
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MINNESOTA