



ST. LOUIS COUNTY BOARD OF ADJUSTMENT STAFF REPORT

INSPECTION DATE: 04/17/2024

REPORT DATE: 04/22/2024

MEETING DATE: 05/09/2024

APPLICANT INFORMATION

APPLICANT NAME: Benjamin Spalding

APPLICANT ADDRESS: 603 1st Street, Colo, IA 50056

OWNER NAME: Benjamin and Heather Spalding
(IF DIFFERENT THAN ABOVE)

SITE ADDRESS: 10166 Ash River Trail, Orr, MN 55771

LEGAL DESCRIPTION: LOT 2, BLOCK 2, FRONTIERLAND ESTATES, S32, T69N, R19W (Unorganized)

PARCEL IDENTIFICATION NUMBER (PIN): 732-0030-00130

VARIANCE REQUEST: The applicant is requesting relief from St. Louis County Zoning Ordinance 62, Article III, Section 3.4, and Article IV, Section 4.3 D., to allow a dwelling at a reduced shoreline setback and to exceed the allowed structure width facing the water.

PROPOSAL DETAILS: The applicant is proposing to construct a new 1,582 square foot dwelling at a reduced shoreline setback that will exceed the allowed structure width of 40% of the lot width. The applicant is proposing a dwelling setback of 50 feet from the shoreline where 75 feet is required. The applicant is proposing to create a new dwelling with 48 feet (44%) of the structure facing the shoreline where 44 feet (40%) is allowed.

PARCEL AND SITE INFORMATION

ROAD ACCESS NAME/NUMBER: Ash River Trail

ROAD FUNCTIONAL CLASS: Local

LAKE NAME: Kabetogama Lake

LAKE CLASSIFICATION: GD

RIVER NAME: N/A

RIVER CLASSIFICATION: N/A

DESCRIPTION OF DEVELOPMENT ON PARCEL: The parcel contains a dwelling, accessory structure, and permitted subsurface sewage treatment system.

ZONE DISTRICT: SMU 11

PARCEL ACREAGE: APPROX. 0.75 ACRES

LOT WIDTH: 110 FEET

FEET OF ROAD FRONTAGE: 110 FEET

FEET OF SHORELINE FRONTAGE: 110 FEET

PARCEL AND SITE INFORMATION

VEGETATIVE COVER/SCREENING: There is good vegetative screening from neighboring properties and from the shoreline.

TOPOGRAPHY: The parcel has an overall elevation change of 10 feet, sloping along the shoreline.

FLOODPLAIN ISSUES: The parcel is located within the floodplain. The proposal will not be affected.

WETLAND ISSUES: N/A

ADDITIONAL COMMENTS ON PARCEL: N/A

FACTS AND FINDINGS

A. Official Controls:

1. Zoning Ordinance 62, Article III, Section 3.4, states that the shoreline setback on a General Development Lake is 75 feet. The applicant is requesting a dwelling setback of 50 feet from the lake.
2. St. Louis County Zoning Ordinance 62, Article IV, Section 4.3 D., allows a nonconforming principal structure to have a width facing the shoreline of 40 percent of the lot width if located within the shoreline setback. The applicant is proposing 48 feet (44%) of the structure to face the shoreline where 44 feet (40%) is allowed.
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. A variance is not the only option, as there is a conforming area for a new dwelling to be placed.
 - a. A new structure conforming to all Ordinance requirements may be allowed with an approved land use permit.
2. Reducing the size and configuration of the structure could eliminate and reduce the request for variances.

C. Essential Character of the Locality:

1. The neighborhood consists of nonconforming parcels with dwellings at reduced shoreline setbacks.
2. The applicant is not proposing a new use to the area.
3. There has been one similar variance request within the plat, approving a new dwelling at a reduced shoreline setback.

D. Other Factors:

1. The structure will conform to property line, roadway, and septic tank setbacks.

2. The applicant spoke to the Land Use Team regarding alternatives to avoid a variance request and chose to move forward with the variance request.
3. A septic design was submitted showing that the septic tank would be placed closer to the property line. However, when the contractor installed the tank, it was placed farther from the property line than originally proposed.
4. Per the Onsite Wastewater Division, if the septic tank had been installed in the originally proposed location, the dwelling could have been moved back to maximize shoreline setbacks.
5. 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.
6. 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 dwelling at a reduced shoreline setback and to exceed the allowed structure width facing the water as proposed include, but are not limited to:

1. The structure shall be unobtrusive (earth-tone) colors, including siding, trim and roof.
2. Stormwater runoff from the proposed structure shall not be discharged directly into the lake or onto adjacent lots.
3. St. Louis County Onsite Wastewater SSTS standards shall be followed.
4. The structure shall be placed at a shoreline setback of 50 feet or greater to maximize setbacks to the greatest extent possible.
5. All local, state, and federal requirements 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 **732-0030-00130**

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: **Benjamin D Spalding**
Address Line 1: **603 1st Street**
Address Line 2: **--**
City: **Colo**
State: **IA**
Zip: **50056**
Primary Phone: **(515)708-3110**
Cell Phone: **5157083111**
Fax: **6413773111**
Email: **spaldingflattop@gmail.com**
Contact Person Name: **Benjamin Spalding**
Contact Person Phone: **(515)708-3111**

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: **Benjamin D Spalding**
Address: **603 1st Street**

City: **Colo**
State/Province: **IA**
Zip: **50056**
Primary Phone: **(515)708-3111**
Cell Phone: **5157083111**
Fax: **6413773111**
Email: **spaldingflattop@gmail.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: **10166 Ash River Trail Orr, MN 55771**

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.

2

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

Yes

If Yes, please explain:

There is currently a holding tank onsite along with a well. This project will have indoor plumbing for bathrooms, kitchen, and laundry.

