ST. LOUIS COUNTY BOARD OF ADJUSTMENT STAFF REPORT

Case: 6293

INSPECTION DATE: 12/14/2021 **REPORT DATE: 12/27/2021** **MEETING DATE: 1/19/2022**

APPLICANT INFORMATION

APPLICANT NAME: Michael Bruckelmyer

APPLICANT ADDRESS: 2304 Lismore Rd., Duluth, MN 55804

OWNER NAME: Charles Brammeier
(IF DIFFERENT THAN ABOVE)

SITE ADDRESS: 6996 Bear Island Rd., Duluth, MN 55436

LEGAL DESCRIPTION: SW 1/4 OF NE ¼ LEASE #03-03 MP 365-10-150, S2, T52N, R15W (Fredenberg)

PARCEL IDENTIFICATION NUMBER (PIN): 365-6000-01910

VARIANCE REQUEST: The applicant is requesting relief from St. Louis County Zoning Ordinance 62, Article III, Section 3.8, to allow a principal dwelling at a reduced bluff setback where a minimum of 30 feet is required.

PROPOSAL DETAILS: The applicant is proposing to construct a replacement principal dwelling at a reduced bluff setback, 16 feet where 30 feet is required. The proposed location is in a similar footprint as the previous dwelling.

PARCEL AND SITE INFORMATION

ROAD ACCESS NAME/NUMBER: Bear Island Rd.

ROAD FUNCTIONAL CLASS: Local

LAKE NAME: Island Lake Reservoir

LAKE CLASSIFICATION: RD

RIVER NAME: N/A

RIVER CLASSIFICATION: N/A

DESCRIPTION OF DEVELOPMENT ON PARCEL: The parcel currently contains multiple accessory structures, septic system, and well.

ZONE DISTRICT: SMU 7

PARCEL ACREAGE: APPROX. 2 ACRES

LOT WIDTH: APPROX. 210 FEET

FEET OF ROAD FRONTAGE: APPROX. 200 FEET

FEET OF SHORELINE FRONTAGE: APPROX. 200 FEET

PARCEL AND SITE INFORMATION

VEGETATIVE COVER/SCREENING: Screening from adjacent properties is good. Screening from lake is adequate.

TOPOGRAPHY: The property is flat from the road to the top of the bluff which then extends all the way to the shoreline of Island Lake.

FLOODPLAIN ISSUES: The proposed structure location is located at an elevation above the required RFPE.

WETLAND ISSUES: N/A

ADDITIONAL COMMENTS ON PARCEL: N/A

FACTS AND FINDINGS

A. Official Controls:

1. St. Louis County Zoning Ordinance 62, Article III, Section 3.8 states that all structures must be set back a minimum distance of 30 feet from the top of a bluff.
    a. The applicant is proposing a 16 foot setback.
2. 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.
3. 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.
4. 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. There is room on the subject parcel to meet the required bluff setback as well as all other setback requirements.
    a. The proposed structure could be relocated to meet all required setbacks without a reduction in size.

C. Essential Character of the Locality:

1. The applicant is not proposing a new use to the area. Area around the subject parcel contains both seasonal and year-round residential use.
2. There have been no similar variances within the area.

D. Other Factor(s):

1. The applicant is working with St. Louis County On-Site Wastewater on proper septic permitting.
    a. The existing septic is undersized. A septic application for a new system has been submitted to St. Louis County On-Site Wastewater.
2. The subject parcel is a MN Power lease lot.
    a. MN Power has provided preliminary approval of the proposal.

3. A walkout basement may not be an allowable foundation if excavation within the bluff is required. Excavation within a bluff is not allowed. The associated land use permit application provided states the proposed foundation is a basement.
4. 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.

See attachments: 1. Zoning/location map 2. Air photo 3. Site sketch 4. Project picture (if applicable) 5. Other pertinent pictures or maps

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 a reduced bluff setback as proposed, include but are not limited to:

1. St. Louis County On-Site Wastewater SSTS standards shall be followed.
2. Shoreline vegetation and land alteration standards shall be met.
3. An erosion control plan shall be submitted, approved, and implemented throughout the duration of the project until new vegetation is established.
4. All other county, local, state, and federal regulations shall be met.

