



ST. LOUIS COUNTY BOARD OF ADJUSTMENT STAFF REPORT

INSPECTION DATE: 4/9/24

REPORT DATE: 4/22/2024

MEETING DATE: 5/9/2024

APPLICANT INFORMATION

APPLICANT NAME: Daniel Koski

APPLICANT ADDRESS: 6179 Hwy 5, Hibbing, MN 55746

OWNER NAME:
(IF DIFFERENT THAN ABOVE)

SITE ADDRESS: 12914 Sturgeon Road, Side Lake, MN 55781

LEGAL DESCRIPTION: NLY 660 FT OF WLY 300 FT OF NW1/4 OF NW1/4 S29, T60N, R21W

PARCEL IDENTIFICATION NUMBER (PIN): 370-0010-04601

VARIANCE REQUEST: The applicant is requesting relief from St. Louis County Ordinance 62, Article III, Section 3.2 to allow an existing storage business to exceed maximum lot coverage and to allow a principal structure at a reduced property line setback.

PROPOSAL DETAILS: The applicant is proposing to expand an existing storage business that has been in existence since 1994. The applicant is proposing to add additional storage buildings that will exceed the maximum lot coverage. The property is zoned Multiple Use - 4, which requires a maximum lot coverage of 10%. The applicant is proposing 47%. The applicant is also requesting that one of the storage buildings be placed at a reduced property line setback. The required property line setback for a principal structure is 50 feet. The applicant is requesting 25 feet.

PARCEL AND SITE INFORMATION

ROAD ACCESS NAME/NUMBER: Sturgeon Road **ROAD FUNCTIONAL CLASS:** Local

LAKE NAME: Little Sturgeon

LAKE CLASSIFICATION: RD

RIVER NAME: N/A

RIVER CLASSIFICATION: N/A

DESCRIPTION OF DEVELOPMENT ON PARCEL: The parcel contains 3 commercial storage structures.

ZONE DISTRICT: Multiple Use – 4

PARCEL ACREAGE: 4.55 Acres

LOT WIDTH: 660 ft.

FEET OF ROAD FRONTAGE: 660 ft.

FEET OF SHORELINE FRONTAGE: N/A

PARCEL AND SITE INFORMATION

VEGETATIVE COVER/SCREENING: The business has excellent screening from the road.

TOPOGRAPHY:. The property is level.

FLOODPLAIN ISSUES: N/A

WETLAND ISSUES: There are wetlands on the property. The Wetland Conservation Act will need to be followed.

FACTS AND FINDINGS

A. Official Controls:

1. St. Louis County Zoning Ordinance 62, Article III, Section 3.2, states the maximum lot coverage in a Multiple Use – 4 zone district is 10 percent; the applicant is proposing 47 percent.
2. St. Louis County Zoning Ordinance 62, Article III, Section 3.2 requires a minimum property line setback of 50 feet for a principal structure; the applicant is proposing 25 feet.
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 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 no alternatives that exist because the applicant already exceeds the lot coverage for the current approved business. The storage business has been in existence since 1994. The applicant is proposing to expand the business which will increase the impervious surface even more.
2. Proposed structure orientation and size can be adjusted to meet setback requirements reducing the request for variance.

C. Essential Character of the Locality:

1. The storage business has been in existence since 1994.
2. There are 17 residential properties within the notification area and several of which are located across the road from the proposal.
3. Vegetative screening along the road will be retained.

D. Other Factor(s):

1. Implementing a stormwater management plan will ensure that no runoff impacts will affect neighboring properties or adjacent wetlands.
2. The applicant has already started construction of the increased impervious area.

BOARD OF ADJUSTMENT CRITERIA FOR APPROVAL OF A VARIANCE

- 1. Is the variance request in harmony with the general purpose and intent of official controls?**
- 2. Has a practical difficulty been demonstrated in complying with the official controls?**
- 3. Will the variance alter the essential character of the locality?**
- 4. What, if any, other factors should be taken into consideration on this case?**

CONDITIONS

Conditions that may mitigate the variance for maximum lot coverage of 47 percent and a property line setback of 25 feet as proposed, include but are not limited to:

1. Stormwater management plan shall be submitted, approved by the Director prior to issuance of a land use permit and implemented concurrent with development of each permitted structure.
2. The MN Wetland Conservation Act shall be followed.

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	370	-	0010	-	04601	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 Daniel Koski		I am a... <input type="checkbox"/> Contractor <input type="checkbox"/> Homeowner <input checked="" type="checkbox"/> Other		*Daytime # 218 969 4995		Date 3-25-24	
*Applicant Address Where to send permit. 6179 Hwy 5				*City Hibbing		*State MN	
Applicant Email dan.koski717@gmail.com				*ZIP 55746			
Contact Person If applicable. 1				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

<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:		12914 Sturgeon Rd. Side Lake, MN 55781
<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 type="checkbox"/> Water <input type="checkbox"/> Other		

PROJECT INFORMATION

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	*Is this project on a parcel less than 2.5 acres?
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	*Is this project within 300 feet of a stream/river or 1,000 feet of a lake?
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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.
<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 filed 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)
		Slab	100 Feet	36 Feet	3600 Sq. ft.	17' 6.5 Feet
		Dirt	165 Feet	54 Feet	8910 Sq. ft.	19 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)
			Feet	Feet	Sq. ft.	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/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

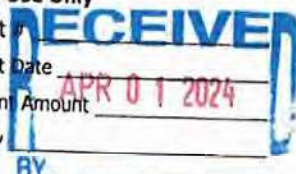
Office Use Only

Receipt #

Receipt Date

Payment Amount

Paid By





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#a-101571440-variance.