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.

We are proposing a 50 foot setback from the river, in lieu of the 75 foot zoning setback. This will allow us to maintain proper site drainage, avoid holding tank issues, and minimize the footprint of our 39L x 48W x 25H cabin. Our lot depth is different on each side, it is 195/186 feet deep, from the road to the river, and 110 feet wide. This lot has a diverse elevation change. Starting at the road it slopes toward the river. Then at about 102 feet from the road it sharply builds 3-4 feet in elevation and maintains that elevation for around 41 more feet. From there it sharply drops back off again 3-4 feet and levels off from there to the river bank. Long time locals have told us that the change in elevation is due to the excess soil/sand left from excavation done years ago to build a logging railway that ran through the back of the property. The elevation changes pose a challenge when building due to water drainage. Maintaining the 75 foot setback would push our cabin closer to existing structures. Once cabin grading is complete, shed water will most likely pose a danger to our current garage and our neighbors home. Our neighbors were already established before our ownership, their existing wells and holding tank limited our options for the placement of our well and holding tank in order to adhere to setbacks. Our placement was not ideal and is now posing an issue with the proposed cabin structure. Maintaining the 75 foot setback would butt the cabin up against our holding tank and not allow for appropriate building setbacks from the tank. In an effort to maintain the prestige of the location near a national park and the natural beauty of this heavily wooded lot, utilizing the hump would minimize the number of mature trees we would need to remove for building. Our goal would be to keep as much of the natural landscape and trees as possible. This will not only allow the cabin to blend in, but give our neighbors, vacationers, and ourselves more privacy.

Describe the intended/planned use of the property.

We plan to build a year round cabin for our family's use with the intention of vacationing and eventually a part-time home after retirement.

Describe the current use of your property.

We currently use this property for vacationing as we have a camper and garage on the property.

Describe other alternatives, if any.

Alterations have already been made to the foundation of the front porch, changing from full concrete walls to piers for porch support. This was done to help promote site drainage and to be cognizant of the requested setbacks. We have changed our cabin design to utilize the hump on the property, initial cabin drawings did not fit the property topography.

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

If approved, it would put us more inline with our neighbors on both sides and other existing riverfront homes and cabins. Currently, we estimate that more than half of these existing cabins do not meet a 75 foot setback.

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

With the approved variance our impact will be minimal to our neighbors. If anything, it will be for the benefit of our neighbors by having an occupied tenant versus a vacant lot.

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

This is a large part of our proposal for 50 feet in lieu of the 75 foot setback. From the day we bought this lot, the most important thing to us has been to keep and preserve as many of the trees as possible. We are located next to Voyageurs National Park and find it our duty to maintain a property that blends well with its surroundings. A 50 foot setback allows us to keep more of those trees. It also allows us to utilize the natural hump on this property. If we were to have to meet the 75 foot setback we would have to do a large amount of grading. The soil here is sand, when you move sand for grading, trees nearby fall. We are in fear of losing most trees on this lot if we were to have to level out that hump to build further from the river. We are also conscious of the materials we are using to build. Some of the trees that we have already

needed to remove have been milled into stair treads and posts for this cabin. We plan to use a dark gray exterior to hide our cabin in the trees and to blend in.

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

The expected benefits for this variance are utilizing the hump, keeping the large mature trees, blending with our surroundings, avoiding watershed and holding tank issues, and privacy for our neighbors, vacationers and ourselves.

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

We have spoken with neighboring residence and resort owners of the Ash River community, and several have offered to write letters of approval or acceptance on our behalf. Unfortunately they were not completed and in hand prior to the due date of this applications, but will be available upon request once we have received them. We will have them with us at the May 9th hearing. We have attached cabin plans and foundation drawing. On cabin blueprints, please note that the front porch will now be built as a deck on piers and back (riverside) deck dimensions will be 12' by width of cabin. Also dismiss the site sketch in the cabin blueprints document. We have also attached a land use permit, note that the site sketch is the same as attached for variance.

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: **Benjamin D Spalding**
Address: **603 1st Street**
City: **Colo**
State: **IA**
Postal Code: **50056**
Email Address: **bhspalding@yahoo.com**

I have read and agree to the statement
above.

☒ **I agree**

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*

[illegible]

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://qls.stlouiscountymn.gov/landexplorer/> Property Lookup: <http://apps.stlouiscountymn.gov/auditor/parcelInfo2005iframe/>

APPLICANT

*Applicant Name Benjamin Spalding		I am a... <input checked="" type="checkbox"/> Contractor <input checked="" type="checkbox"/> Homeowner <input type="checkbox"/> Other		*Daytime # 515 - 708 - 3111		Date 4 - 6 - 24	
*Applicant Address <i>Where to send permit.</i> 603 1st Street				*City Colo		*State Iowa	
*ZIP 50056							
Applicant Email spaldingflattop@gmail.com							
Contact Person <i>If applicable.</i>				Contact Person #			
Mailing Address <i>If different than above.</i>				City		State	
						ZIP	
Email Address <i>Where to email permit. Providing an email address will expedite the time in which a permit is received by an applicant.</i>							

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: 10166 Ash River Trail, Orr, MN 55771		
<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 checked="" 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.
# 2		*Total # of bedrooms on property after project completion. Include home, garage, & accessory dwelling.
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	*Does this project include plumbing or pressurized water in proposed structure? If yes, please explain: This build will include adding plumbing for restrooms, laundry, and kitchen.
<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**