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 **365-6000-01910**

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:	**Contractor**
Applicant Name:	**Michael Bruckelmyer**
Address Line 1:	**2304 Lismore Rd.**
Address Line 2:	**--**
City:	**Duluth**
State:	**MN**
Zip:	**55804**
Primary Phone:	**(218)525-2344**
Cell Phone:	**--**
Fax:	**--**
Email:	**mikeb@bruckelmyerbrothers.com**
Contact Person Name:	**Michael Bruckelmyer**
Contact Person Phone:	**(218)525-2344**

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?	**No**
Name:	**Michael Bruckelmyer**
Address:	**2304 Lismore Rd.**

City:	**Duluth**
State/Province:	**MN**
Zip:	**55804**
Primary Phone:	**(218)525-2344**
Cell Phone:	**--**
Fax:	**--**
Email:	**mikeb@bruckelmyerbrothers.com**

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:	**6996 Bear Island Rd. Duluth, MN 55803**
Is this leased property?	**Yes**
Leased From?	**MN Power**

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.

Yes

How is the property accessed?

Public Road

No

No

No

No

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.

No

Total # of bedrooms on property after project completion.

3

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

Yes

If Yes, please explain:

There will be a total of 3 bathrooms. New septic system.

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.

The existing home on the property is nonconforming to the bluff setback requirements. The hope is to

build the new home in roughly the same location as the existing. It will be moved back roughly 15 feet. There are a few things that make it difficult to comply with the 30 ft setback: 1. We would lose the walkout basement and bedrooms with egress windows in the basement. 2. If moved back to 30 ft, the bluff would block the view of the lake from inside the home. 3. We would need to clear more trees which would cause a loss of privacy from neighbors.

Describe the intended/planned use of the property.

The plan is to build a new home with 3 bedrooms and a walkout basement.

Describe the current use of your property.

There is a 3-4 bedroom on the home currently that sits right at the edge of the bluff. Current home is on a crawl space which is not structurally sound.

Describe other alternatives, if any.

The only alternative would be to move the home back to the 30 ft setback requirement.

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

If approved, the new home could sit in the same location as the existing home which would mean less tree clearing and the privacy from the neighboring homes would remain.

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

The neighboring properties will not be impacted by the variance.

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

We will avoid negative impact to the lot by clearing a minimal amount of trees and excavate only in the location of the existing home. Landscaping will be brought back to original after construction is complete. Silt fence will be installed during construction to keep construction runoff/debris from going into lake.

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

The benefits of the variance are less tree removal, less excavation, which in turn will lead to less impact to the land. The walkout basement will be achieved.

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

New home has a smaller footprint than the existing.

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.
No

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	3	6	5	-	6	0	0	0	-	0	1	9	1	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: Michael Bruckelmyer — I am a... ☑ Contractor ☐ Homeowner ☐ Other	*Daytime #: 218-525-2344		Date: 11/29/2021
*Applicant Address *Where to send permit.*: 2304 Lismore rd	*City: Duluth	*State: MN	*ZIP: 55804
Applicant Email: mikeb@bruckelmyerbrothers.com			
Contact Person *If applicable.*: Michael Bruckelmyer	Contact Person #: 218-525-2344		
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.*: mikeb@bruckelmyerbrothers.com			

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: 6996 Bear island rd		
☑ 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.**
# 3		*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: There will be a total of 3 bathrooms. New septic system
☐ 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.**

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-$160
Greater than 1,200 square feet-$315

☑ 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-$80

☐ 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-$55
☐ Permit extension beyond 2 years

#3 Subdivisions/Parcel Reviews
Additional Worksheets Required

☐ Plat-Minor Subdivision-**$630**
☐ Conventional Plat-Less than or equal to 3 lots-**$630**
☐ Conventional Plat-Greater than 3 Lots-**$1,260**
☐ Conservation Plat-**$1,260**
☐ Lot Line Adjustment-**$80**
☐ Parcel Review-**$80**
☐ Performance Standard Subdivision-**$370**

#4 Performance Standard-$370
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-**$160**

#6 Wetland Reviews
Additional Worksheets Required

☐ No Loss/Exemption/Replacement Plan-**$160**
☐ Wetland Delineation Review-**$370**
☐ Wetland Banking Plan Review-**$1,100**

#7 Public Hearings
Additional Worksheets Required

☐ Administrative Appeal-**$1,100**
☐ Environmental Assessment-**$1,100**
☐ Conditional Use Permit-**$630**
☐ Conditional Use Permit Rehearing-**$200**
☐ Interim Use Permit-**$630**
☐ Interim Use Permit Rehearing-**$200**
☐ General Purpose Borrow Pit-**$630**
☐ Variance-**$630**
☐ Variance Rehearing-**$200**
☐ Multiple Hearing (Variance/conditional use)-**$950**

TYPE OF PROPOSED STRUCTURES *Check all that apply to the project.*

☑ 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)
	Dwelling	Basement	62 Feet	50 Feet	2145 Sq. ft.	21 Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet

