

Presenter

Stephen Erickson – Planner



Shelby Trost

6174 Bay Rd W, Makinen



SAINT
LOUIS
COUNTY
MINNESOTA

Variance Request

Requesting relief from St. Louis County Zoning Ordinance 62, Article III, Section 3.4

- To allow a replacement principal structure at a reduced shoreline setback where a minimum of 100 foot shoreline setback is required.

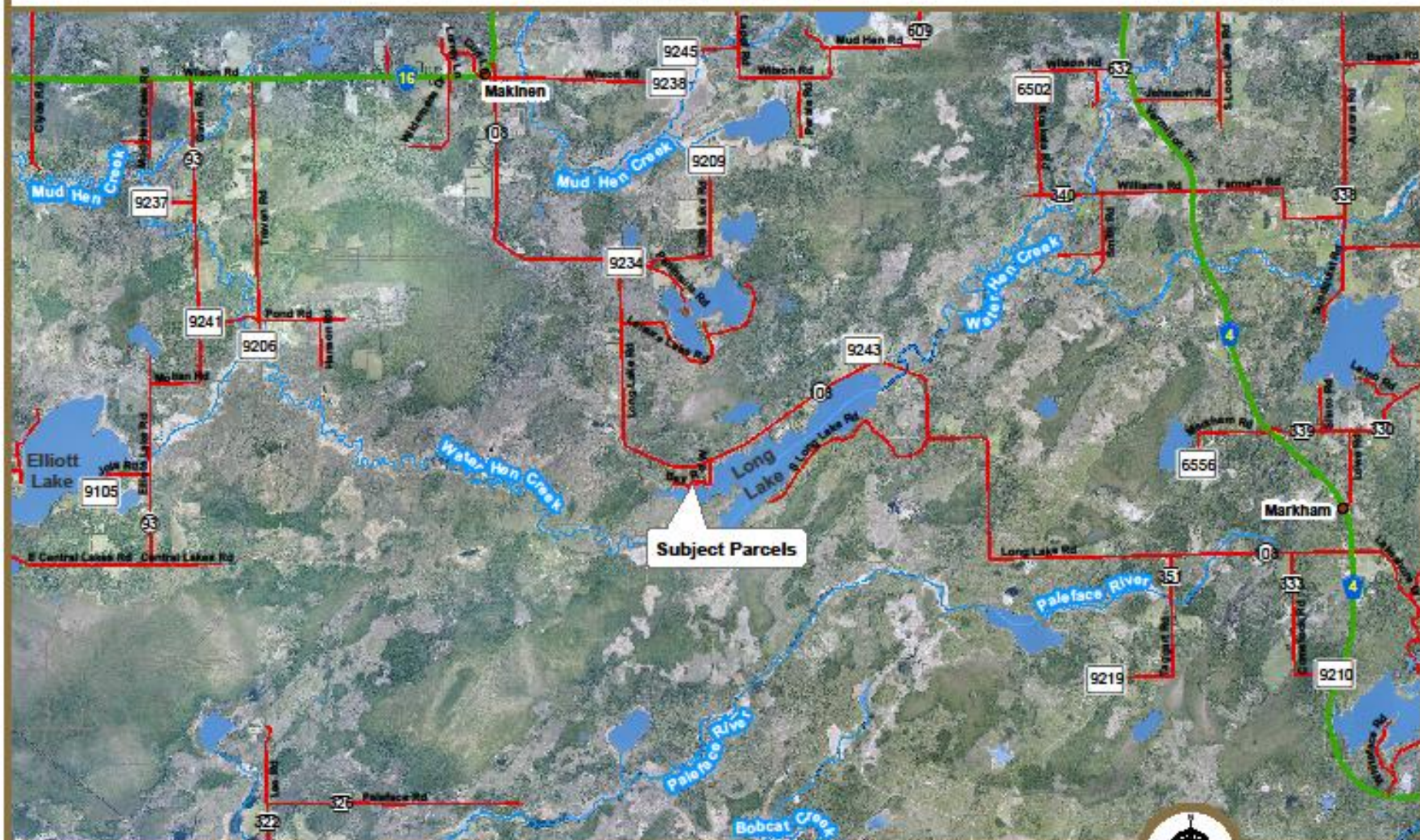


Proposal Details

- The applicant is proposing to remove two nonconforming existing cabins that are 518 and 528 square feet in size and replace with a 2,800 square foot dwelling.
- The proposed dwelling will be setback 65 feet from the shoreline where a 100 setback is required.



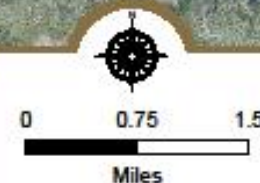
June BOA Meeting



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PIN:676-0016-00720, 676-0016-00710, 676-0015-00370



Dr. David C. Reardon, MD

St. Louis County

June BOA Meeting



Prepared By: Planning & Community
Development
(218) 725-8000
www.stlouiscountymn.gov