<p>#1 New Buildings Less than/equal to 1,200 square feet-\$175 Greater than 1,200 square feet-\$345</p> <p><input checked="" type="checkbox"/> Dwelling-Home, Mobile Home, Hunting Shack, or Cabin (Includes attached deck, if applicable.)</p> <p><input type="checkbox"/> Replacement of Existing Dwelling-Home, Mobile Home, Hunting Shack, or Cabin. Will the old dwelling be removed from the property? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If yes, an affidavit must be filled out stating when the old dwelling will be removed.</i></p> <p><i>If this dwelling is a mobile home, there is a special mobile home affidavit to be filled out.</i></p> <p><input type="checkbox"/> Accessory Dwelling-Guest cottage or bunkhouse. Must follow administrative standards.</p> <p><input type="checkbox"/> Accessory Structure- Garage, Pole Building, shed, sauna, screenhouse or gazebo that either meets lake or river setback or not located in a shoreland area.</p> <p><input type="checkbox"/> Water-oriented Accessory Structure- Boathouse, Sauna, Screenhouse/gazebo on a lake or river located at reduced shoreline setback. Must follow administrative standards.</p> <p><input type="checkbox"/> Commercial Structure</p> <p><input type="checkbox"/> Other Principal Structure</p>	<p>#2 Other Construction/Change in Use-\$90</p> <p><input type="checkbox"/> Addition(s) to Dwelling Is the dwelling location on a lake or river? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes above, does the structure meet the required shoreline setback? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, structure does not meet the shoreline setback, a performance standard permit or variance may be required. See box #4 or #7.</p> <p><input type="checkbox"/> Addition(s) to Accessory Structure</p> <p><input type="checkbox"/> New Deck Only or Deck Replacement</p> <p><input type="checkbox"/> Combination Addition(s) & Deck on the same structure</p> <p><input type="checkbox"/> Moving a Structure</p> <p><input type="checkbox"/> Sign</p> <p><input type="checkbox"/> Structure Alteration or Component Replacement</p> <p><input type="checkbox"/> 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: _____</p> <p>Other-\$65</p> <p><input type="checkbox"/> Permit extension beyond 2 years</p>	<p>#4 Performance Standard-\$410 Additional Worksheets Required</p> <p><input type="checkbox"/> Borrow/Gravel Pit</p> <p><input type="checkbox"/> Home Business</p> <p><input type="checkbox"/> Land Alteration</p> <p><input type="checkbox"/> Nonconforming Structure Replacement</p> <p><input type="checkbox"/> Addition to a structure that does not meet shoreline setback</p> <p><input type="checkbox"/> Other</p> <p>#5 Site Evaluation</p> <p><input type="checkbox"/> Site Visit/Evaluation-\$175</p> <p>#6 Wetland Reviews Additional Worksheets Required</p> <p><input type="checkbox"/> No Loss/Exemption/Replacement Plan-\$175</p> <p><input type="checkbox"/> Wetland Delineation Review-\$410</p> <p><input type="checkbox"/> Wetland Banking Plan Review-\$1,340</p> <p>#7 Public Hearings Additional Worksheets Required</p> <p><input type="checkbox"/> Administrative Appeal-\$1,350</p> <p><input type="checkbox"/> Environmental Assessment-\$1,200</p> <p><input type="checkbox"/> Conditional Use Permit-\$685</p> <p><input type="checkbox"/> Conditional Use Permit Rehearing-\$220</p> <p><input type="checkbox"/> Interim Use Permit-\$685</p> <p><input type="checkbox"/> Interim Use Permit Rehearing-\$220</p> <p><input type="checkbox"/> General Purpose Borrow Pit-\$685</p> <p><input type="checkbox"/> Variance-\$685</p> <p><input type="checkbox"/> Variance Rehearing-\$220</p> <p><input type="checkbox"/> Multiple Hearing (Variance/conditional use)-\$1,020</p> <p><input type="checkbox"/> Rezoning-\$685</p>
<p>#3 Subdivisions/Parcel Reviews Additional Worksheets Required</p> <p><input type="checkbox"/> Plat-Minor Subdivision-\$685</p> <p><input type="checkbox"/> Conventional or Conservation Plat-Less than or equal to 3 lots-\$685</p> <p><input type="checkbox"/> Conventional or Conservation Plat-Greater than 3 lots-\$1,375</p> <p><input type="checkbox"/> Lot Line Adjustment-\$90</p> <p><input type="checkbox"/> Parcel Review-\$90</p> <p><input type="checkbox"/> Performance Standard Subdivision-\$410</p>		

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

<input checked="" 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)
	Cabin/home	frostwall with	39 Feet	48 Feet	1582 Sq. ft.	25 Feet
		spread footing	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)
			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