☐ 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 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

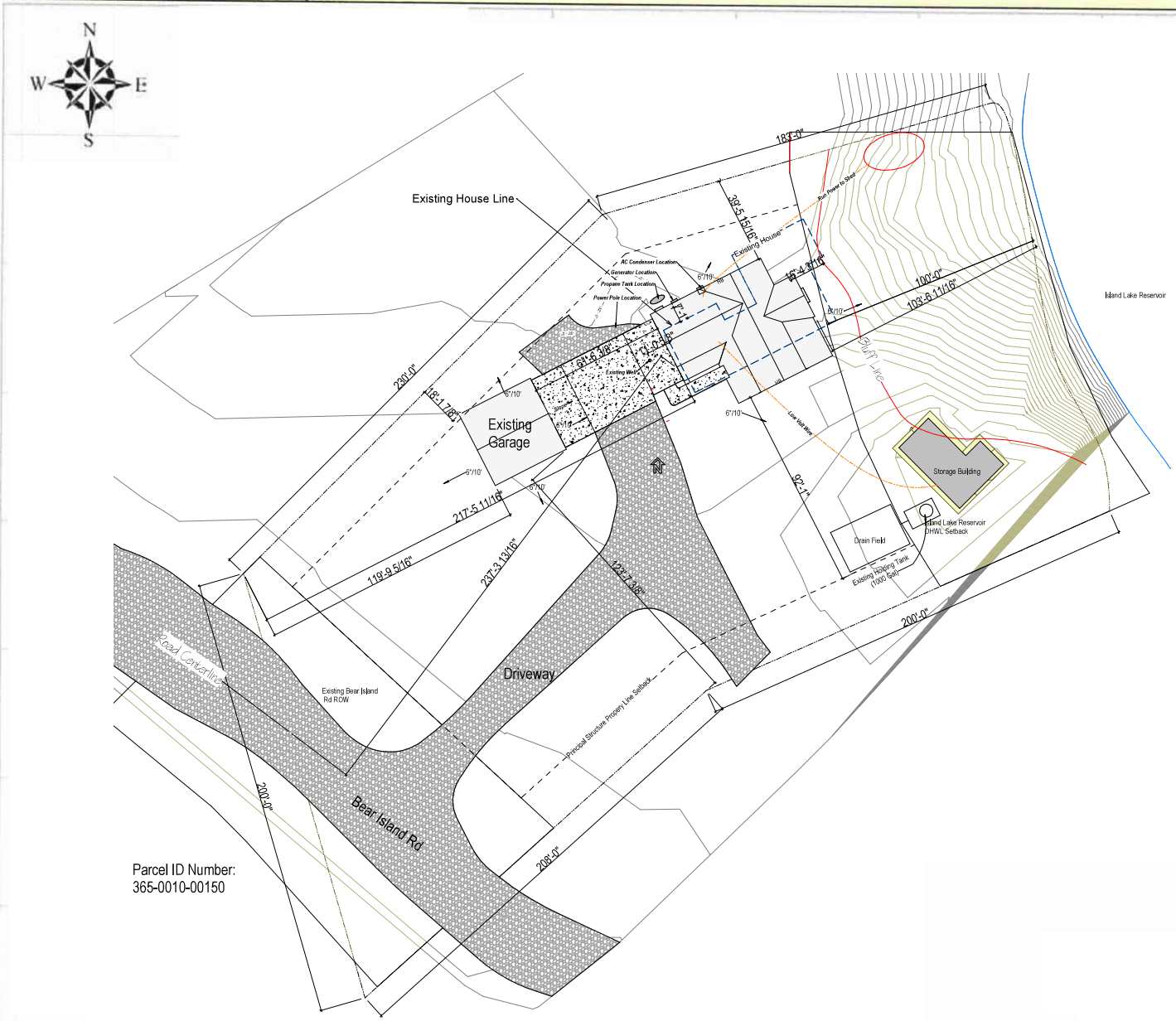
The sketch is to graphically illustrate your proposed project(s)

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:** Mike Bruckelmyer
***Site Address:** 6996 Bear Island rd Duluth, MN 55803
***PIN:** 365-6000-01910



*****Sanitary Authority Use Only*****

Sanitary Review: (To be determined by appropriate sanitary authority.)