Source: St. Louis County

Map Created: 5/20/2021

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Shelby Trost Zoning Map

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0 600 1,200
Feet



St. Louis County MN

St. Louis County

June BOA Meeting



Long Lake



0 30 60

Feet



Shelby Trost Site/Elevation Map

DIN-676-0016-00720, 676-0016-00710, 676-0015-00370

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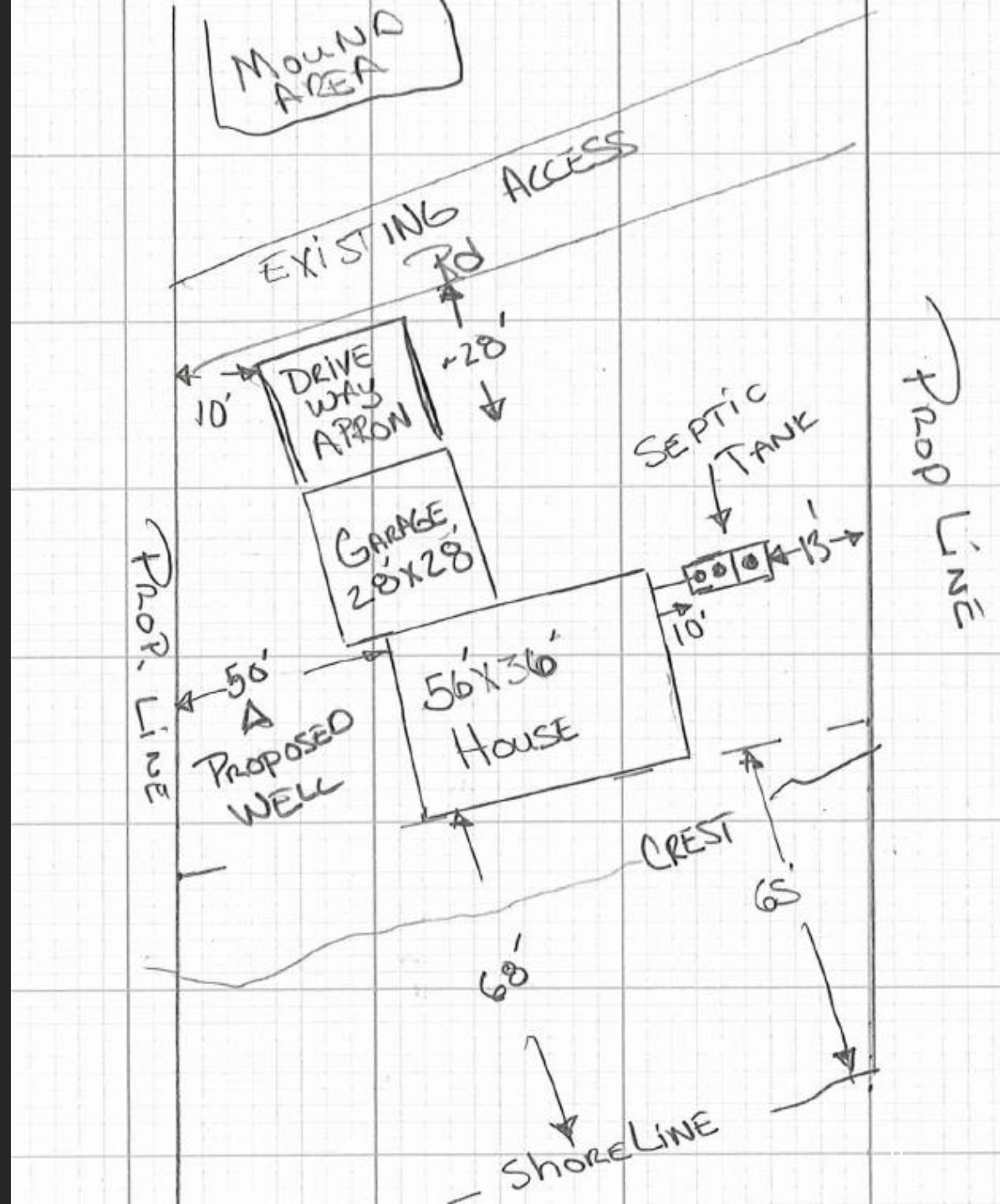
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Applicant submitted sketch





Existing dwelling and old dwelling to be removed

Official Controls

- Long Lake is a Recreational Development lake which requires a 100 foot shoreline setback. The applicant is requesting a 65 foot shoreline setback.
- St. Louis County Comprehensive Land Use Plan states Goal LU-3: Improve the integrity of the county's planning-related regulation by minimizing and improving management of nonconformities.



Practical Difficulty

- There appears to be space on the parcel for a structure to be constructed in a conforming location.
- At the time of this report significant information has not been provided regarding septic tank location to ensure the required structure setbacks cannot be met.



Essential Character of the Locality

- The plats of Long Lake Estates First and Second Addition were platted in 1949.
- Most of the lots were platted at less than 50 feet in width.



Other Factors

- The applicant owns 3 platted lots south of Bay Road West and 5 lots north of the road.



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 IF APPROVED

Conditions that may mitigate the variance for a 2,800 square foot dwelling located at a reduced shoreline setback, as proposed, include but are not limited to:

1. The structure shall be unobtrusive (earth-tone) colors, including siding, trim and roof.
2. The stormwater runoff from the proposed structure shall not directly discharge into the lake or on adjacent lots.
3. The setback for the proposed structure shall be maximized to the greatest extent possible.
4. A plan to enhance vegetation and protect the shore impact zone shall be submitted, approved by the county and shall be implemented by the property owner within two years from the issuance of a land use permit.
5. St. Louis County On-Site Wastewater SSTS standards shall be followed.



Correspondence



Planning Commission

Questions?



Public

Questions?



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