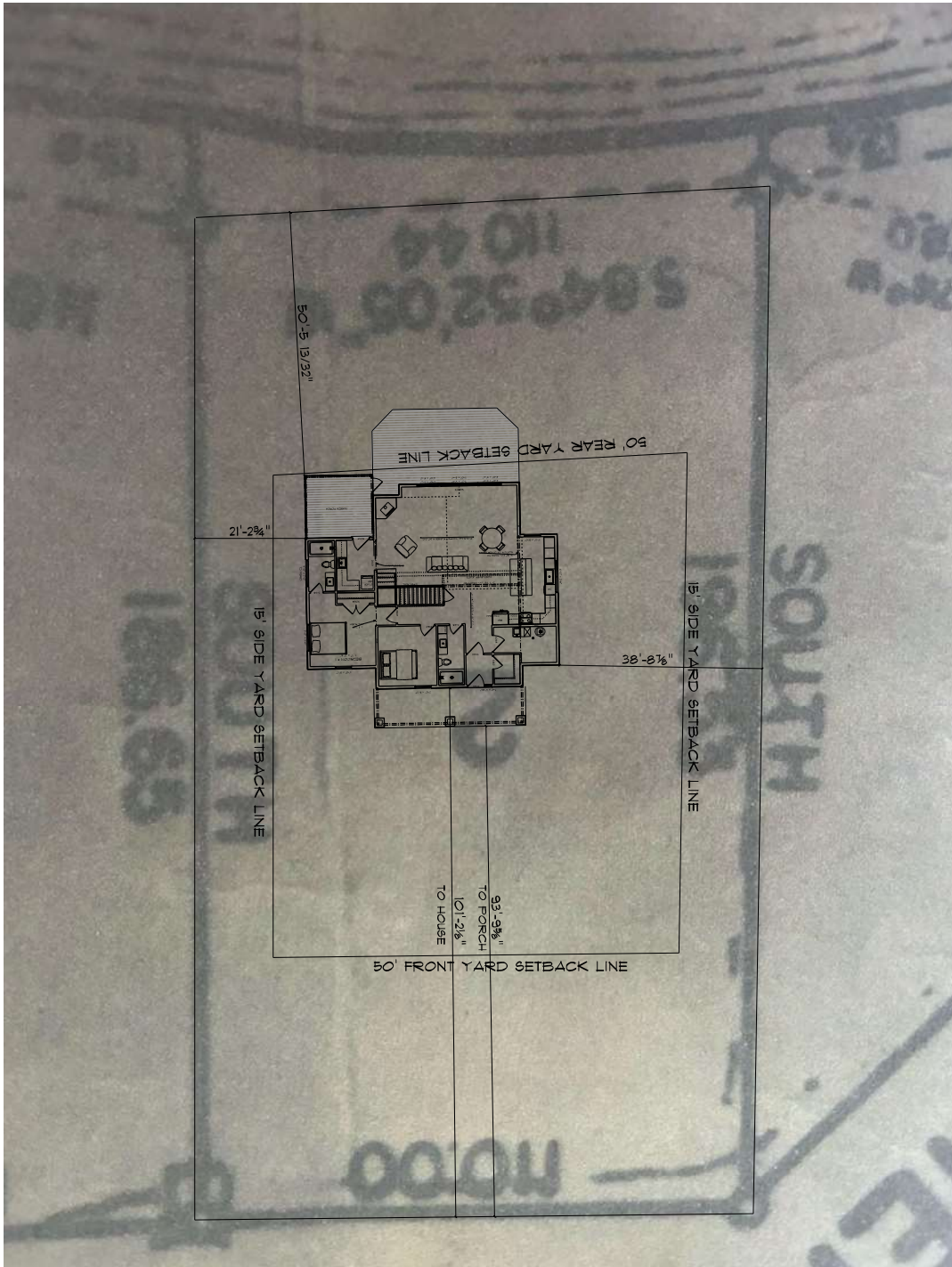
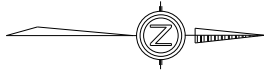
Receipt # _____

Receipt Date _____

Payment Amount _____

Paid By _____

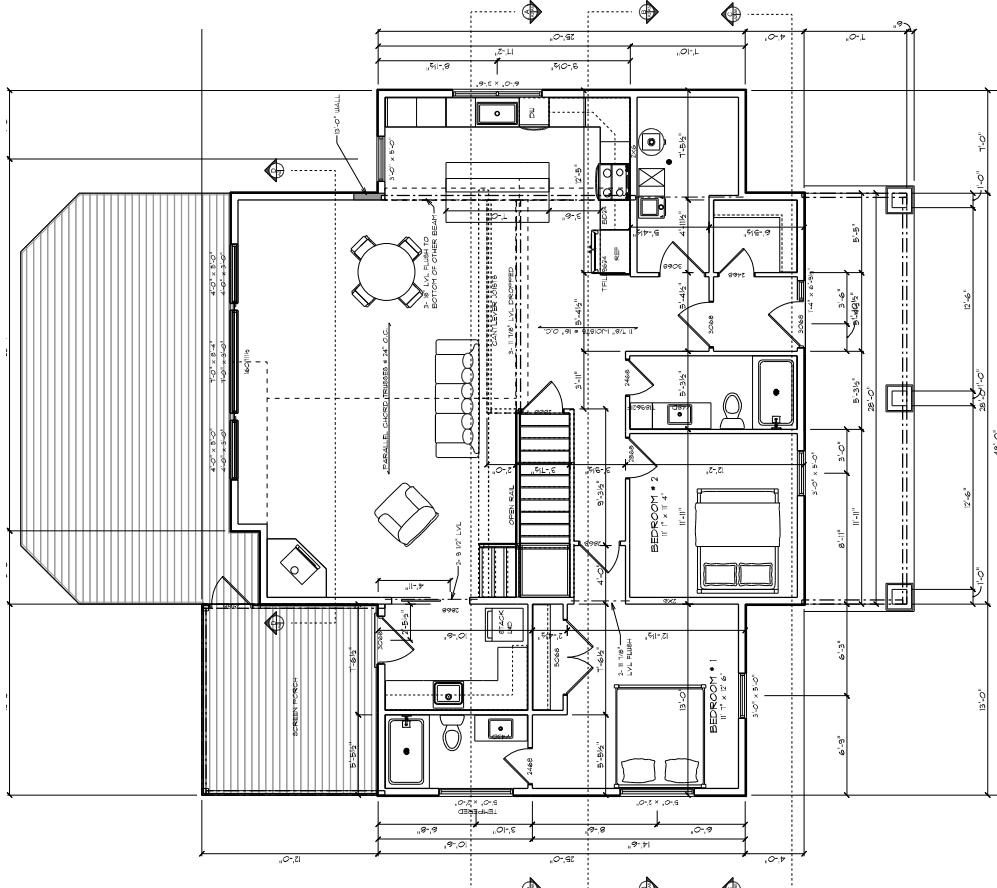
SITE PLAN
SCALE 1" = 10'-0"