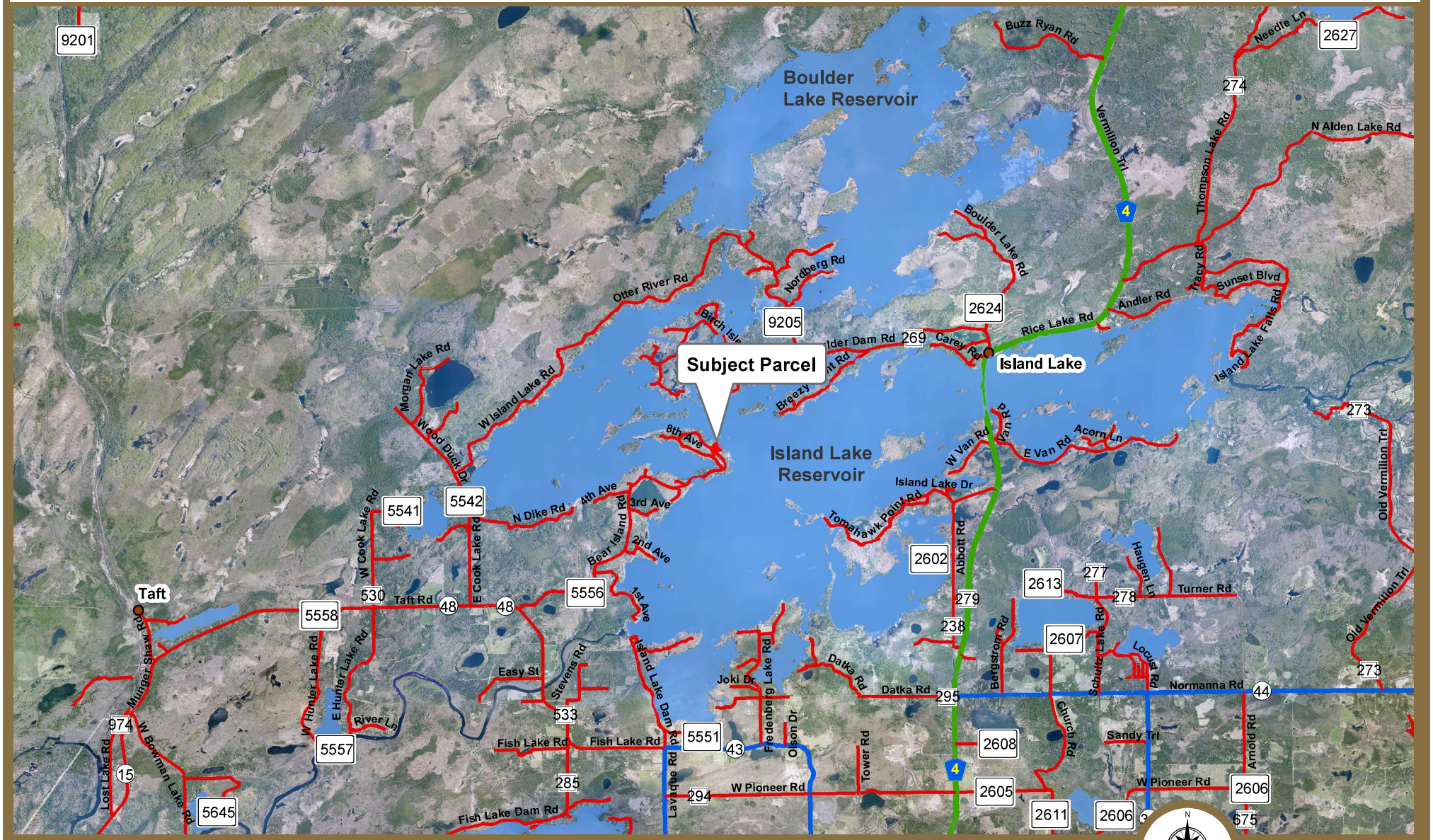
Will the proposal, as shown above, negatively impact the SSTS/sanitary line or replacement area? ☐ Yes ☐ No

Sign off:

Signature _____ Title _____

St. Louis County

January BOA Meeting



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

Source: St. Louis County

Map Created: 12/16/2021

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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Michael Bruckelmyer