APPLICANT

Applicant Name (Last, First)

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?

- 10% Lot coverage,

- Reduced prop. line setback of 25 ft.
to allow for snow removal & trailer turn around.

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

Expansion of mini storage Business

3. Describe the current use of your property.

ministorage Business

4. Describe other alternatives, if any.

None Known due to size of Lot.

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

No effects because its currently used for same thing.

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

No impact. Spoke with a few neighbors and describe what we'd be doing and would do it with least impact.

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

no wetland impacts.
Plan to keep erosion controlled.

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

High need for storage in the area.
will benefit local property owners.

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

I've had a lot of demand for storage units from locals that can't build on these small lots.

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 _____

Amended 4/4/24 

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: Daniel Koski
 *Site Address: 12914 Sturgeon Rd. Side Lake, MN 55781
 *PIN:



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:

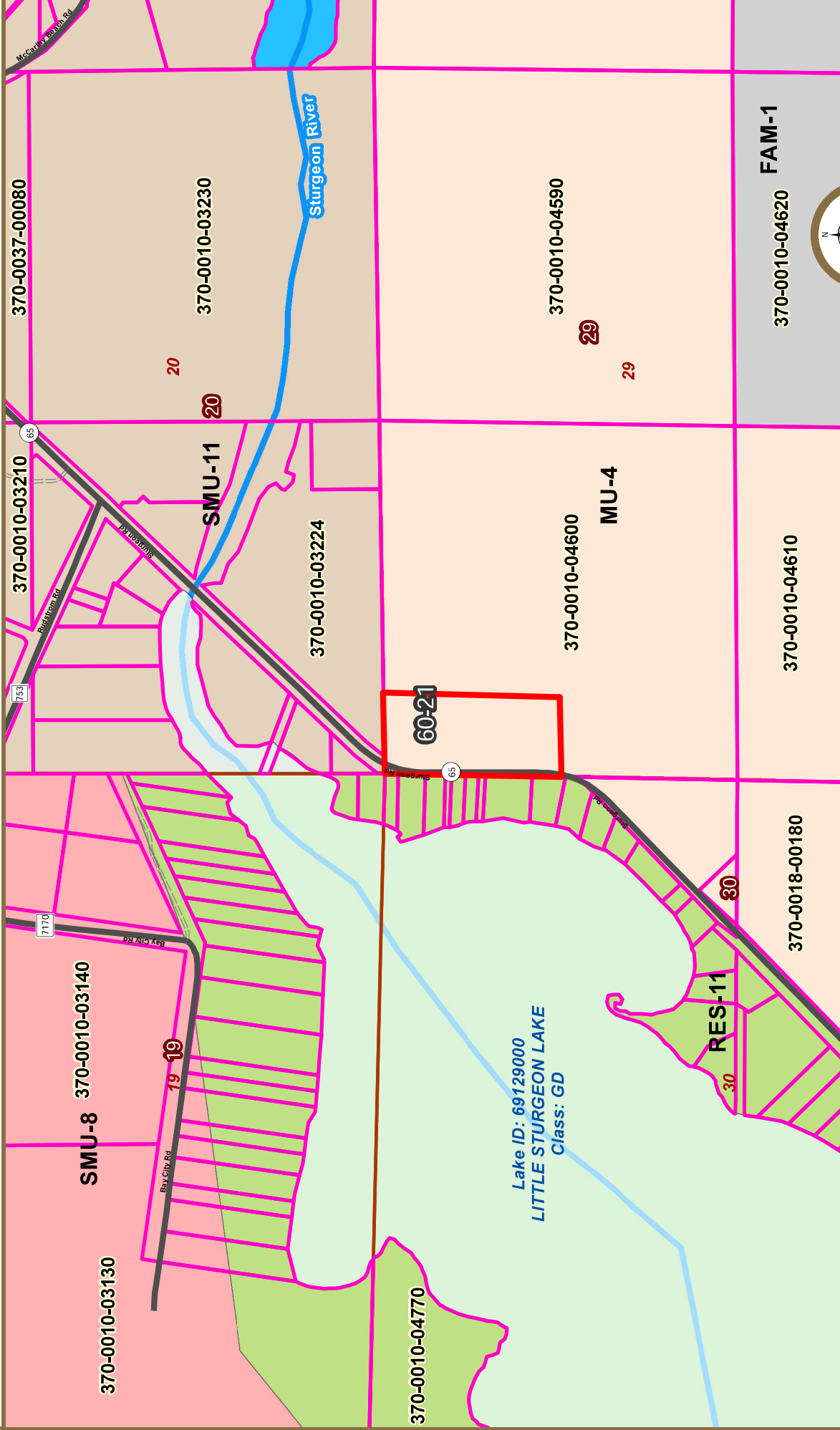
Signature _____

Title _____



St. Louis County

May BOA



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

Source: St. Louis County

Map Created: 4/8/2024

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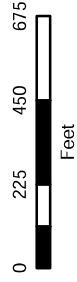
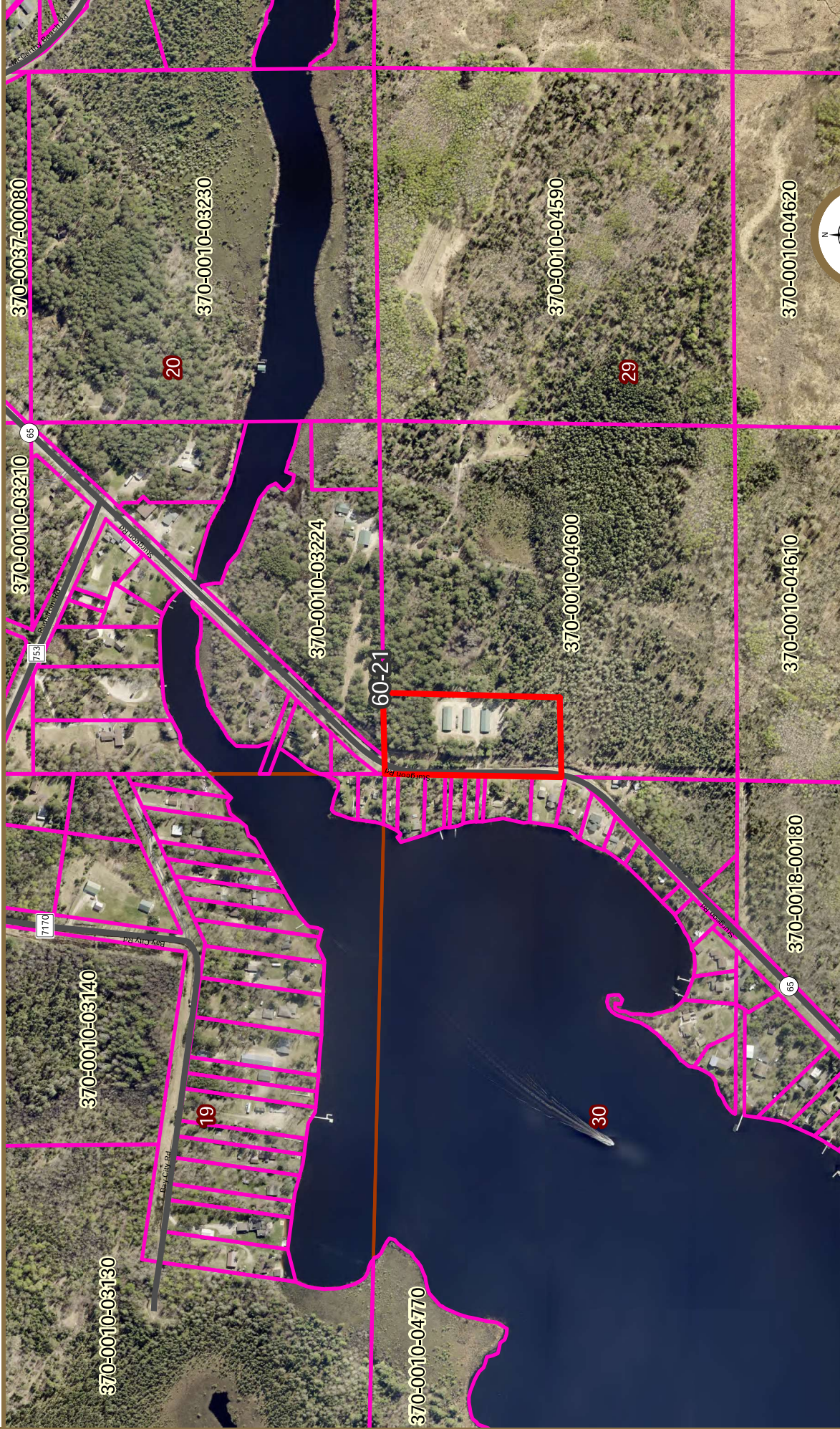
Dan Koski
Zoning Map

St. Louis County MN



St. Louis County

May BOA



Dan Koski Location Map



Prepared By: Planning & Community
Development
(218) 723-5000
www.stlouiscountymn.gov

Source: St. Louis County

Map Created: 4/8/2024

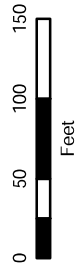
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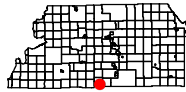


St. Louis County

May BOA



Dan Koski Site Map



Prepared By: Planning & Community Development
(218) 723-5000
www.stlouiscountymn.gov
Source: St. Louis County

Map Created: 4/8/2024

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