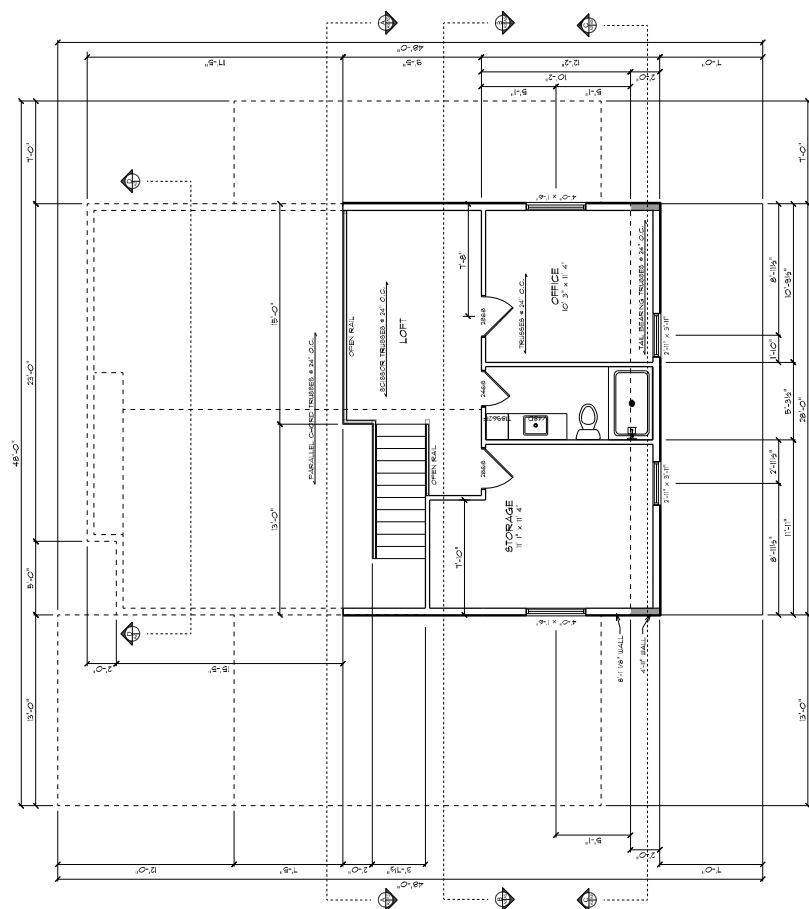
SPALDING CABIN
MINNESOTA

DATE	3/25/21
REVISION	
SCALE	1" = 10'-0"
SHEET	A1
PLAN	SPALDING

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SYSTEM, WITHOUT PERMISSION
IN WRITING FROM THE
ARCHITECT.

[illegible]

MAIN FLOOR2
SCALE: 1/4" = 1'-0"
1582 SQ. FT.

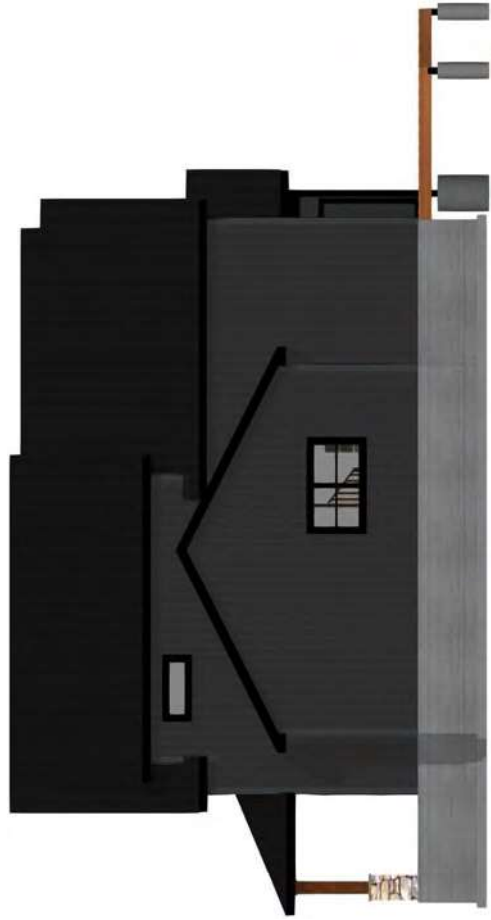
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UPPER LEVEL 2
SCALE: 1/4" = 1'-0"

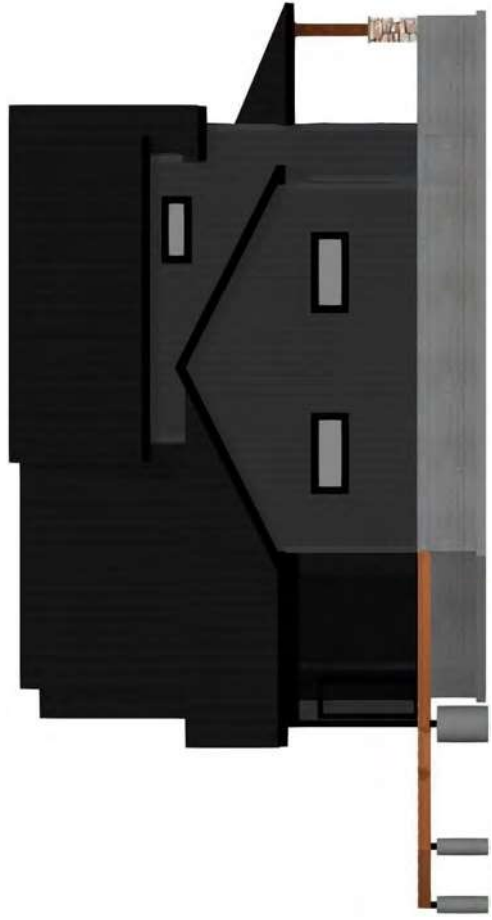
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SPALDING CABIN
MINNESOTA