Location Map

PIN: 365-6000-01910

0 0.75 1.5
Miles

St. Louis County MN

St. Louis County

January BOA Meeting

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

Source: St. Louis County

Map Created: 12/17/2021

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Michael Bruckelmyer

Zoning Map

PIN: 365-6000-01910

N

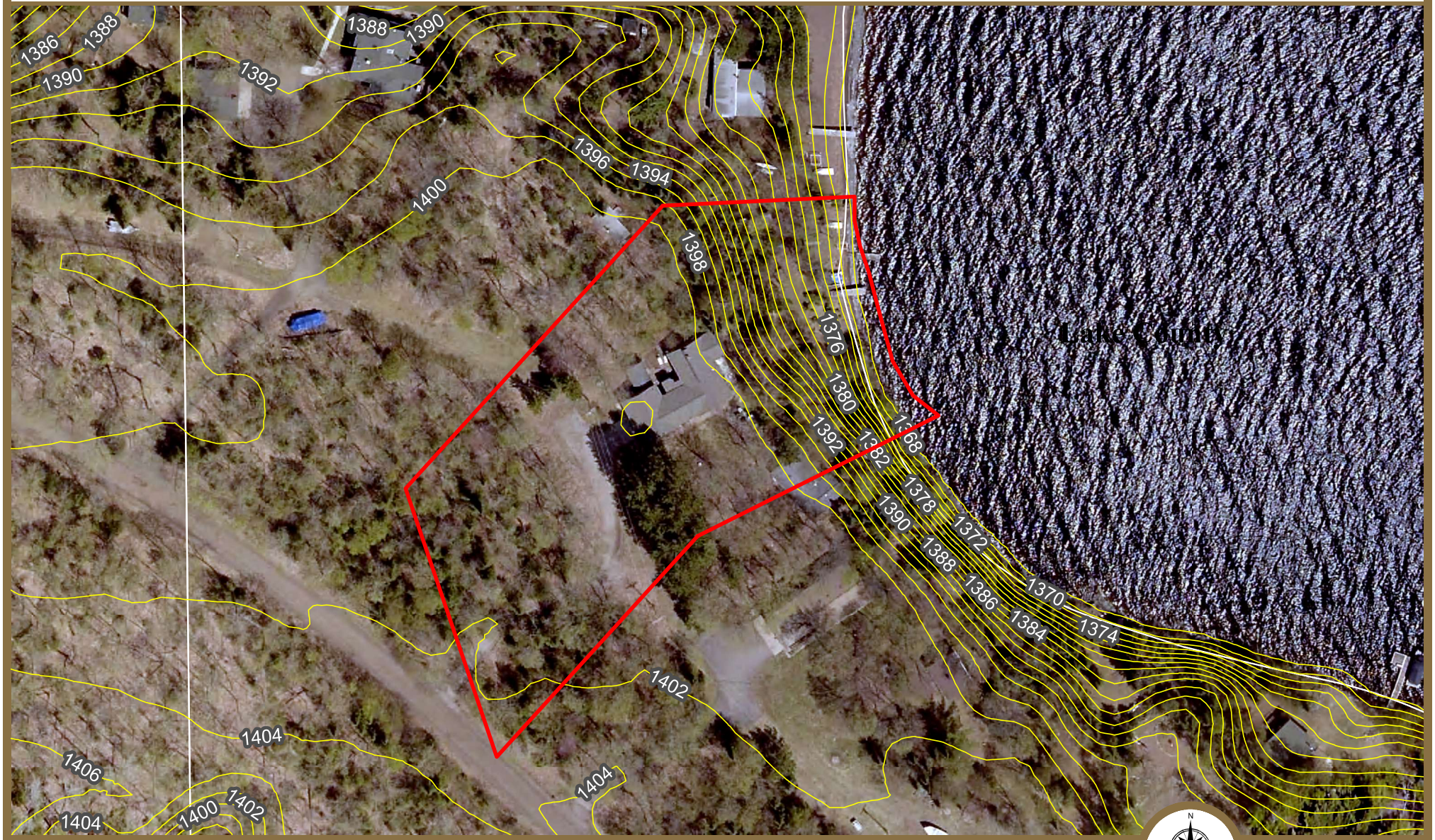
0 400 800

Feet

St. Louis County MN

St. Louis County

January BOA Meeting



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Source:	St. Louis County
Map Created:	12/21/2021

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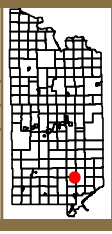

Michael Bruckelmyer

Site/Elevation Map

PIN: 365-6000-01910

N

0 40 80 120

Feet

St. Louis County MN

St. Louis County

January BOA Meeting

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

Source: St. Louis County

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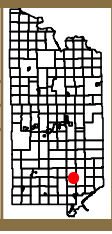

Michael Bruckelmyer

Approximate Top of Bluff

PIN: 365-6000-01910

N

0 10 20 30
Feet

St. Louis County MN

Entrance to property

Previous dwelling
09/17/2014

Previous dwelling

Existing accessory structure

Proposal

From lake

Existing bluff/shoreline vegetation