DATE	2/25/21
DRAWN BY	SPALDING
REVISIONS	
SCALE	1/4" = 1'-0"
SHEET	A4
PROJECT	SPALDING
PLAN	



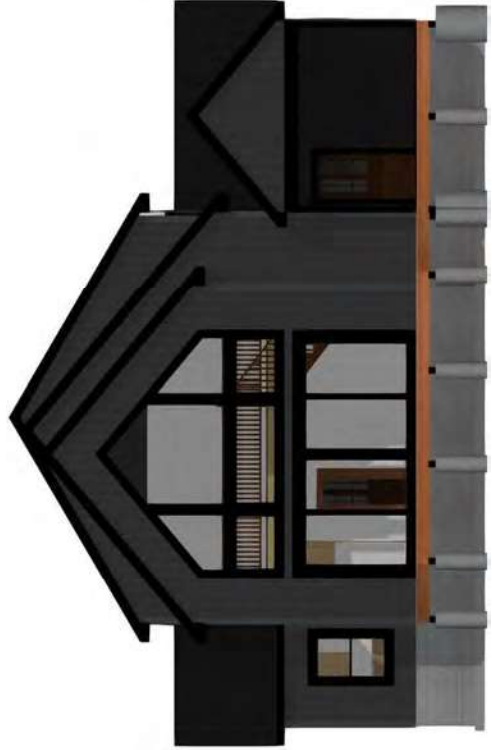
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



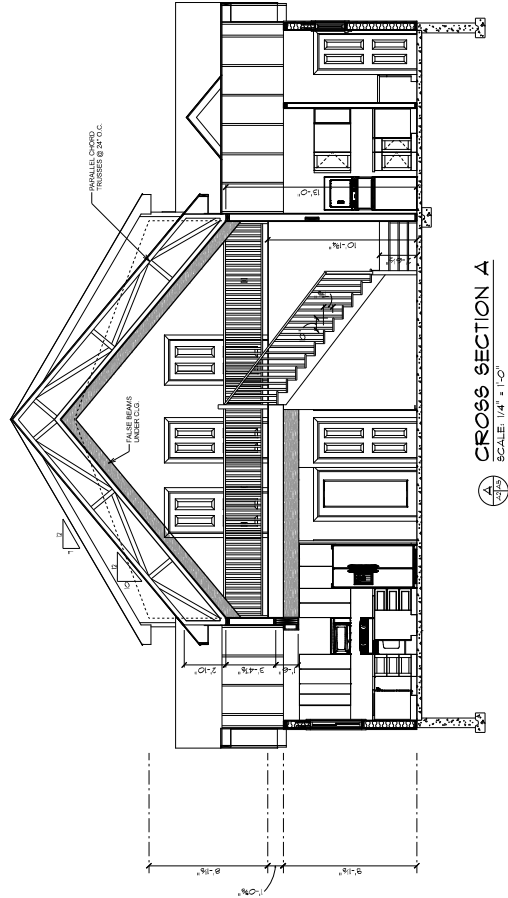
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



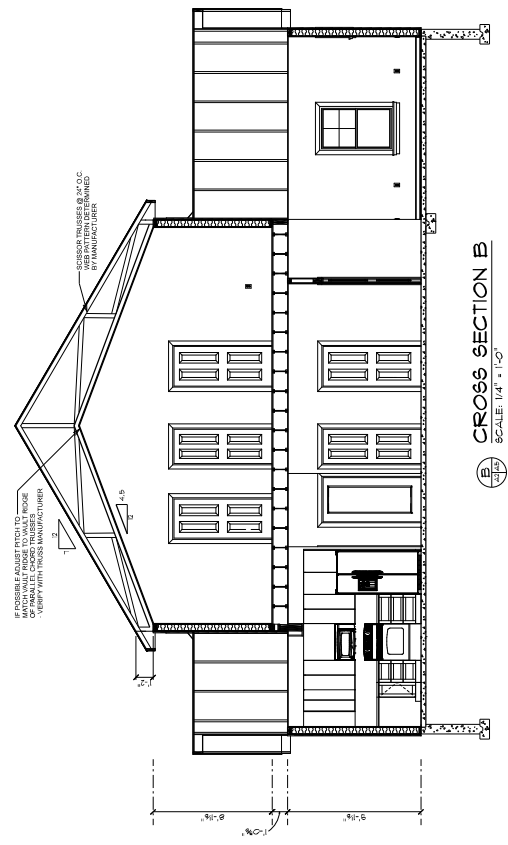
REAR ELEVATION
SCALE: 1/4" = 1'-0"

DATE: 7/25/21
SCALE: 1/4" = 1'-0"
SHEET: A5
SECTION: PLAN
SPALDING

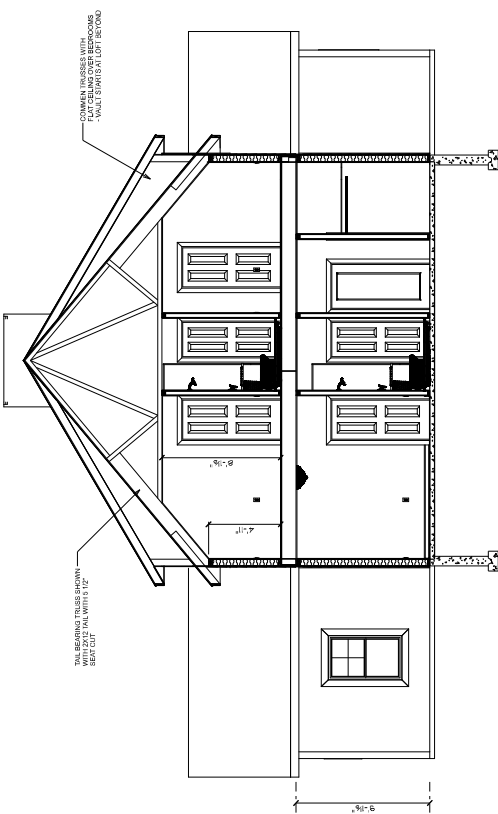
SPALDING CABIN MINNESOTA



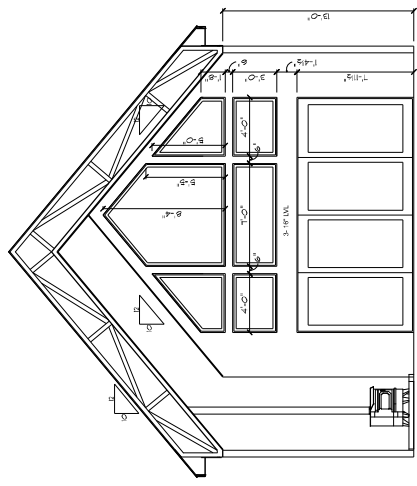
CROSS SECTION A
SCALE: 1/4" = 1'-0"



CROSS SECTION B
SCALE: 1/4" = 1'-0"



CROSS SECTION C
SCALE: 1/4" = 1'-0"



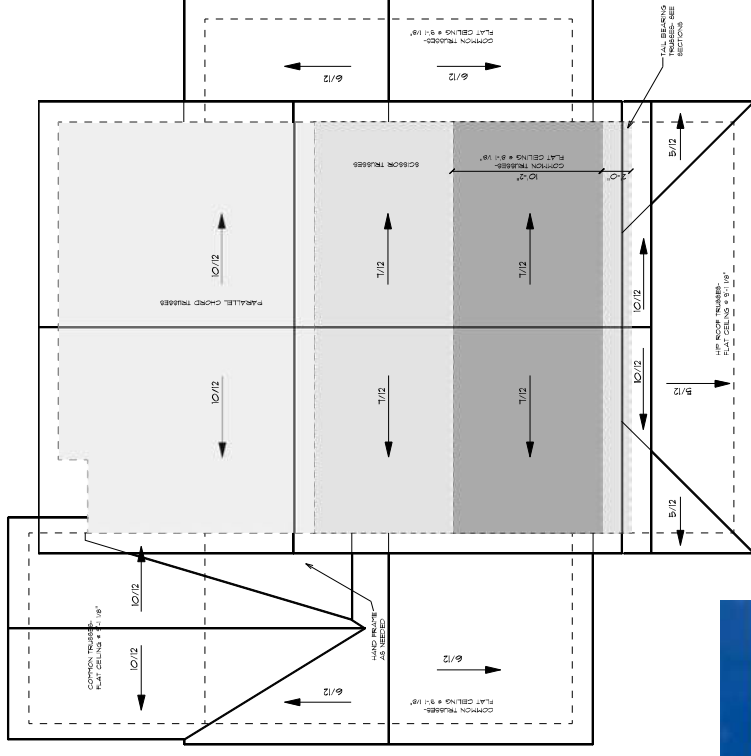
CROSS SECTION D- WINDOW SIZES
SCALE: 1/4" = 1'-0"

1. RAFTERS TO BE INSTALLED BY MANUFACTURER
2. STUDS AND WINDOW PANELS TO BE 2X6 SIPS WITH 2X4 STUDS
3. WINDOW SIZES TO BE 2' X 4' 6" (SEE WINDOW SCHEDULE)
4. WINDOW SIZES TO BE 2' X 4' 6" (SEE WINDOW SCHEDULE)
5. WINDOW SIZES TO BE 2' X 4' 6" (SEE WINDOW SCHEDULE)
6. WINDOW SIZES TO BE 2' X 4' 6" (SEE WINDOW SCHEDULE)
7. WINDOW SIZES TO BE 2' X 4' 6" (SEE WINDOW SCHEDULE)
8. WINDOW SIZES TO BE 2' X 4' 6" (SEE WINDOW SCHEDULE)
9. WINDOW SIZES TO BE 2' X 4' 6" (SEE WINDOW SCHEDULE)
10. WINDOW SIZES TO BE 2' X 4' 6" (SEE WINDOW SCHEDULE)

ROOF SCALE 1/4" = 1'-0"

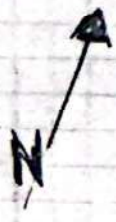
ALL 6/12 PITCHES HAVE A 12" HEEL HEIGHT AND 16" EAVE END OVERHANG
SCREEN PORCH ROOF HAS 10/12 PITCH WITH 12" EAVE END OVERHANG AND 13 7/8" HEEL TO MATCH FASCIA OF 6/12
PORCH ROOF HAS 5/12 HIP ROOF WITH 16" EAVE END OVERHANGS AND 4" HEEL HEIGHT
PARALLEL CHORD TRUSSES HAVE A 10/12 PITCH WITH A 16" EAVE END OVERHANG AND 34" HEEL HEIGHT
1/2 PITCHES ON UPPER ROOF (COMMON AND SCISSOR) HAVE A 16" EAVE END OVERHANG AND 14" HEEL HEIGHT
TAIL BEARING TRUSS WITH 10/12 PITCH IS BASED OFF A 2X12 RAFTER TAIL WITH A 5 1/2" SEAT CUT AND 16" EAVE END OVERHANG
ALL GABLE END OVERHANGS ARE 1'-4"

PLEASE NOTE THAT THIS ROOF PLAN IS PROVIDED AS A REFERENCE TOOL ONLY - THE TRUSS MANUFACTURE IS RESPONSIBLE FOR PROVIDING A DETAILED TRUSS LAYOUT WITH ALL GIRDER PLACEMENT, HANGER DETAILS, ETC. - ANY QUESTIONS ARE TO BE DIRECTED TO THE TRUSS MANUFACTURE BUILDER, AND/OR THIS DESIGNER. HOMEBUILDER HAS FINAL RESPONSIBILITY FOR ALL ASPECTS OF THIS PLAN. TRUSS MANUFACTURE TO ADJUST HEEL HEIGHTS AS NEEDED TO FLUSH OUT OVERHANGS. DO HOWEVER, NOTE THAT SOME ADDITIONAL TRIMBOARDS MAY BE USED ON THIS DESIGN AND SHOULD NOT BE INTERFERED WITH.



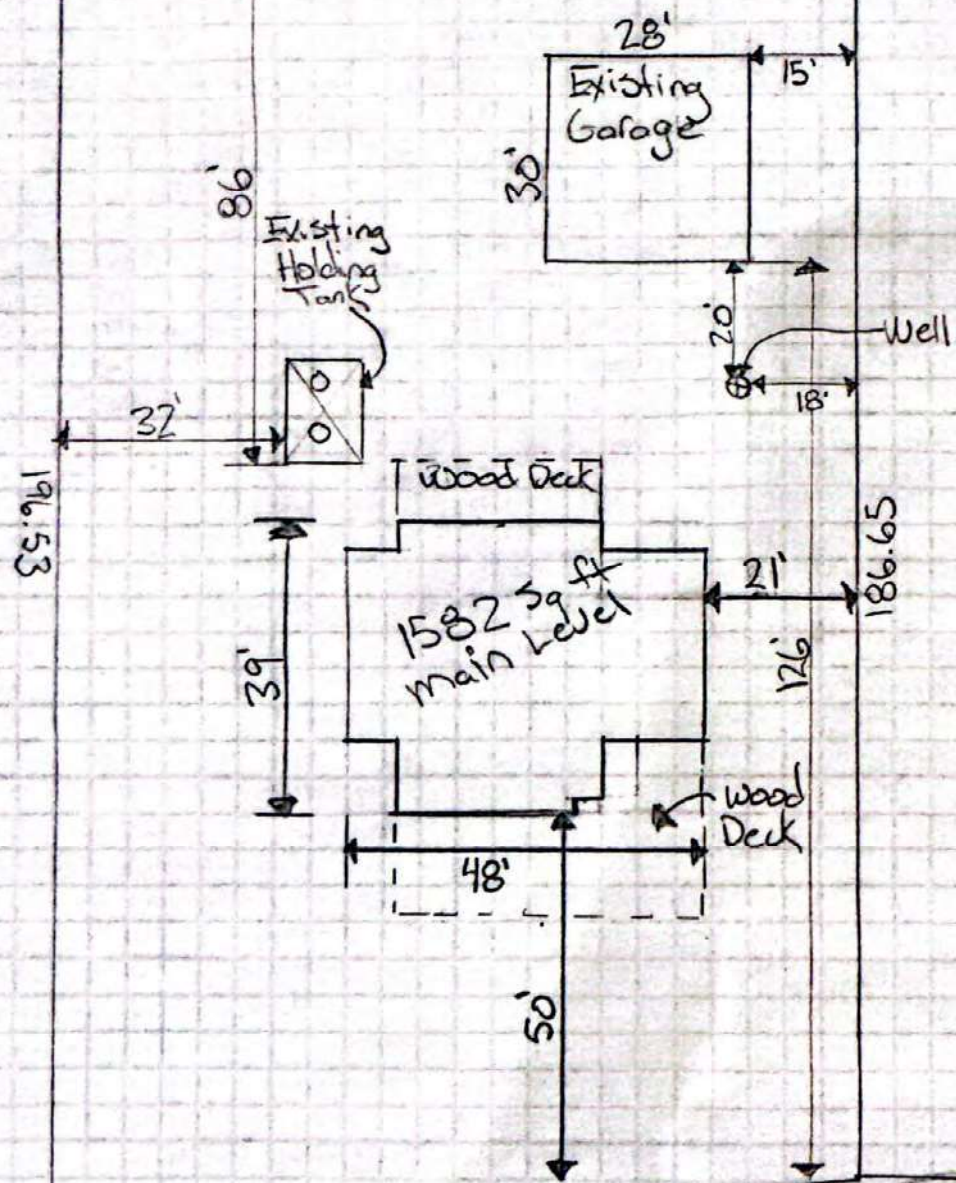
Ash River Trail

110'



AMPAD
Primary 732-0030-00130

Spalding



ASH RIVER

110'

St. Louis County

May BOA Meeting

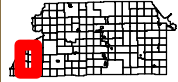


Prepared By: **Planning & Zoning Department**
(218) 725-5000
www.stlouiscountymn.gov

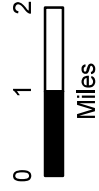
Source: St. Louis County
Map Created: 4/17/2024

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Ben Spalding
Location Map
732-0030-00130

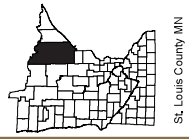
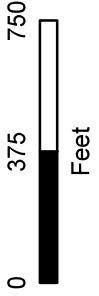


St. Louis County MN

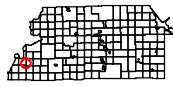


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May BOA Meeting



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Location Map
732-0030-00130



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Zoning Map
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St. Louis County MN

0 375 750 Feet

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Site Map
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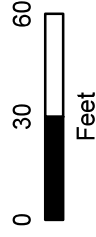
St. Louis County MN

0 30 60
Feet

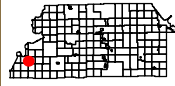


St. Louis County

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Ben Spalding Elevation Map 732-0030-00130



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90794







































































